

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	12/04/2002	PE02-0798	
	P.R.E. 0%		MECHANICAL	06/17/2002	PM02-0383	
Owner's Name/Address	MAP #: 8					

US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	2024 Est TCV 0		Land Value Estimates for Land Table 090.090 EXEMPT				
	Improved	X Vacant					
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			EXEMPT - PARK			106.320 Acres 10,000 100	1,063,200
				106.32 Total Acres		Total Est. Land Value =	1,063,200

Tax Description	Level	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L179 P10 L562 P763/00 L637 P325/02 SURVEY L8 P185 TRACT 34-181 GOVT LOT 2 SEC 1 EXC BEG AT PT ON NLY R/W LN OF PUBLIC RD WHICH IS 2735.55 FT N OF & 2484.41 FT W OF SE COR SD SEC TH N 26 DEG 07' E 1088.01 FT M/L TH N 89 DEG 38' W TO SHR LK MICHIGAN TH SWLY ALG SD SHR 975.00 FT M/L TH S 68 DEG 33' E 185.08 FT TH S 21 DEG 27' W 17.00 FT TH S 68 DEG 33' E 139.56 FT TO POB ALSO EXCPRT BEG AT NE COR GOVT LOT 3 TH E ALG S LN GOVT LOT 2 TO SLY R/W LN OF PUBLIC RDTH ALG SD R/W N 68 DEG 33' W 210.00 FT M/L & S 21 DEG 27' W 17.00 FT & N 68 DEG33' W TO SHR LK MICHIGAN TH SWLY ALG SD SHR TO S LN SD GOVT LOT 2 TH E ALG SD S LN TO POB ALSO EXC N 5.00 ACRES OF GOVT LOT 2 ALSO SE 1/4 OF NE 1/4 SEC 1 ALSO N 1/2 OF SE 1/4 SEC 1 EXC BEG AT SWCOR SD N 1/2 OF SE 1/4(SD POB ALSO BEINGSE COR GOVT LOT 3 SD SEC) TH N 33 DEG 19' E 1407.30 FT M/L TO ***BALANCE OF DESCRIPTION ON FILE***	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X	Level	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X	Rolling	2022	0	0	0			0
	X	Low	2021	0	0	0			0
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Comments/Influences	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
NW CNR PT ONEIDA RD & MILLER RD				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			TPC 04/28/2017 INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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				2021	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s) Date Number Status

LANE RD School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 8

Owner's Name/Address 2024 Est TCV 0

US GOVT NATL PARK Improved X Vacant Land Value Estimates for Land Table 090.090 EXEMPT

SLEEPING BEAR DUNES NATL LAKE SHR Public Improvements * Factors *

9922 W FRONT ST Description Frontage Depth Front Depth Rate %Adj. Reason Value

EMPIRE MI 49630 LK MI 16000 228.93 0.00 1.0000 1.0000 16000 100 3,662,880

Tax Description 090 EXEMPT PARK 1.66 Acres 6000 100 9,960

PRT GOVT LOT 2 BEG AT PT ON NLY R/W LINE 229 Actual Front Feet, 1.66 Total Acres Total Est. Land Value = 3,672,840

OF HWY 2737.55 FT N & 2484.41 FT W OF SE COR SEC 1 TH N 68 DEG 33' W ALONG R/W

139.56 FT TH N 21DEG 27' E ALONG R/W 17 FT TH N 68 DEG 33' W ALONG R/W LINE

185.08 FT TO SHORE LAKE MICH TH N 33 DEG 01' E ALONG SHORE 228.93 FT TH S 68 DEG

33' E 298.44 FT TH S 26 DEG 07' W 242.06 FT TO BEG EX 10.03 FT R/W TO BAKER SEC 1

T29N R14W 1.66 A.

Comments/Influences Topography of Site

LAKE MICHIGAN WATERFRONT Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

Who When What TPC 04/28/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDSON	HENRY	320,000	12/09/1991	WD	03-ARM'S LENGTH	333:150	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
2656 S LANE RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/18/2012	PB12-0113	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	04/24/2012	PM12-0127	
HENRY GREGORY L & MARGENE ANN 5117 DORAL CT ANN ARBOR MI 48108	MAP #: 8		Mechanical	04/17/2012	PM12-0115	
	2024 Est TCV 3,135,835 TCV/TFA: 885.08		Electrical	02/17/2012	PE12-0046	

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			LK MI "A"	18000	152.62	289.47 0.8906 0.8812 18000 100 2,155,954
			153 Actual Front Feet, 1.01 Total Acres			Total Est. Land Value = 2,155,954

Tax Description	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
L333 P150/91 PRT GOVT LOT 2 BEG AT PT 2954.91 FT N & 2377.84 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 298.44 FT TO SHR LAKE MICHIGAN TH N 33 DEG 01' E ALG SHR 152.62 FT TH S 68 DEG 33' E 280.05 FT TH S 26 DEG 07' W 150 FT TO POB EXC 10.03 FT R/W TO BAKER ON SE SIDE TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 1 T29N R14W 1 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Land Improvement Cost Estimates			
	X	Electric Gas Curb Street Lights		Residential Local Cost Land Improvements			
	X	Standard Utilities Underground Utils.		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

Comments/Influences
CONSERVATION EASEMENT



			Topography of Site				
	X	Level Rolling Low High Landscaped Swamp Wooded Pond					
	X	Waterfront Ravine Wetland Flood Plain					

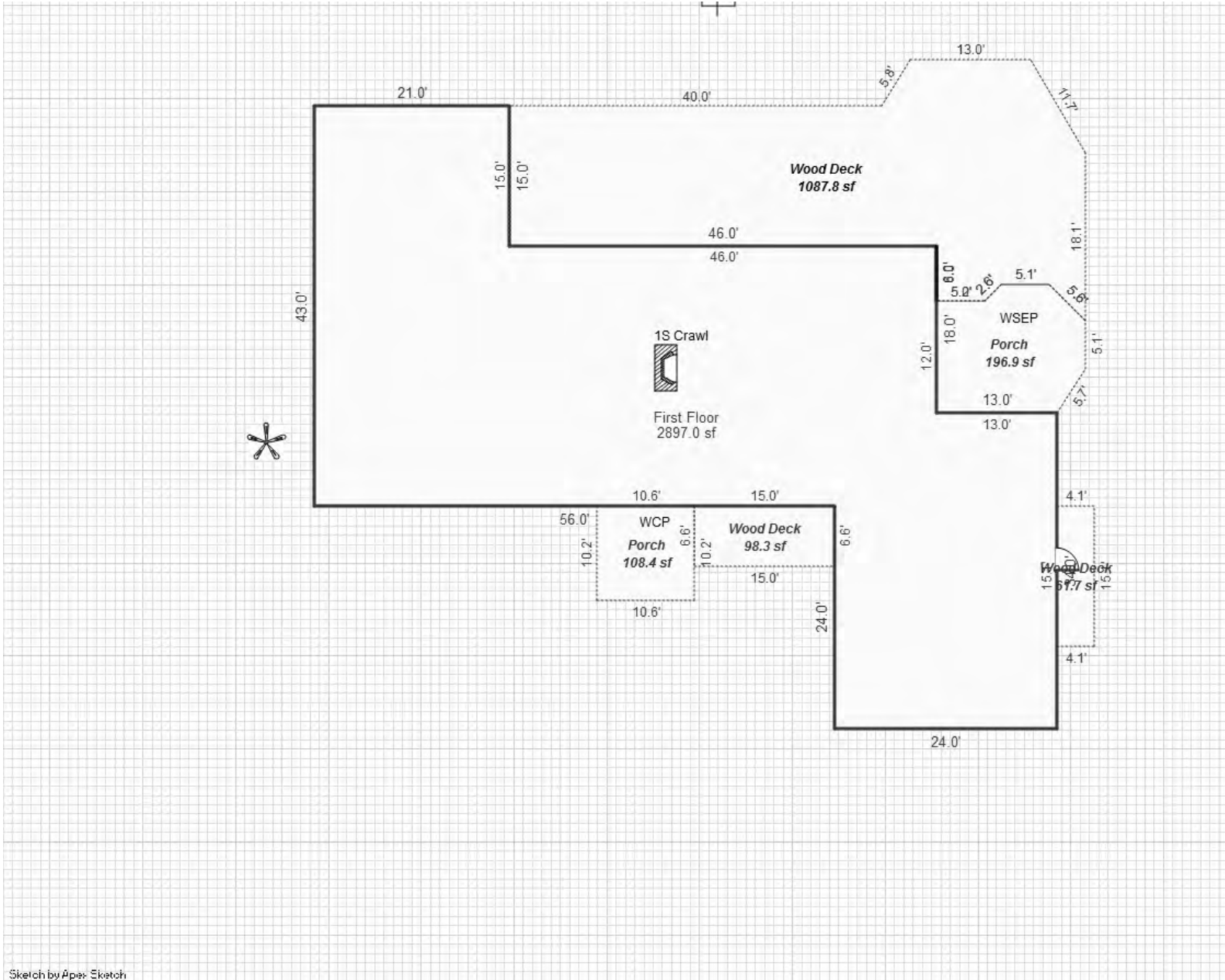
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,078,000	489,900	1,567,900			532,485C
2023	958,200	369,000	1,327,200			507,129C
2022	782,100	320,700	1,102,800			482,980C
2021	891,100	294,900	1,186,000			467,551C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X	Central Air Wood Furnace	(12) Electric	200	Amps Service	Class: C +10 Effec. Age: 35 Floor Area: 2,897 Total Base New : 459,022 Total Depr Cost: 298,373 Estimated T.C.V: 775,770		E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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		Cls C 10 Blt 1953						
Yr Built 1953	Remodeled 1992	X	Ex	Ord	Min	No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		X	Lg	Ord	Small	(13) Plumbing		1 Story Siding Crawl Space		2,897		Total:		394,645 256,529			
Room List		Doors	X	Solid	H.C.	(14) Water/Sewer		Other Additions/Adjustments									
	Basement 6 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Hardwood		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 3 Fixture Bath		1 1		1,518 4,777		987 3,105			
(1) Exterior		(6) Ceilings		X		Water/Sewer		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		1 1		5,002 5,973		3,251 3,882	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2897 S.F. Slab: 0 S.F. Height to Joists: 0.0		Porches		Porches		WSEP (1 Story) WCP (1 Story)		196 108		10,308 5,208		6,700 3,385	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Deck		Deck		Treated Wood Treated Wood Treated Wood		350 98 1087		6,143 2,602 14,511		3,993 1,691 9,432	
(2) Windows		(9) Basement Finish				Built-Ins		Built-Ins		Appliance Allow.		1		2,845		1,849	
X	Many Avg. Few	X	Large Avg. Small			Fireplaces		Fireplaces		Interior 1 Story		1		5,489		3,568	
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Local Cost Items		Local Cost Items		GENERATOR		1		1		1	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:				Lump Sum Items:		Notes:		ECF (4085 LAKE MICHIGAN) 2.600 => TCV:				775,770		*	
X	Asphalt Shingle																

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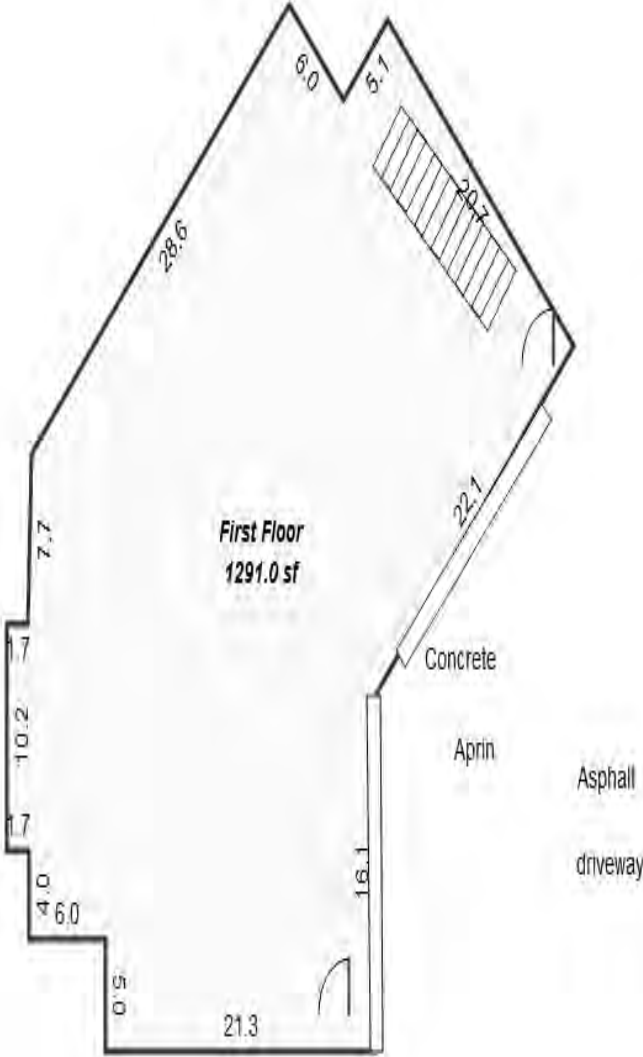


Sketch by Apex E-etch

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1291 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 35 Floor Area: 646 Total Base New : 117,906 Total Depr Cost: 76,639 Estimated T.C.V: 199,261
	Town Home	0													
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		X			1								
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G												
Yr Built 1953		Remodeled 1992		Ex			Ord		Min						
Condition: Average		Trim & Decoration		Size of Closets			Lg		Ord		Small				
Room List		Doors		Solid		H.C.									
3	Basement	(5) Floors		(12) Electric			0		Amps Service						
	1st Floor	Kitchen:		No./Qual. of Fixtures			Ex.		Ord.		Min				
	2nd Floor	Other:		No. of Elec. Outlets			Many		Ave.		Few				
	Bedrooms	Other:		(13) Plumbing			1		Average Fixture(s)						
(1) Exterior		(6) Ceilings		1			3		Fixture Bath						
Wood/Shingle				2			2		Fixture Bath						
Aluminum/Vinyl				3			2		Softener, Auto						
Brick				4			2		Softener, Manual						
Insulation				5			1		Solar Water Heat						
(2) Windows		(7) Excavation		6			1		No Plumbing						
Many		Basement: 0 S.F.		7			1		Extra Toilet						
Avg.		Crawl: 0 S.F.		8			1		Extra Sink						
Few		Slab: 0 S.F.		9			1		Separate Shower						
Large		Height to Joists: 0.0		10			1		Ceramic Tile Floor						
Avg.		(8) Basement		11			1		Ceramic Tile Wains						
Small		Conc. Block		12			1		Ceramic Tub Alcove						
Wood Sash		Poured Conc.		13			1		Vent Fan						
Metal Sash		Stone		14			1								
Vinyl Sash		Treated Wood		15			1								
Double Hung		Concrete Floor		16			1								
Horiz. Slide		(9) Basement Finish		17			1								
Casement				18			1								
Double Glass				19			1								
Patio Doors				20			1								
Storms & Screens				21			1								
(3) Roof				22			1								
Gable				23			1								
Hip				24			1								
Flat				25			1								
Asphalt Shingle				26			1								
Chimney:				27			1								
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Sketch by Apex Medina™

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Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
LANE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 8					
SLEEPING BEAR DUNES NATL LAKE SHR	2024 Est TCV 0					
9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT		
EMPIRE MI 49630	Public Improvements		* Factors *			

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
L179 P315 8-13-75 PRT GOVT LOT 2 BEG AT PT 3089.60 FT N OF & 2311.31 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 280.05 FT TO SHR LAKE MICH TH N 29 DEG 45' E ALG SHR 100.70 FT TH N 28 DEG 33' E ALG SHR 408.86 FT TH CONT ALG SHR N 38 DEG 59' E 100 FT TH LEAVING SHR N 89 DEG 38' E 258.7 FT TH S 26 DEG 07' W 695.75 FT TO POB EXC R/R ON SE SIDE DES AS BEG 3089.60 FT N OF & 2311.81 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 10.03 FT TH N 26 DEG 07' E 695.75 FT M/L TH N 89 DEG 38' E 10.03 FT TH S 26 DEG 07' W 695.75 FT TO POB SEC 1 T29N R14W 4.01 A M/L.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	LK MI 16000	608.48	0.00	1.0000	1.0000	16000 100	9,735,680
		EXEMPT - PARK			4.010 Acres	10,000 100	40,100	
		608 Actual Front Feet, 4.01 Total Acres Total Est. Land Value =						9,775,780

Comments/Influences	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
LAKE MICHIGAN	Rolling							
	Low	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	High	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Landscaped	2022	0	0	0			0
	Swamp	2021	0	0	0			0
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2022	0	0	0			0
			2021	0	0	0			0

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Property Address Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s) Date Number Status

LANE RD School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address P.R.E. 0% MAP #: 9

US GOVT NATL PARK 2024 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR Improved X Vacant Land Value Estimates for Land Table 090.090 EXEMPT

9922 W FRONT ST Public Improvements * Factors *

EMPIRE MI 49630 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description Dirt Road LK MI 16000 1346.00 0.00 1.0000 1.0000 16000 100 21,536,000

L177 P603 L179 P439 8/75 PRT OF SE 1/4 & GOVT LOTS 2 & 3 COM ON SLY R/W PUB RD Gravel Road EXEMPT - PARK 30.630 Acres 10,000 100 306,300

2446.87 FT N & 1924.73 FT W OF SE COR SEC TH S 33 DEG 19' W 1341.3 FT M/L TO S LN Paved Road 1346 Actual Front Feet, 30.63 Total Acres Total Est. Land Value = 21,842,300

TH S 33 DEG 19' W 1341.3 FT M/L TO S LN Storm Sewer

LT 3 TH N 88 DEG 49' W ON S LN 926.60 FT Sidewalk

TO SHR LK MICH TH N 28 DEG 09' E ON SHR Water

1346.32 FT TH CONT ALG SHR N 24 DEG 56' E Sewer

297.00 FT TO SLY R/W OF PUB RD TH ALG SLY Electric

LN PUB RD S 68 DEG 33' E 203.3 FT TH N 21 Gas

DEG 27' E 17 FT TH S 68 DEG 33' E 766.50 Curb

FT TO POB SEC 1 T29N R14W Street Lights

M/L. Standard Utilities

Comments/Influences Topography of Site

SOUTH SIDE LAND RD - LAKE MICHIGAN Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who When What 2024 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

TPC 04/28/2017 INSPECTED 2023 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

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County of Leelanau, Michigan

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Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 9								
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2024 Est TCV 0										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI 16000	1350.00	0.00	1.0000	1.0000	16000	100		21,600,000
		Paved Road		EXEMPT - PARK			89.380	Acres	10,000	100		893,800
		Storm Sewer		1350 Actual Front Feet, 89.38 Total Acres				Total Est. Land Value =	22,493,800			
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 10/12/2017 INSPECTED			2022	0	0	0		0		
					2021	0	0	0		0		



Legend
Glen Arbor Township

DEG 13' E 369.65
DEG 48' E ALG
ALSO ALL OF GOVT
COR OF W FRL 1/2
TH N 67 DEG 01' W
HR LAKE MICH TH S
O S LN SEC 1 TH E
89.38 A M/L.

BEACH SOUTH

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELDERHOUSE THOMAS	SCHOOL DISTRICT NO 10	0	03/03/1896	WD	03-ARM'S LENGTH	23P403	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
2896 S PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/18/2023	PE23-0329	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	07/20/2022	PE22-0525	100% FINIS
GLEN LAKE COMMUNITY SCHOOL 3375 W BURDICKVILLE RD MAPLE CITY MI 49664	MAP #: 10		Electrical	05/24/2022	PE22-0355	CANCELED
	2024 Est TCV 0 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
				208.70	208.70	1.0000 0.0000 0 100*	0
			090 EXEMPT PARK		1.00 Acres	6000 100	6,000
			* denotes lines that do not contribute to the total acreage calculation.				
			209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =				6,000

Tax Description
L23 P403 PRT S 1/2 OF SE 1/4 BEG SE SEC
COR TH W 208.7 FT TH N 208.7 FT TH E
208.7 FT TH S 208.7 FT TO POB SEC 1 T29N
R14W 1 A.

Comments/Influences
GLEN LAKE COMMUNITY SCHOOL
TOURS AND HISTORICAL VISITS FOR SCHOOL
CHILDREN AND PUBLIC



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County of Leelanau, Michigan

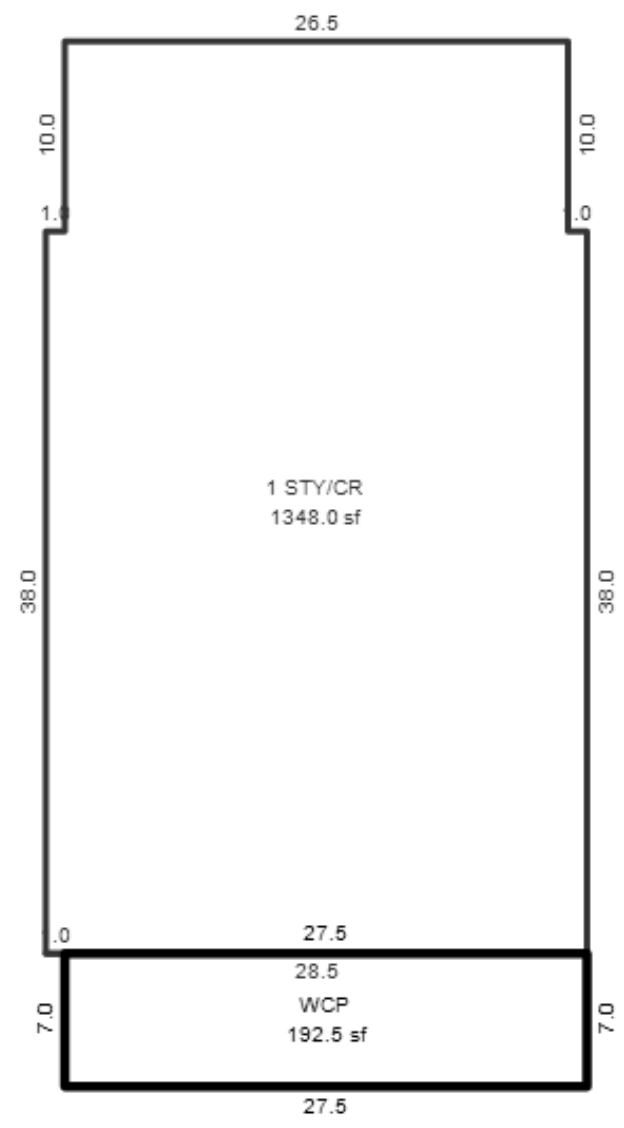
- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage																																																																																							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	193	WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																								
	Mobile Home															0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 1,348 Total Base New : 198,354 Total Depr Cost: 109,094 Estimated T.C.V: 172,369			E.C.F. X 1.580	Bsmnt Garage: Carport Area: Roof:																																																																											
	Town Home	Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Size of Closets																																																																																											
	Duplex	Ex			Ord			Min			Lg			Ord			Small																																																																																					
	A-Frame	Doors			Solid			H.C.			Central Air Wood Furnace			(5) Floors			(12) Electric																																																																																					
	Wood Frame	Kitchen:			Other:			Other:			No./Qual. of Fixtures			Ex.			Ord.			Min																																																																																		
	Building Style: 1 STORY	Lg			Ord			Small			No. of Elec. Outlets			Many			Ave.			Few																																																																																		
	Yr Built 1850	Remodeled 0			Size of Closets			Lg			Ord			Small			No. of Elec. Outlets			Many		Ave.			Few																																																																													
	Condition: Average	Doors			Solid			H.C.			(13) Plumbing			1			Average Fixture(s)			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:																																																																													
	Room List	Basement			1st Floor			2nd Floor			Bedrooms			(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few																																																																												
	(1) Exterior	(7) Excavation			Basement: 0 S.F. Crawl: 1348 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																																																																															
	Wood/Shingle	Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																		
	Aluminum/Vinyl	Many			Large			Avg.			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens																																																													
	Brick	Insulation			(2) Windows			Many			Large			Avg.			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens																																																							
	(2) Windows	Basement			1st Floor			2nd Floor			Bedrooms			(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few		(13) Plumbing			1			Average Fixture(s)			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:																																																												
	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1348 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																																																																															
	(3) Roof	Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																		
	Gable	Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:																																																																																		
	Asphalt Shingle	Chimney:																																																																																																				
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<p>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</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,348</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>170,124</td> <td>93,568</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Water/Sewer</th> <th>1000 Gal Septic</th> <th>Water Well, 100 Feet</th> <th>Porches</th> <th>Built-Ins</th> <th>Fireplaces</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,265</td> <td>696</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>4,679</td> <td>2,573</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,800</td> <td>3,190</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Porches</td> <td>WCP (1 Story)</td> <td>193</td> <td>7,247</td> <td>3,986</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>1,989</td> <td>1,094</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fireplaces</td> <td>Exterior 2 Story</td> <td>1</td> <td>7,250</td> <td>3,987</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Totals:</td> <td>198,354</td> <td>109,094</td> </tr> </tbody> </table> <p>Notes: HISTORICAL SCHOOL ECF (2201 COMMERCIAL) 1.580 => TCV: 172,369</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,348			Total:				170,124	93,568	Plumbing	Average Fixture(s)	Water/Sewer	1000 Gal Septic	Water Well, 100 Feet	Porches	Built-Ins	Fireplaces	Totals:	Average Fixture(s)	1	1,265	696						Water/Sewer	1000 Gal Septic	1	4,679	2,573						Water Well, 100 Feet	1	5,800	3,190					Porches	WCP (1 Story)	193	7,247	3,986					Built-Ins	Appliance Allow.	1	1,989	1,094					Fireplaces	Exterior 2 Story	1	7,250	3,987					Totals:				198,354	109,094
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENKINS SCOTT C & JEAN H	JENKINS SCOTT & JEAN	0	04/19/2023	QC	09-FAMILY	2023001763	PROPERTY TRANSFER	0.0
PRAUSE EUGENE, WILLIAM	JENKINS SCOTT C & JEAN H	230,000	02/12/2010	WD	03-ARM'S LENGTH	2010 1041-373	PROPERTY TRANSFER	100.0
PORT ONEIDA RECREATION FA	GARTHE B BETTY	0	09/08/2008	QC	09-FAMILY	2008 991/552	DEED	100.0
GARTHE HARRY E		0	06/30/2008	QC	33-TO BE DETERMINED	983/125	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
2890 S PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/23/2019	PB19-0308	100% FINIS
	P.R.E. 100% 10/10/2019		Electrical	06/11/2019	PE19-0298	100% FINIS
Owner's Name/Address	MAP #: 10		Mechanical	10/08/2015	PM15-0484	100% FINIS
JENKINS SCOTT & JEAN 2890 S PORT ONEIDA RD MAPLE CITY MI 49664	2024 Est TCV 471,187 TCV/TFA: 224.27		Res. Add/Alter/Repair	04/13/2015	PB15-0073	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4030A.4030 R6 & AG - 3A MIN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 500/FF	348.00	275.38	0.9471	0.8749	500	100		144,179	
348 Actual Front Feet, 2.20 Total Acres			Total Est. Land Value =					144,179	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L241 P823 L920 P535/06 PRT S 1/2 OF SE 1/4 SEC 1 COM SE SEC COR TH N 259.37 FT TO C/L CO RD TH ON C/L N 49 DEG 58' 30" W 126.51 FT TO POB TH ALG C/L N 49 DEG 58' 30" W 451.36 FT TH S 51 DEG 39' W 260.95 FT TH S 22 DEG 09' 30"E 143.65 FT TH N 89 DEG 27' 10" E 496.03 FT TO POB SEC 1 T29N R14W 2.2 A M/L.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	2.97	1975	0	0
	X	Sewer	29.54	80	50	1,181
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MLS 1695764 \$349,000		Rolling	2024	72,100	163,500	235,600			159,429C
		Low	2023	57,700	152,300	210,000			151,838C
		High	2022	60,000	136,200	196,200			144,608C
		Landscaped	2021	47,900	121,600	169,500			139,989C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 97 248 278	Type CGEP (1 Story) WSEP (1 Story) WPP	Year Built: 1920 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 460	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 40 Floor Area: 2,101 Total Base New : 316,985 Total Depr Cost: 190,192 Estimated T.C.V: 323,327		E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls CD		Blt 1920	
Yr Built 1920 199	Remodeled 2015	Ex	X Ord	Min	(12) Electric 100 Amps Service			Ground Area = 1438 SF Floor Area = 2101 SF.		Total New		Depr. Cost		
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		238,039		142,824	
Room List Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost		2 Story Siding Basement 663		1 Story Siding Basement 688		1 Story Siding Crawl Space 87	
(1) Exterior		(6) Ceilings X Tile		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 759 Water/Sewer 1000 Gal Septic 1 4,679 2,807 Water Well, 100 Feet 1 5,800 3,480		Porches CGEP (1 Story) 97 6,824 4,094 WSEP (1 Story) 248 10,976 6,586 WPP 278 4,593 2,756		Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 1351 S.F. Crawl: 87 S.F. Slab: 0 S.F. Height to Joists: 0.0					Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)					
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor							Base Cost 460 17,411 10,447 No Concrete Floor 460 -2,889 -1,733					
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish							Base Cost 1274 28,296 16,978					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: 2X8X16 Unsupported Len: Cntr.Sup:							Built-Ins Appliance Allow. 1 1,989 1,193					
X	Asphalt Shingle								Local Cost Items SOLAR POWER <150KW 1 1 1 *					
Chimney: Metal									<<<< Calculations too long. See Valuation printout for complete pricing. >>>>					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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US GOVT NATL PARK	MAP #: 8					
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SLEEPING BEAR DUNES NATL LAKE SHR	2024 Est TCV 0					
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9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT		
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EMPIRE MI 49630	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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L184 P810 8/76 SURVEY L8 P185 GOVT LOT 1	1600.00	0.00	1.0000	1.0000	16000	100		25,600,000
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ALSO N 5 A OF LOT 2 SEC 1 T29N R14W. 71 A.	EXEMPT - PARK		71.000	Acres	10,000	100		710,000
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Comments/Influences	1600 Actual Front Feet, 71.00 Total Acres Total Est. Land Value = 26,310,000							
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LAKE MICHIGAN SHORELINE	Dirt Road							
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	Gravel Road							
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	Paved Road							
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	Storm Sewer							
--	-------------	--	--	--	--	--	--	--

	Sidewalk							
--	----------	--	--	--	--	--	--	--

	Water							
--	-------	--	--	--	--	--	--	--

	Sewer							
--	-------	--	--	--	--	--	--	--

	Electric							
--	----------	--	--	--	--	--	--	--

	Gas							
--	-----	--	--	--	--	--	--	--

	Curb							
--	------	--	--	--	--	--	--	--

	Street Lights							
--	---------------	--	--	--	--	--	--	--

	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
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	Rolling							
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	Low							
--	-----	--	--	--	--	--	--	--

	High							
--	------	--	--	--	--	--	--	--

	Landscaped							
--	------------	--	--	--	--	--	--	--

	Swamp							
--	-------	--	--	--	--	--	--	--

	Wooded							
--	--------	--	--	--	--	--	--	--

	Pond							
--	------	--	--	--	--	--	--	--

	Waterfront							
--	------------	--	--	--	--	--	--	--

	Ravine							
--	--------	--	--	--	--	--	--	--

	Wetland							
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	Flood Plain							
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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2022	0	0	0			0
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2021	0	0	0			0
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 County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s) Date Number Status

S SUNSET SHORES DR School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0%

Owner's Name/Address MAP #: 11

US GOVT NATL PARK 2024 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

9922 W FRONT ST Improved X Vacant Description Frontage Depth Front Depth Rate %Adj. Reason Value

EMPIRE MI 49630 Public Improvements * Factors * LK MI "A" 180002200.00 582.12 0.4570 1.0494 18000 100 18,993,288

Tax Description Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

L180 P250/75 L212 P845/79 L197 P533/78 2200 Actual Front Feet, 29.40 Total Acres Total Est. Land Value = 18,993,288

L205 P416/78 L179 P439/75 L207 P739 Topography of Site

ENTIRE GOVT LOT 1 SEC 11 EXC PRIVATELY OWNED LAND SEC 11 T29N R14W 29.40 A. Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Comments/Influences Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

SUNSET TRL & THORSON Who When What 2024 EXEMPT EXEMPT EXEMPT EXEMPT

2013 Glen Arbor Township Map TPC 04/28/2017 INSPECTED 2023 EXEMPT EXEMPT EXEMPT EXEMPT



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
	MAP #: 12					

Owner's Name/Address						
US GOVT NATL PARK						
SLEEPING BEAR DUNES NATL LAKE SHR						
9922 W FRONT ST						
EMPIRE MI 49630						

	2024 Est TCV 0					
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Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE				
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value

Dirt Road			4019 SEC 1 PRT OF>80	110.00	0.00	1.0000 1.0000	0 100	0
Gravel Road			110 Actual Front Feet, 92.64 Total Acres	92.64	10000	100	Total Est. Land Value =	926,400
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								

Tax Description							
L212 P845/79 L191 P742/77 ENTIRE S 1/2 OF							
SEC 11 EXC PLAT OF SUNSET HAVEN							
SUBDIVISION ACREAGE INCLUDES SUNSET HAVEN							
EXCEPT LOT 31 & S 1/2 OF LOT 32 SEC 11							
T29N R14W 92.64 A M/L.							

Comments/Influences							
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LAKE MICHIGAN-2 PARCEL SPLIT							
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
			2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT

			2022	0	0	0	0
			2021	0	0	0	0

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRANE MARY W	CRANE FRANK S III & MARY	0	09/13/2005	QC	09-FAMILY	875:295	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3576 S THORESON RD	School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Reair	10/27/2014	PB14-0393	100% FINIS	
Owner's Name/Address	P.R.E. 100% 10/01/2014	COVERED PORCH	10/10/2014	2014-29	100% FINIS	
CRANE FRANK S III & MARY W REVOC LIVING TRUST PO BOX 494 GLEN ARBOR MI 49636	MAP #: 11	2024 Est TCV 1,961,853 TCV/TFA: 1544.7				

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			LK MI "A" 18000	100.00	394.00	0.9898 0.9518 18000 100	1,695,915
			100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =				1,695,915

Tax Description	X	Description	Rate	Size % Good	Cash Value	
L569 P578/01 L875 P295/05 PRT GOVT LOT 1 SEC 11 COM NE COR OF GOVT LOT 2 TH N 35 DEG E 275 FT FOR POB TH CONT N 35 DEG E 100 FT TH N 55 DEG W 400 FT TO SHR LAKE MICHIGAN TH S 35 DEG W 100 FT TH S 55 DEG E 400 FT TO POB SUBJECT TO TERMS & CONDITIONS WITH NATIONAL PARK SVC U.S. DEPT OF INTERIOR IN AGREEMENT DATED 12-1-77 SEC 11 T29N R14W. 0.90 A M/L		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	28.03	68 50	953	
		Sewer				
	X	Electric				
		Gas	1,500.00	1 95	1,425	
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				2,378

Comments/Influences
CONSERVATION EASEMENT



X	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

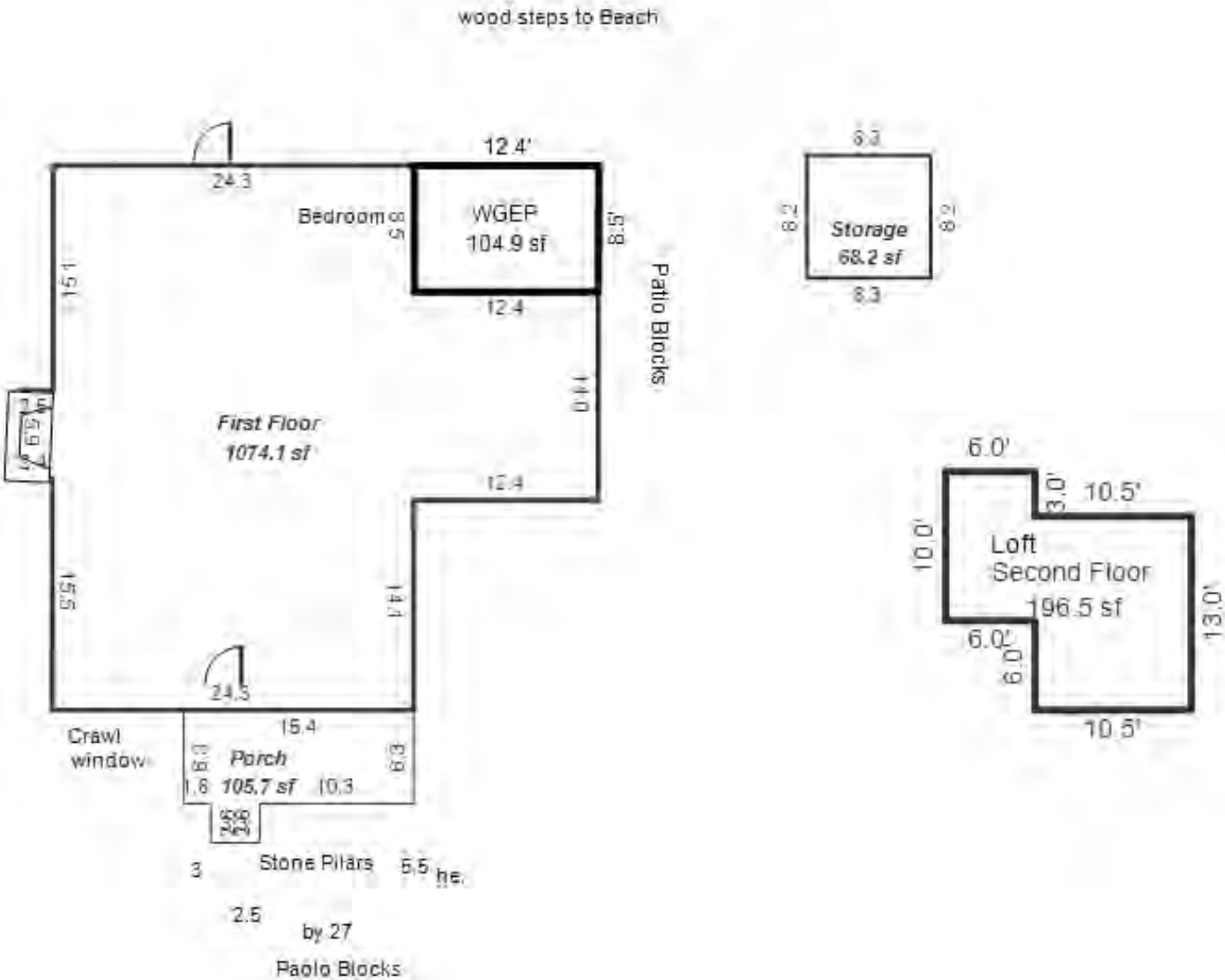
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	848,000	132,900	980,900			237,252C
2023	753,700	100,300	854,000			225,955C
2022	651,700	86,400	738,100			215,196C
2021	731,200	79,400	810,600			208,322C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1,270 Total Base New : 168,950 Total Depr Cost: 101,369 Estimated T.C.V: 263,560			105	WCP (1 Story)					
Building Style: 1.25 STORY		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 2.600			Bsmnt Garage:		Carport Area: Roof:		
Yr Built	Remodeled	Condition: Average		Room List			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls D		Blt 1930		
1930	201	0		Basement 4 1st Floor 1 2nd Floor 3 Bedrooms			100 Amps Service			Ground Area = 1074 SF Floor Area = 1270 SF.							
(1) Exterior		(5) Floors		Kitchen: Other: Carpeted Other:			No./Qual. of Fixtures Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Building Areas							
X	Insulation	X Drywall		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding 1 1 Story Siding			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,074 1 Story Siding Overhang 196 Total: 131,827 79,096							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1074 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments			Exterior							
X	Many Avg. X Avg. Few Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Exterior Stone Veneer Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			100 3,176 1,906							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Porches WCP (1 Story) WGEP (1 Story)			1 1,054 632 1 3,337 2,002 1 4,384 2,630 1 5,662 3,397							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			1 1,685 1,011 1 5,110 3,066							
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Notes:			Totals: 168,950 101,369							
X	Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 263,560										
Chimney: Metal																	

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		0	12/31/1993	MLC	33-TO BE DETERMINED	378:927	OTHER	0.0
ADAIR LEONE LOUISE	ARMBRECHT GARY D & ELEANO	0	08/27/1993	MLC	16-LC PAYOFF	369P391	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3598 S SUNSET SHORES TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/12/2009	PM09-0350	
	P.R.E. 0%		Plumbing	09/17/2009	PP09-0126	
Owner's Name/Address	MAP #: 11		Mechanical	09/02/2009	PM09-0251	
ARMBRECHT GARY D & CHRISTINE B 3598 S SUNSET SHORES TRL MAPLE CITY MI 49664-9680	2024 Est TCY 4,011,890 TCY/TFA: 1369.2		Mechanical	07/17/2009	PM09-0203	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			LK MI "A"	18000	150.00	400.00	0.8944	0.9554	18000	100	BLUFF	2,307,350
			4085 CONSE CE 1600/				20.30	Acres	1600	100		32,485
			150 Actual Front Feet,	21.68	Total Acres				Total Est.	Land Value =		2,339,835

Tax Description			Land Improvement Cost Estimates				
L216 P691 6-5-80 L369 P391 L378 P927 L384 P284/94 BEG SE COR GOVT LOT 1 SEC 11 TH WLY ALG S LN SD GOVT LOT 1 920.39 FT TH N 33 FT TH N 69 DEG 16' W 331.15 FT TO C/L 30 FT PRIVATE RD TH IN NELLY & ELY DIRECTION ALG C/L SD PRIVATE RD TO E LN SD GOVT LOT 1 TH SLY ALG E LN SD GOVT LOT 1 TO POB ALSO PRT GOVT LOT 1 COM NE COR GOVT LOT 2 SD SEC TH N 35 DEG E ALG C/L 30 FT PRIVATE RD 125 FT TO POB TH CONT N 35 DEG E 150 FT THN 55 DEG W TO SHR LAKE MICHIGAN TH IN SELY DIRECTION ALG SHR LK MICHIGAN 150 FT M/T. TO POINT WHICH IS N	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
			D/W/P: Flagstone/Sand	30.28	320	0	0
			D/W/P: Crushed Rock	2.70	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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							

	Who	When	What	2024	1,169,900	836,000	2,005,900			703,218C
			TPC 09/23/2015 INSPECTED	2023	1,041,700	629,600	1,671,300			669,732C
			TPC 01/07/2011 INSPECTED	2022	862,200	545,300	1,407,500			637,840C
			TPC 11/16/2009 INSPECTED	2021	965,500	531,800	1,497,300			617,464C

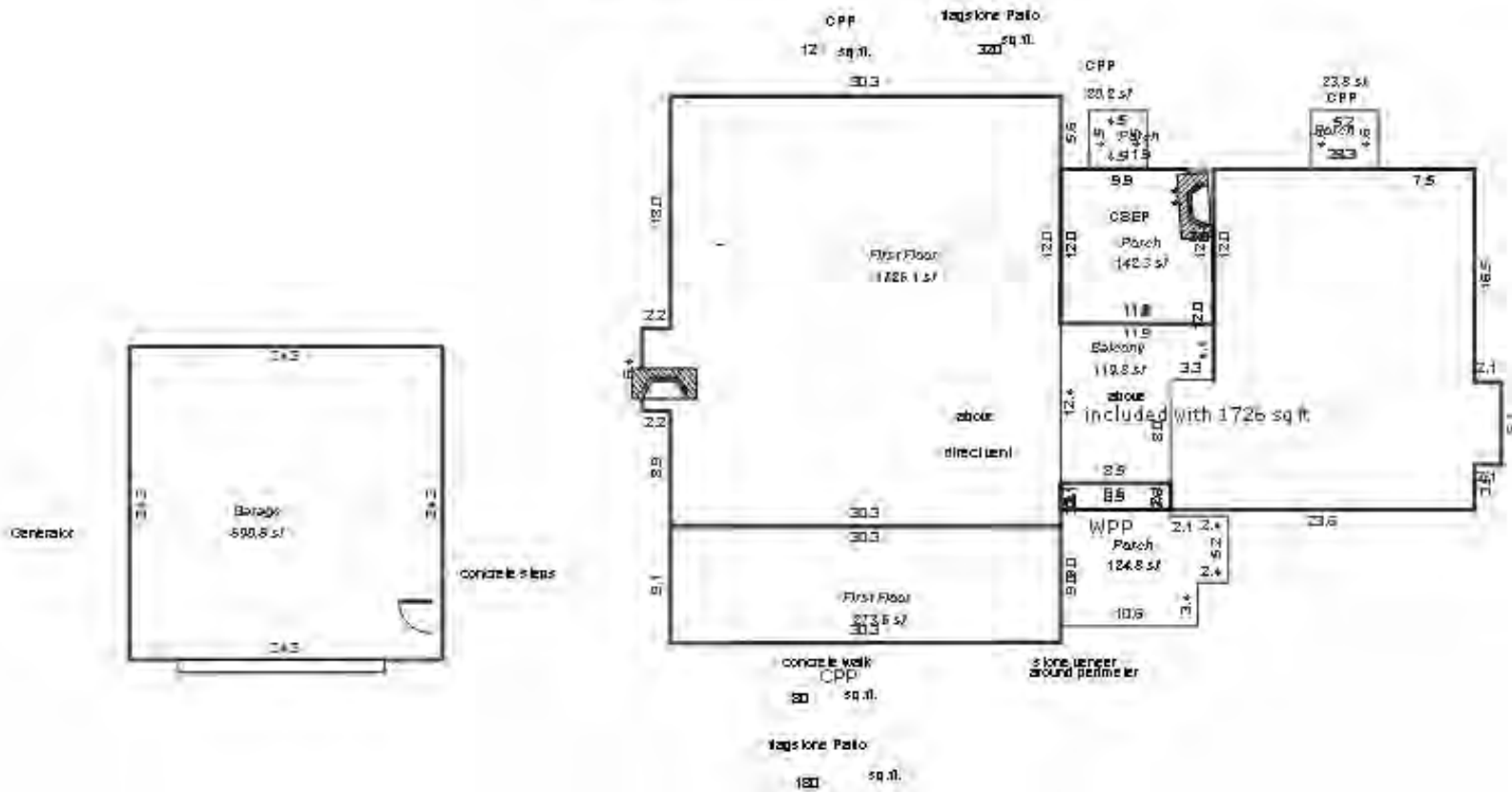
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 2 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 142 124 23 20 92 731 119	Type CSEP (1 Story) WPP CPP CPP CPP Wood Balcony	Year Built: 1981 Car Capacity: 2 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 590 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					2					
	Building Style: 1.5 STORY	X	Drywall Paneled												
	Yr Built 1920		Plaster Wood T&G												
	Remodeled 2011		Trim & Decoration												
	Condition: Average		Ex X Ord Min												
	Room List		Lg X Ord Small												
	Basement 1st Floor 2nd Floor 4 Bedrooms		Size of Closets												
	(1) Exterior		Doors Solid X H.C.												
	X		(5) Floors												
	X		Kitchen: Hardwood Other: Carpeted Other:												
	X		(6) Ceilings												
	X		X Drywall X Plaster												
	X		(7) Excavation												
	X		Basement: 1726 S.F. Crawl: 273 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	X		(8) Basement												
	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	X		(9) Basement Finish												
	X		720 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
	X		(10) Floor Support												
	X		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
	X		(11) Heating/Cooling												
	X		142 Amps Service												
	X		(12) Electric												
	X		No./Qual. of Fixtures												
	X		Ex. X Ord. Min												
	X		(13) Plumbing												
	X		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	X		(14) Water/Sewer												
	X		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic												
	X		Lump Sum Items:												
	X		(15) Fireplaces												
	X		Class: B Effec. Age: 20 Floor Area: 2,930 Total Base New : 815,792 Total Depr Cost: 640,300 Estimated T.C.V: 1,664,780												
	X		(16) Porches/Decks												
	X		E.C.F. X 2.600												
	X		(17) Garage												
	X		Bsmnt Garage: Carport Area: Roof:												
	X		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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: 534,974 427,980 Other Additions/Adjustments Recreation Room 720 22,428 5,607 Exterior Stone Veneer 1726 91,789 73,431 Plumbing Average Fixture(s) 1 3,407 2,726 3 Fixture Bath 2 21,498 17,198 2 Fixture Bath 1 7,166 5,733 Water/Sewer 2000 Gal Septic 1 12,259 9,807 Water Well, 100 Feet 1 6,732 5,386 Porches CSEP (1 Story) 142 9,578 7,662 WPP 124 4,847 3,878 CPP 92 2,745 2,196 CPP 23 802 642 CPP 20 697 558 CPP 731 15,293 12,234 Balcony Wood Balcony 119 6,790 5,432 Garages <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

*** Information herein deemed reliable but not guaranteed***

WPP steps to beach 209 feet:



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCARTHUR	TOUHEY	15,939	04/15/1994	MLC	33-TO BE DETERMINED	384:987	OTHER	0.0
BASCH	MCARTHUR	30,000	04/26/1991	LC	16-LC PAYOFF	322:737	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	06/30/2004	PB04-0296	
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	MAP #: 13					
		2024 Est TCV 0				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L184 P54/76 L209 P292/79 L189 P372/77	Dirt Road	1500.00	0.00	1.0000	1.0000	16000	100		24,000,000	
L212 P845/79 L191 P445/77 L193 P321/77	Gravel Road									
L378 P473/93 L384 P987/94 ENTIRE SEC 12	Paved Road									
EXC PRIVATELY OWNED LAND SEC 12 T29N R14W	Storm Sewer									
633.43 A M/L.	Sidewalk									
Comments/Influences	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									



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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/28/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 04/14/2012	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2022	0	0	0			0
			2021	0	0	0			0

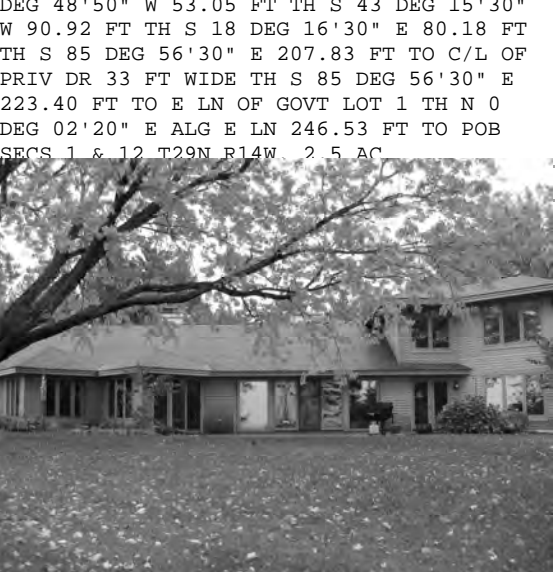
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEITZ KATHLEEN W TRUST	SEITZ KATHLEEN W	0	02/14/2023	QC	09-FAMILY	2023000677	DEED	0.0
SEITZ KATHLEEN W	SEITZ KEVIN L & KATHLEEN	0	02/14/2023	QC	09-FAMILY	2023000678	DEED	0.0
ECKERT ROBERT G & ROBERTA	SEITZ KEVIN L & KATHLEEN	300,000	07/01/1991	WD	03-ARM'S LENGTH	325:690	OTHER	0.0
ECKERT ROBERT & ROBERTA	UNITED STATES OF AMERICA	0	03/25/1977	OTH	13-GOVERNMENT	188P970	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
4342 S THORESON RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/26/2007	PM07-0624	
	P.R.E. 100% 02/03/2000		Plumbing	12/26/2007	PP07-0322	
Owner's Name/Address	MAP #: 13		Mechanical	11/21/2007	PM07-0574	
SEITZ KEVIN L & KATHLEEN W 4342 S THORESON RD MAPLE CITY MI 49664	2024 Est TCV 2,030,988 TCV/TFA: 346.64		Res. Add/Alter/Repair	10/26/2007	PB07-0517	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4030A.4030 R6 & AG - 3A MIN			
	Public Improvements		* Factors * LAKE MICHIGAN BLUFF			
			Description	Frontage	Depth	Value
			4030 RATE 2.2		108900 SqFt 2.20000 100	239,580
				2.50 Total Acres	Total Est. Land Value =	239,580

Tax Description	X	Rate	Size % Good	Cash Value
L325 P690-691/91 PRT OF GOVT LOT 4 SEC 1 & GOVT LOT 1 SEC 12 COM AT NE COR OF W FRL 1/2 OF FRL NW 1/4 SEC 12 TH N 67 DEG 01' W INTO SEC 1 289.40 FT TH S 10 DEG 25'40" W 85.46 FT TH S 35 DEG 37'50" W CROSSING INTO SEC 12 106.28 FT TH S 72 DEG 48'50" W 53.05 FT TH S 43 DEG 15'30" W 90.92 FT TH S 18 DEG 16'30" E 80.18 FT TH S 85 DEG 56'30" E 207.83 FT TO C/L OF PRIV DR 33 FT WIDE TH S 85 DEG 56'30" E 223.40 FT TO E LN OF GOVT LOT 1 TH N 0 DEG 02'20" E ALG E LN 246.53 FT TO POB SECS 1 & 12 T29N R14W 2.5 AC	X	3.71	5000 67	12,428
		Total Estimated Land Improvements True Cash Value = 12,428		



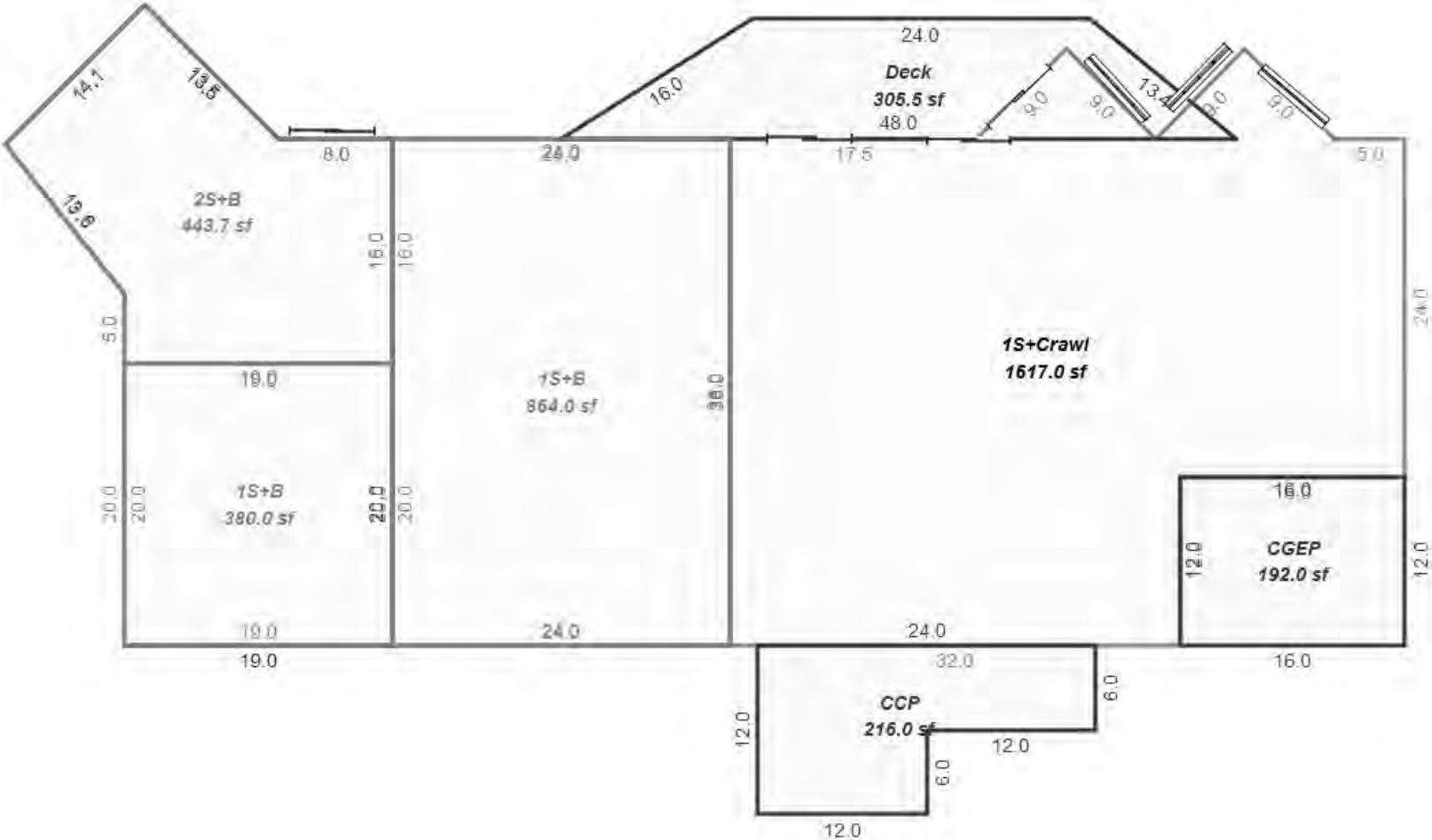
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	119,800	895,700	1,015,500			422,566C
X Rolling	2023	119,800	674,700	794,500			402,444C
X Low	2022	155,200	539,700	694,900			383,280C
X High	2021	165,800	495,500	661,300			371,036C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			192 CGEP (1 Story) 216 CCP (1 Story) 305 Treated Wood 118 Treated Wood															
Building Style: 1.5 STORY		Yr Built 1970		Remodeled 0		Condition: Average		Room List		Basement 8 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:											
		X	Ex	Ord	Min	Size of Closets		X	Lg	Ord	Small	Doors X Solid		H.C.	Central Air Wood Furnace		(12) Electric										
		X	Ex.	Ord.	Min	No./Qual. of Fixtures		X	Ex.	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing									
		X	Insulation	(2) Windows		(6) Ceilings		X	Drywall	(7) Excavation		Basement: 1687 S.F. Crawl: 1617 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few		Large Avg. Small		(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:													
X	Asphalt Shingle	Chimney: Metal		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		1		1		1		1		1									
														Class: BC Effec. Age: 30 Floor Area: 4,803 Total Base New : 790,763 Total Depr Cost: 553,535 Estimated T.C.V: 1,439,191		E.C.F. X 2.600		Cls BC Blt 1970		Cost New 715,305		Depr. Cost 500,714		Total: 715,305 500,714		1,564 9,836 1,991 4,057 4,495 16,284 7,504 5,951 3,172 4,088 7,112 4,978	
														Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3304 SF Floor Area = 4803 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 864 1 Story Siding Crawl Space 1,617 1 Story Siding Basement 380 2 Story Siding Basement 443 1 Story Siding Overhang 1056 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,564 3 Fixture Bath 2 14,051 9,836 Separate Shower 1 2,845 1,991 Water/Sewer 1000 Gal Septic 1 5,796 4,057 Water Well, 100 Feet 1 6,421 4,495 Porches CGEP (1 Story) 192 16,284 11,399 CCP (1 Story) 216 7,504 5,253 Deck Treated Wood 305 5,951 4,166 Treated Wood 118 3,172 2,220 Built-Ins Appliance Allow. 1 4,088 2,862 Fireplaces Interior 1 Story 1 7,112 4,978 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

*** Information herein deemed reliable but not guaranteed***

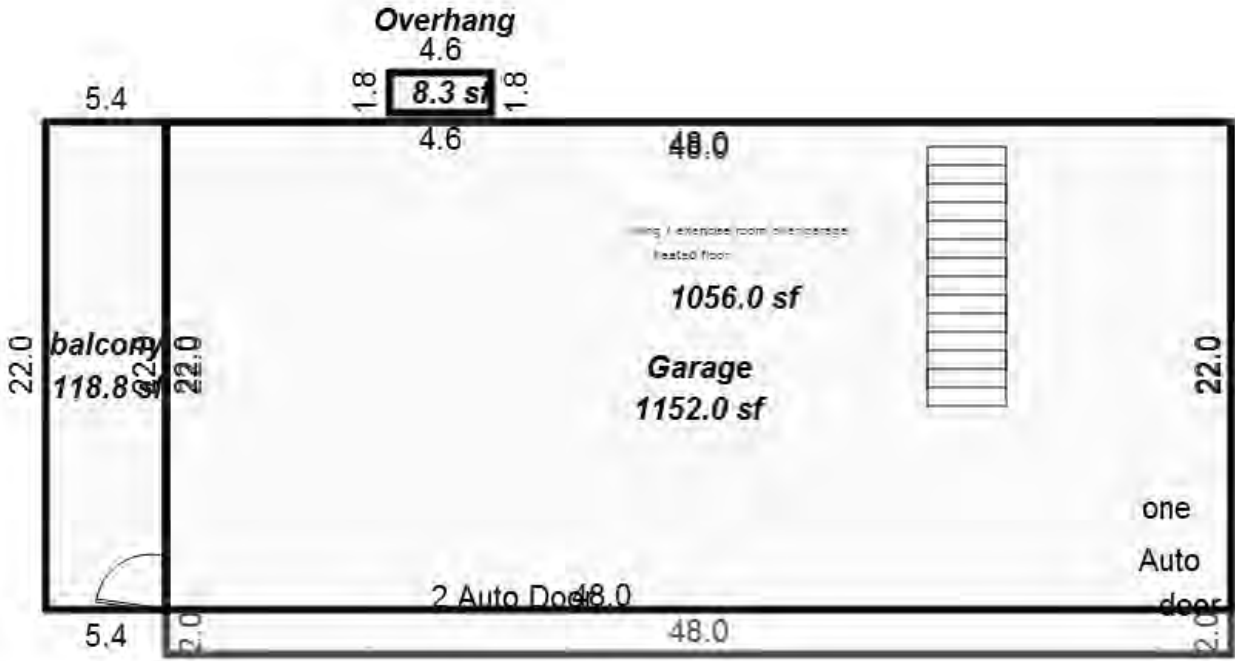


Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																				
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 118	Type Wood Balcony	Year Built: 1970 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:																						
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 30 Floor Area: 1,056 Total Base New : 186,697 Total Depr Cost: 130,688 Estimated T.C.V: 339,789																			
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family GARAGE		Cls BC		Blt 1970																							
Duplex		Drywall Paneled		(12) Electric			Ground Area = 0 SF		Floor Area = 1056 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																							
A-Frame		Plaster Wood T&G		0 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost															
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			1 Story		Siding		Overhang		1056		Total:		113,752		79,626															
GARAGE		Ex Ord Min		No. of Elec. Outlets			Other Additions/Adjustments		Balcony		Wood Balcony		118		6,037		4,226																	
Yr Built	Remodeled	Size of Closets		Many Ave. Few			Garages		Class: BC Exterior: Siding		Foundation: 42 Inch (Finished)		Door Opener		3		2,108		1,476															
1970	2008	Lg	Ord	Small	Average Fixture(s)			Solar Water Heat		Base Cost		1152		64,800		45,360		Totals:		186,697		130,688												
Condition: Average		Doors		Solid	H.C.	1			No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan											
Room List		(5) Floors		(13) Plumbing			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																	
Basement	1st Floor	Kitchen:		Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
2nd Floor	Bedrooms	Other:		3 Fixture Bath			Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan							
(1) Exterior		Other:		2 Fixture Bath			Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan							
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		No. of Elec. Outlets			Many		Ave.		Few		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:									
Brick	Insulation	(7) Excavation		Average Fixture(s)			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(2) Windows		Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish									
Many	Large	Avg.		Avg.			Small			(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support												
Few	Small	Wood Sash		Metal Sash			Vinyl Sash			Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof												
(3) Roof		Gable		Gambrel			Hip			Mansard			Flat			Shed			(10) Floor Support															
Asphalt Shingle		Chimney:		Joists:			Unsupported Len:			Cntr.Sup:																								
Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				

*** Information herein deemed reliable but not guaranteed***



Concrete

Asphalt

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s) Date Number Status

W HARBOR HWY School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 14 2024 Est TCV 0

Owner's Name/Address US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630

Tax Description L192 P140/77 L184 P198/76 L212 P845/79 L179 P252/75 L200 P102/78 L179 P250/75 L200 P107/78 L215 P961/80 L218 P223/80 L193 P800/77 ENTIRE SECTION 31 T29N R14W 640 A.

Comments/Influences Improved X Vacant Land Value Estimates for Land Table 090.090 EXEMPT

Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

EXEMPT - PARK 640.000 Acres 10,000 100 6,400,000

640.00 Total Acres Total Est. Land Value = 6,400,000

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

Who When What 2024 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT


TPC 04/28/2017 INSPECTED 2023 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

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2022 0 0 0

2021 0 0 0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 15		2024 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT							
L212 P845 11-7-79 E 1/2 OF NW 1/4 OF NE 1/4 SEC 14 T29N R14W 20 A M/L.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		EXEMPT - PARK			20.000	Acres	10,000	100		200,000
		Paved Road					20.00	Total Acres			Total Est. Land Value =	200,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2022	0	0	0		0		
					2021	0	0	0		0		

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County of Leelanau, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGNER BRUCE S & ELIZABET	WAGNER BRUCE S REVOCABLE	0	11/15/2006	WD	03-ARM'S LENGTH	936:958	OTHER	0.0
WOODS KATHRYN A ET AL	WAGNER BRUCE S & ELIZABET	0	02/08/2005	QC	09-FAMILY	843:276	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4270 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/05/2010	PE10-0240	
	P.R.E. 100% 04/30/2008		Mechanical	07/29/2005	PM05-0457	
Owner's Name/Address	MAP #: 15		Mechanical	03/10/2005	PM05-0153	
WAGNER BRUCE S REVOCABLE TRUST PO BOX 194 GLEN ARBOR MI 49636	2024 Est TCV 2,886,882 TCV/TFA: 785.97		Plumbing	03/10/2005	PP05-0069	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			LK MI "A"	18000	100.00	293.59	0.9770	0.8844	18000	100	1,555,299
			LK MI "A"	18000	5.34	293.59	0.9770	0.8844	18000	50	SURPLUS: ZOINING 100 ft
			105 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 1,596,849								

Tax Description		Land Improvement Cost Estimates				Residential Local Cost Land Improvements					
L308 P282&283&285 DC L843 P272&274 L843 P276/05 L936 P958/07 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR SD SEC TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S 1/4 LN SD SEC TH S 86 DEG 53' 30" W 218.89 FT TO POB TH CONT S 86 DEG 53' 30" W 307.72 FT TO POINT ON TRAVERSE LN ALG SHR LAKE MICHIGAN TH N 18 DEG 53' 30" E 107.84 FT ALG SD TRAVERSE LN TH N 86 DEG 53' 30" E 275.84 FT TH S 01 DEG 45' 46" W 100.35 FT TO POB ALSO PRT GOVT LOT 1 SEC 14 COM AT N 1/4 COR SD SEC TH S 01 DEG 22'13" W 1047.47 FT ALG N-S 1/4 LN SD SEC TH S 86	X	Dirt Road									
	X	Gravel Road									
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

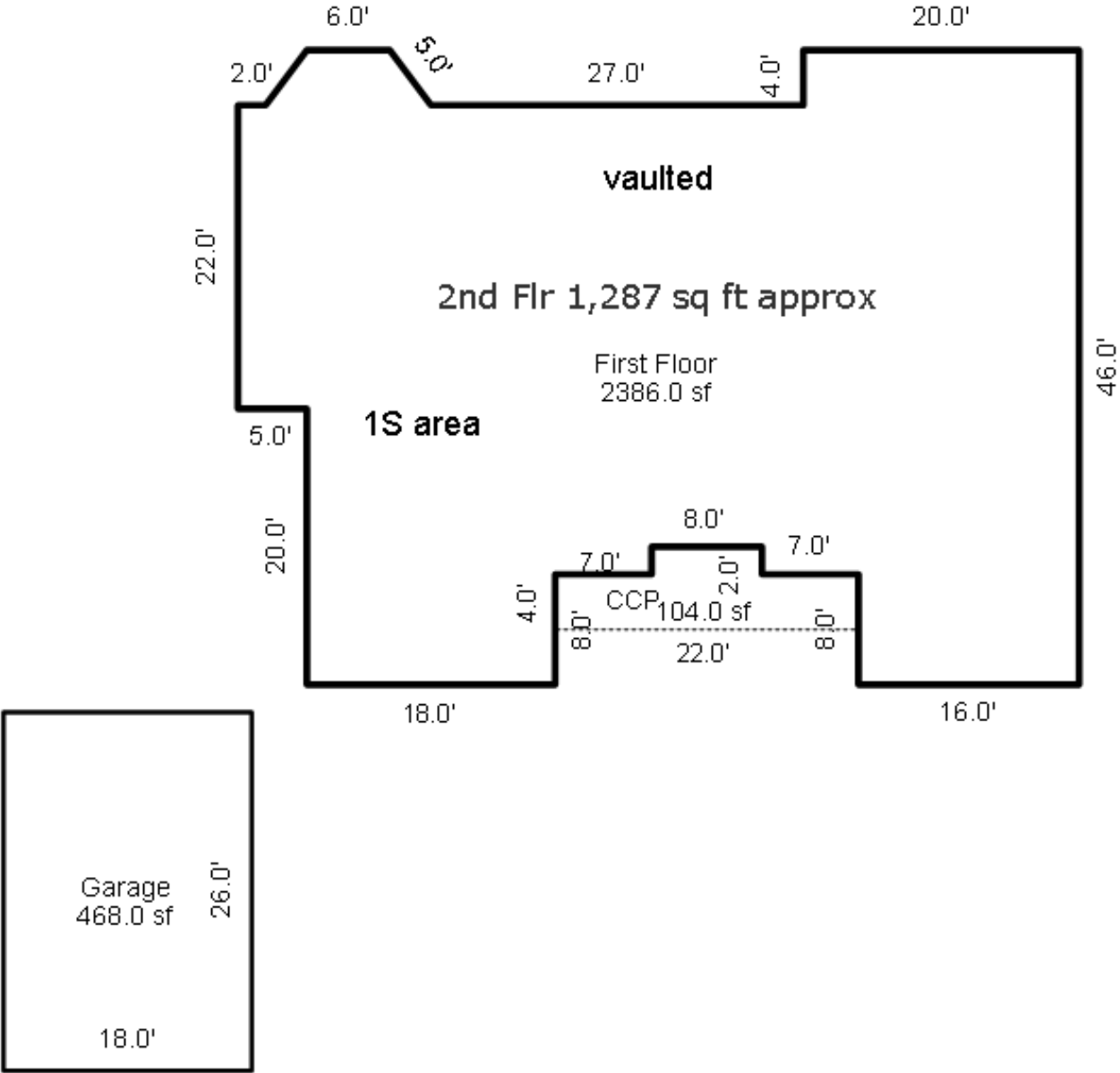
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2024	798,400	645,000	1,443,400			607,122C
X	Rolling	2023	709,700	486,000	1,195,700			578,212C
	Low	2022	705,400	418,700	1,124,100			550,679C
	High	2021	685,000	393,900	1,078,900			533,088C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/07/2019	INSPECTED	2024	798,400	645,000	1,443,400			607,122C
TPC	06/29/2016	INSPECTED	2023	709,700	486,000	1,195,700			578,212C
TPC	09/23/2015	INSPECTED	2022	705,400	418,700	1,124,100			550,679C
			2021	685,000	393,900	1,078,900			533,088C

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SURF SONG LLC	GLEN ARBOR PROPERTY LLC	1,600,000	06/03/2016	WD	03-ARM'S LENGTH	1262P677	PROPERTY TRANSFER	100.0					
SANWALD GENEVE C REVOCABL	SURF SONG LLC	0	07/17/2012	WD	03-ARM'S LENGTH	1132P268	PROPERTY TRANSFER	100.0					
SANWALD GENEVE C	SANWALD GENEVE C REVOCABL	0	05/01/2011	AFF	07-DEATH CERTIFICATE	1132P256	PROPERTY TRANSFER	100.0					
SANWALD GENEVE C REVOCABL		0	06/12/2007	MLC	03-ARM'S LENGTH		DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4156 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck		10/18/2021	PB20-0329	100% FINIS					
Owner's Name/Address		P.R.E. 0%		DECK/PORCH		07/31/2020	LU20-15	100% FINIS					
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE #400 BIRMINGHAM MI 48009		MAP #: 15		Mechanical		05/21/2019	PM19-0354	100% FINIS					
		2024 Est TCV 1,955,187 TCV/TFA: 2474.9		Electrical		03/19/2019	PE19-0115	100% FINIS					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		LK MI "A"	18000	100.00	278.57	0.9842	0.8728	18000	100	1,546,259	
		Paved Road		LK MI "A"	18000	2.31	278.57	0.9842	0.8728	18000	50	SURPLUS: ZONING 100' 17,	
		Storm Sewer		102 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 1,564,118									
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description	Rate	Size	% Good	Cash Value					
		Sewer		Residential Local Cost Land Improvements									
		Electric		Description	Rate	Size	% Good	Cash Value					
		Gas		LAND IMPROVEMENTS 5									
		Curb							5,000.00	1	100	5,000	
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,000									
		Standard Utilities											
		Underground Utils.											
Comments/Influences		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	782,100	195,500	977,600			842,455C		
		TPC 11/05/2020	INSPECTED		2023	695,200	147,600	842,800			802,339C		
		TPC 12/07/2019	INSPECTED		2022	689,900	130,400	820,300			764,133C		
		TPC 01/10/2019	INSPECTED		2021	672,900	120,200	793,100			739,723C		

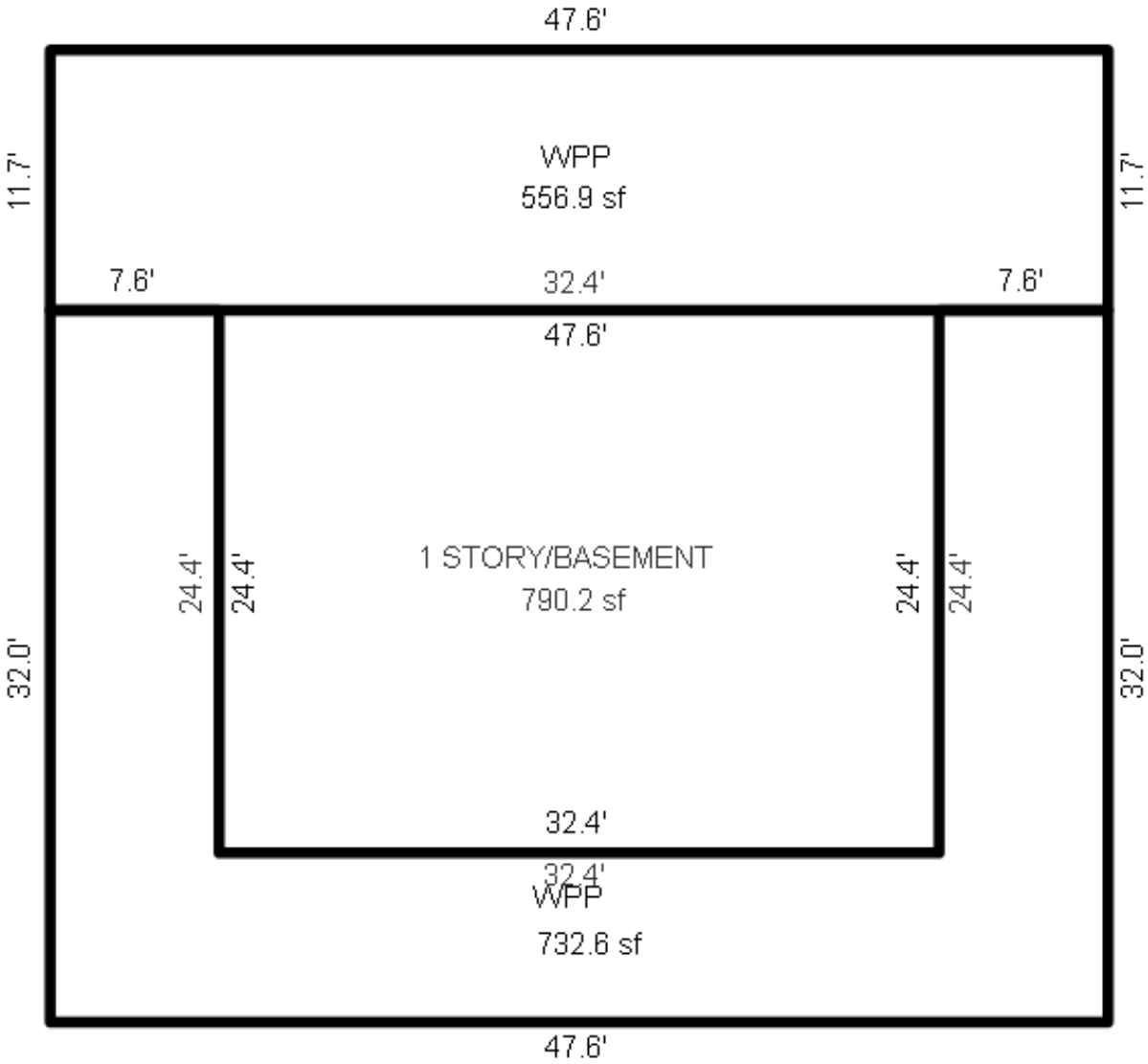


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1288	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X		Central Air Wood Furnace	Class: C +10 Effec. Age: 25 Floor Area: 790 Total Base New : 197,993 Total Depr Cost: 148,488 Estimated T.C.V: 386,069		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY		Trim & Decoration	Ex	Ex	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10		Blt 1978						
Yr Built 1978	Remodeled 2017	Size of Closets	Lg	X	Ord	Small	200 Amps Service		(11) Heating System: Electric Baseboard		Floor Area = 790 SF		Floor Area = 790 SF.						
Condition: Average		Doors	Solid	X	H.C.	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Hardwood Other: Carpeted Other:		200		Many		X	Ave.	Few	1	1 Story	Siding	Basement	790	140,220	105,159	
(1) Exterior	X	(6) Ceilings	X	No. of Elec. Outlets		Average Fixture(s)		Ground Area = 790 SF		Total:		1	Recreation Room			395	7,853	5,890	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 790 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		1		Basement, Outside Entrance, Above Grade			1	1,923	1,442	
X	Insulation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Areas		Average Fixture(s)		1		Plumbing			1	1,518	1,138
(2) Windows	Many Avg. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1		1000 Gal Septic Water Well, 100 Feet		Building Areas		3		Water/Sewer			1	5,002	3,751	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		2000 Gal Septic		Stories		1		1000 Gal Septic			1	5,973	4,480	
(3) Roof	X	Lump Sum Items:		1		Lump Sum Items:		Exterior		1		Appliance Allow.			1	2,845	2,134		
X	Gable Hip Flat	Public Water Public Sewer Water Well		1		1000 Gal Septic		Foundation		1		Interior 1 Story			1	5,489	4,117		
X	Gambrel Mansard Shed	Water Well		1		2000 Gal Septic		Size		1		Porches			1288	20,994	15,745		
X	Asphalt Shingle	Lump Sum Items:		1		Lump Sum Items:		Cost New		1		WPP			1	1	1		
Chimney: Metal	Lump Sum Items:		1		1		Lump Sum Items:		Depr. Cost		1		Local Cost Items GENERATOR			1	1	1	
Notes:										Totals:		197,993		148,488		* ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 386,069			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WESENBERG DAVID FAMILY TR		0	12/02/2009	QC	03-ARM'S LENGTH	2009 1034-255C	DEED	0.0				
WESENBERG ROSEMARY T		0	12/02/2009	WD	03-ARM'S LENGTH	2009 1034-274W	DEED	0.0				
WESENBERG DAVID FAMILY TR		0	12/02/2009	QC	03-ARM'S LENGTH	2009 1034-278C	DEED	0.0				
WESENBERG DAVID FAMILY TR	SMITH FAMILY HOLDINGS LLC	1,950,000	11/11/2009	WD	03-ARM'S LENGTH	2009 1034-297W	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4104 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/29/2014	PM14-0401					
Owner's Name/Address		P.R.E. 0%		Electrical		12/12/2013	PE13-0556					
SMITH FAMILY HOLDINGS LLC 8211 DONOVAN RD DEXTER MI 48130		MAP #: 15		Mechanical		12/05/2013	PM13-0583					
		2024 Est TCV 3,237,181 TCV/TFA: 984.54		Plumbing		12/03/2013	PP13-0221					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	18000	100.00	326.11	0.9376	0.9079	18000	100	1,532,223
		Paved Road		LK MI "A"	18000	24.22	326.11	0.9376	0.9079	18000	50	SURPLUS: ZONING 100 FT 18
		Storm Sewer		124 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,717,798								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Fencing: Wd, Split, 2 Rail	20.31	40	0	0				
		Electric		D/W/P: Crushed Rock	2.70	1000	0	0				
		Gas		D/W/P: 4in Ren. Conc.	11.93	676	0	0				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 5,000								
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	858,900	759,700	1,618,600				930,309C
		TPC 09/23/2015 INSPECTED			2023	763,500	571,900	1,335,400				886,009C
		TPC 09/18/2014 INSPECTED			2022	765,100	495,300	1,260,400				843,819C
		TPC 01/02/2014 INSPECTED			2021	724,800	511,500	1,236,300				816,863C



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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1980 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 907 % Good: 0 Storage Area: 442 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X	1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Class: B Effec. Age: 20 Floor Area: 3,288 Total Base New : 728,069 Total Depr Cost: 582,455 Estimated T.C.V: 1,514,383								
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G												
Yr Built Remodeled 1995 197 2014		Trim & Decoration														
Condition: Average		Ex	X	Ord		Min										
Room List		Size of Closets														
	Basement 1st Floor 2nd Floor 5 Bedrooms	Lg	X	Ord		Small										
(1) Exterior		Doors	X	Solid		H.C.										
(2) Windows		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B			Blt 1995			
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service			(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									
X	Insulation	(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof		(7) Excavation		Ex. X Ord. Min			1.5 Story Siding Crawl Space 2,192			Total: 538,273 430,618						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2192 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many X Ave. Few			Plumbing			Plumbing						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
(3) Roof		(9) Basement Finish		1			(13) Plumbing			Porches						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Water Well 1000 Gal Septic 2000 Gal Septic			WSEP (1 Story) CCP (1 Story) WCP (1 Story)					
X	Asphalt Shingle Wood Shake	(10) Floor Support		1			(14) Water/Sewer			Garages						
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 907 54,175 43,340 Storage Over Garage 442 9,843 7,874 Common Wall: 1/2 Wall 1 -1,875 -1,500 Door Opener 1 787 630						
<p>*** Information herein deemed reliable but not guaranteed***</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AUFFENBERG JOHN C & NANCY	AUFFENBERG JOHN QPRT & NA	0	03/28/2014	QC	11-FROM LENDING INSTITUT	1195P508-511	DEED	100.0
DEUTSCHE BANK NATIONAL TR	AUFFENBERG JOHN C & NANCY	1,175,000	06/27/2011	CD	11-FROM LENDING INSTITUT	1092-947 CD	PROPERTY TRANSFER	100.0
COLTON JEFFREY J & CYNTHI	DEUTSCHE BANK NATIONAL TR	1,050,787	10/15/2010	SD	10-FORECLOSURE	1065-562	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4130 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	11/15/2004	PM04-0797	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15
AUFFENBERG JOHN QPRT & NANCY QPRT 229 RIVER LAND DEARBORN MI 48124	2024 Est TCV 2,594,554 TCV/TFA: 1071.2

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	LK MI "A"	18000	100.00	248.35	0.9678	0.8481	18000	100		1,477,374
		Gravel Road	LK MI "A"	18000	9.45	248.35	0.9678	0.8481	18000	50	SURPLUS: ZONING 100 FT	6

109 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 1,547,180

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Water	D/W/P: Crushed Rock	2.55	576	0	0
X	Sewer	Residential Local Cost Land Improvements				
X	Electric	Description	Rate	Size	% Good	Cash Value
	Gas	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
	Curb	Total Estimated Land Improvements True Cash Value =				5,000
	Street Lights					
	Standard Utilities					
	Underground Utils.					

Comments/Influences	Topography of Site
1716782 \$1,695,000,213DOM	Level

	Rolling	<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>773,600</td> <td>523,700</td> <td>1,297,300</td> <td></td> <td></td> <td>820,526C</td> </tr> <tr> <td>2023</td> <td>687,600</td> <td>394,500</td> <td>1,082,100</td> <td></td> <td></td> <td>781,454C</td> </tr> <tr> <td>2022</td> <td>684,700</td> <td>339,900</td> <td>1,024,600</td> <td></td> <td></td> <td>744,242C</td> </tr> <tr> <td>2021</td> <td>661,100</td> <td>355,300</td> <td>1,016,400</td> <td></td> <td></td> <td>720,467C</td> </tr> </tbody> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	773,600	523,700	1,297,300			820,526C	2023	687,600	394,500	1,082,100			781,454C	2022	684,700	339,900	1,024,600			744,242C	2021	661,100	355,300	1,016,400			720,467C
	Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																													
	2024		773,600	523,700	1,297,300			820,526C																													
	2023		687,600	394,500	1,082,100			781,454C																													
	2022		684,700	339,900	1,024,600			744,242C																													
	2021		661,100	355,300	1,016,400			720,467C																													
	Low																																				
	High																																				
	Landscaped																																				
	Swamp																																				
Wooded																																					
Pond																																					
X Waterfront																																					
Ravine																																					
Wetland																																					
Flood Plain																																					

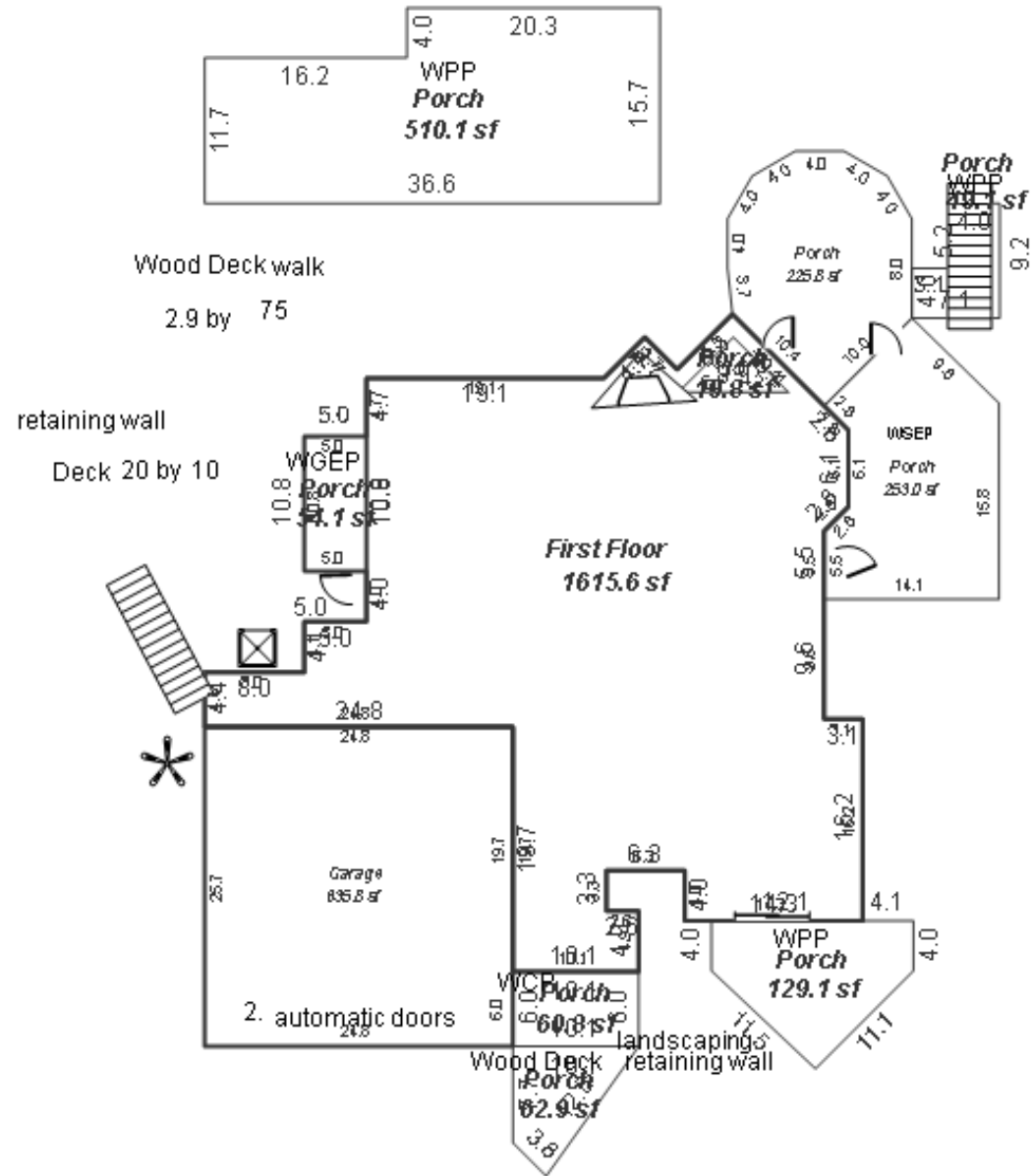
Who	When	What	2024	2023	2022	2021
TPC	12/07/2019	INSPECTED				
TPC	05/15/2017	INSPECTED				
TPC	09/23/2015	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 635 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior														
Building Style: 1.5 STORY		X	Drywall Paneled													
Yr Built 1987		Remodeled 0														
Condition: Average		X	Ex	Ord	Min											
Room List		Size of Closets														
	Basement 1st Floor 2nd Floor 5 Bedrooms	X	Lg	Ord	Small											
(1) Exterior		(5) Floors														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	1500	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Stone		Joists: 2X12X16 Unsupported Len: Cntr.Sup:														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
X	Ex.		Ord.													
		No. of Elec. Outlets														
X	Many		Ave.													
		(13) Plumbing														
	1	Average Fixture(s)														
	4	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink														
	1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		Deck														
		Treated Wood														
		Treated Wood														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALT HOWARD W	CROWLEY CANDY ALT REV TRU	530,000	11/04/2019	WD	09-FAMILY	2020006595	PROPERTY TRANSFER	0.0
ALT-LEONARD NADINE W QUAL	CROWLEY CANDY A REV TRUST	0	08/17/2012	WD	03-ARM'S LENGTH	1135P228	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
4220 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/29/2020	PM20-0443	100% FINIS						
	P.R.E. 0%		Electrical	11/04/2019	PE19-0688	100% FINIS						
Owner's Name/Address	MAP #: 15		Mechanical	10/23/2019	PM19-0830	100% FINIS						
CROWLEY CANDY ALT REV TRUST 5709 RIDGEFIELD RD BETHESDA MD 20816	2024 Est TCV 2,540,268 TCV/TFA: 931.87		Plumbing	10/23/2019	PP19-0308	100% FINIS						
	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
	Public Improvements		* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			LK MI "A"	18000	100.00	379.36	0.9842	0.9429	18000	100	1,670,368	
			LK MI "A"	18000	2.31	379.36	0.9842	0.9429	18000	50	SURPLUS: ZONING 19,293	
			102 Actual Front Feet, 0.89 Total Acres				Total Est. Land Value =	1,689,661				
			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									
Tax Description												
L151 P18 L316 P736 L467 P297/98 L901 P652/06 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC COR TH N 86 DEG 12'40" W 371.53 FT TH S 14 DEG 30' W 793.99 FT TO POB ON SHR LAKE MICHIGAN TH S 14 DEG 30' W ON SHR 103.29 FT TH E 362.73 FT TH N 4 DEG 47' 40" E 100.35 FT TH W 345.25 FT TO POB SEC 14 T29N R14W.	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
	X		Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	Who	When	What	2024	844,800	425,300	1,270,100			734,630C		
	TPC	11/05/2020	INSPECTED	2023	751,000	320,100	1,071,100			699,648C		
	TPC	12/07/2019	INSPECTED	2022	745,300	275,700	1,021,000			666,332C		
	TPC	01/11/2019	INSPECTED	2021	726,900	253,200	980,100			645,046C		

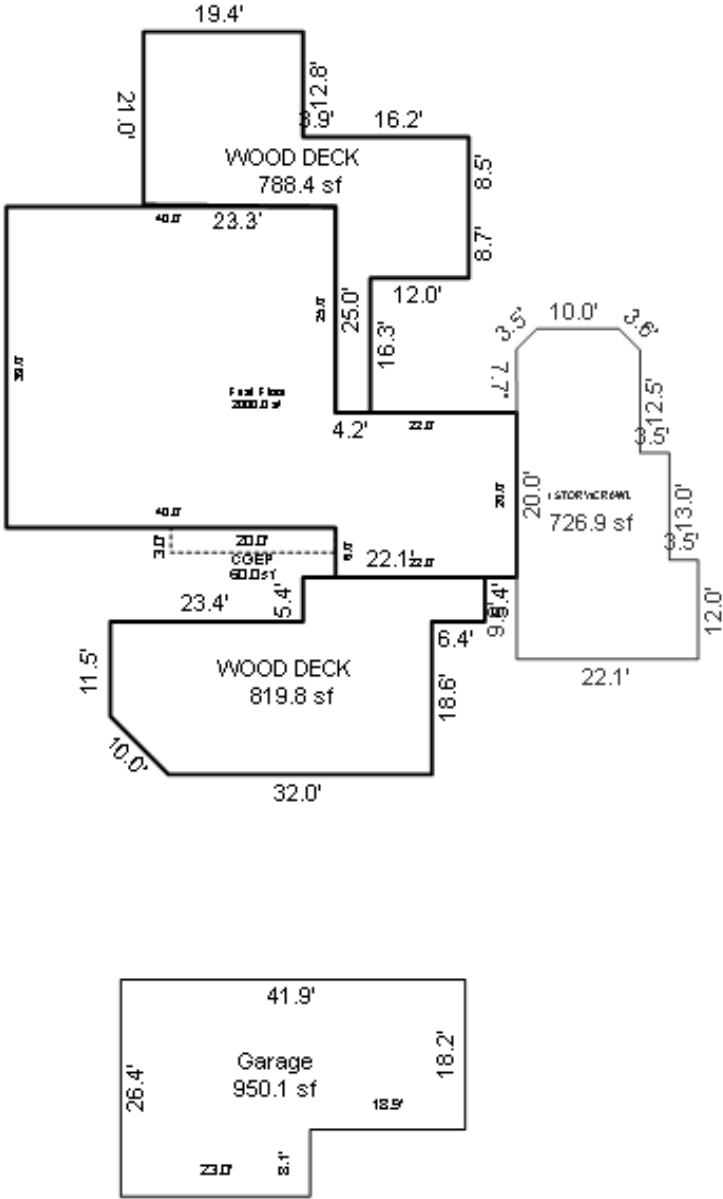


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 2,726 Total Base New : 466,011 Total Depr Cost: 326,195 Estimated T.C.V: 848,107			60 CGEP (1 Story) 788 Treated Wood 819 Treated Wood		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall	Plaster		Central Air Wood Furnace			E.C.F. X 2.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built Remodeled 1960 198 2020		X	Paneled	Wood T&G		No./Qual. of Fixtures			Effec. Age: 30		E.C.F. X 2.600		Carport Area: Roof:		
Condition: Average		X	Ex	Ord	Min	200 Amps Service			Floor Area: 2,726		E.C.F. X 2.600		Carport Area: Roof:		
Room List		X	Lg	Ord	Small	No. of Elec. Outlets			Total Base New : 466,011		E.C.F. X 2.600		Carport Area: Roof:		
Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Ceramic Tile Other: Carpeted			No./Qual. of Fixtures			Total Depr Cost: 326,195		E.C.F. X 2.600		Carport Area: Roof:	
(1) Exterior		(6) Ceilings		Other: Carpeted			Ex. X Ord. Min			Estimated T.C.V: 848,107		E.C.F. X 2.600		Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2726 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		E.C.F. X 2.600		Carport Area: Roof:	
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many X Ave. Few			Ground Area = 2726 SF Floor Area = 2726 SF.		E.C.F. X 2.600		Carport Area: Roof:	
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		E.C.F. X 2.600		Carport Area: Roof:	
X	Many Avg. Few X Large Avg. Small	(10) Floor Support		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Building Areas		E.C.F. X 2.600		Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Stories Exterior Foundation Size Cost New Depr. Cost		E.C.F. X 2.600		Carport Area: Roof:	
(3) Roof		Chimney: Brick		Lump Sum Items:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 2,000 1 Story Siding Crawl Space 726 Total: 374,464 262,113		E.C.F. X 2.600		Carport Area: Roof:	
X	Gable Hip Flat X Asphalt Shingle	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 2 9,555 6,688 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Porches CGEP (1 Story) 60 5,508 3,856 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 950 33,079 23,155 Door Opener 2 1,124 787 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Interior 1 Story 1 5,489 3,842 Deck Treated Wood 788 10,520 7,364 Treated Wood 819 10,934 7,654 Totals: 466,011 326,195		E.C.F. X 2.600		Carport Area: Roof:	
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 466,011 326,195		E.C.F. X 2.600		Carport Area: Roof:	

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWEIKART KATHERINE	BEIA TERRY L & SHANNON C	1,600,000	12/21/2007	WD	03-ARM'S LENGTH	963:408	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4202 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BEIA TERRY L & SHANNON PO BOX 376 GLEN ARBOR MI 49636	MAP #: 15					
	2024 Est TCV 2,409,398 TCV/TFA: 1021.8					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			LK MI "A"	18000	100.00	336.00	0.9898	0.9147	18000 100	
			100 Actual Front Feet, 0.77 Total Acres						Total Est. Land Value =	1,629,727

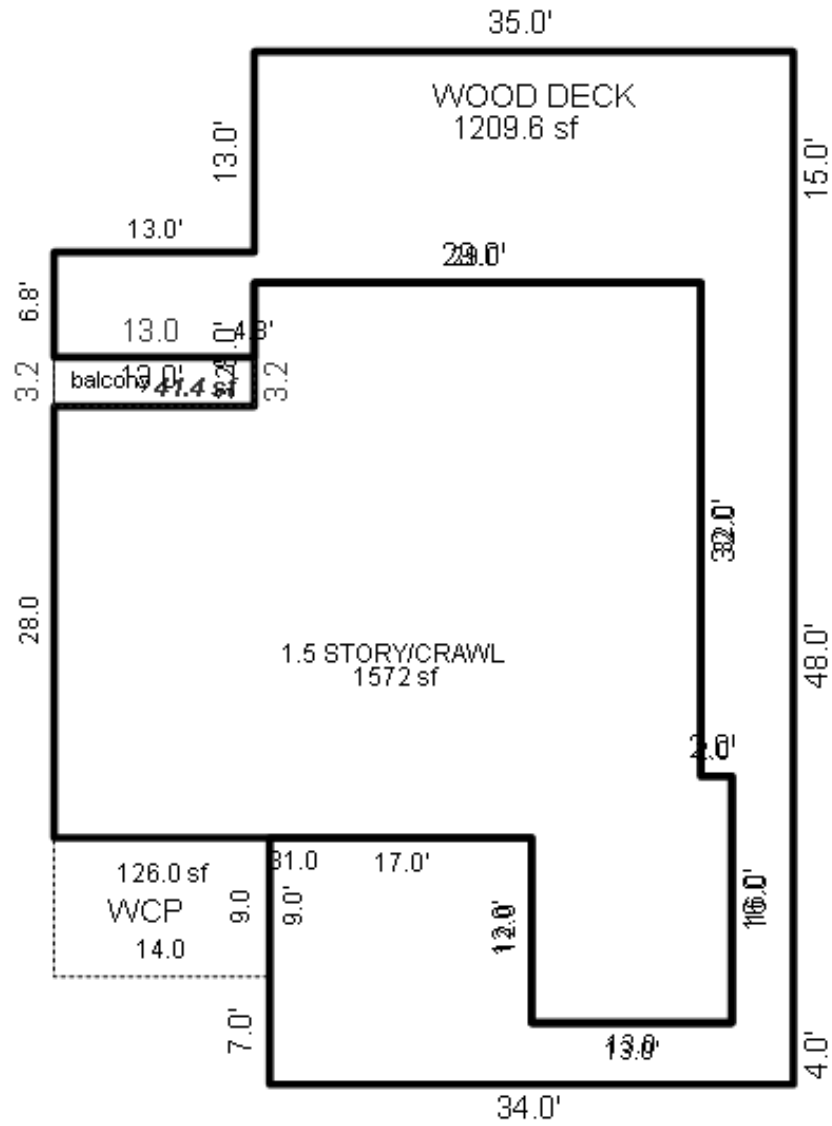
Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
L416 P711/96 DC L416 P709/96 PRT GOVT LOT 1 SEC 14 COM AT N 1/4 POST TH N 86 DEG 12' 40" W ALG N LN OF SEC 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 793.99 FT FOR POB TH E 345.25 FT TH N 4 DEG 47' 40" E 100 FT TH W 327.77 FT TH S 14 DEG 30' W 100 FT M/L TO POB SEC 14 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Rate	Size % Good	Cash Value			
	X	Electric		Residential Local Cost Land Improvements			Cash Value			
	X	Gas		LAND IMPROVEMENTS 75	7,500.00	1 100	7,500			
		Curb Street Lights Standard Utilities Underground Utils.		Total Estimated Land Improvements True Cash Value =						7,500

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low High Landscaped Swamp Wooded Pond	2024	814,900	389,800	1,204,700			681,317C
	X Waterfront Ravine Wetland Flood Plain	2023	724,300	294,100	1,018,400			648,874C
		2022	718,000	253,700	971,700			617,976C
		2021	702,700	248,500	951,200			598,235C



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4202

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING SUSAN A	KING SUSAN A	0	08/25/2021	QC	09-FAMILY	2021007259	PROPERTY TRANSFER	0.0
KEYBANK NATIONAL ASSOCOCI	KING SUSAN A	1	06/24/2019	QC	09-FAMILY	1365P500	DEED	100.0
HAWKINS	KEY TRUST CO	0	11/22/1995	WD	03-ARM'S LENGTH	426:314	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4252 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/10/2020	PM20-0771	100% FINIS
	P.R.E. 0%		Plumbing	11/10/2020	PP20-0337	100% FINIS
Owner's Name/Address	MAP #: 15		Res. Garage Detached	10/05/2020	PB20-0297	100% FINIS
KING SUSAN A 7356 CARACOLE CT SYLVANIA OH 43560-2979	2024 Est TCV 2,236,890 TCV/TFA: 1792.3		Electrical	08/25/2020	PE20-0408	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
				* Factors *										
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L426 P314/96 PRT OF GOVT LOT 1 SEC 14 COM N 1/4 POST SD SEC TH N 86 DEG 12'40" W 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 897.28 FT TO POB TH S 14 DEG 30' W ALG SHR 103.29 FT TH E 380.20 FT TH N 4 DEG 47'40" E 100.35 FT TH W 362.73 FT TO POB SEC 14 T29N R14W .9 A M/L.	X			Dirt Road	18000	100.00	380.62	0.9826	0.9437	18000	100	1,668,952		
	X			Gravel Road	18000	3.00	380.62	0.9826	0.9437	18000	50	SURPLUS: ZONING 100 FT 2		
	X			Paved Road	103 Actual Front Feet, 0.90 Total Acres							Total Est. Land Value =	1,693,986	
	X			Storm Sewer	Land Improvement Cost Estimates									
	X			Sidewalk	Description							Rate	Size % Good	Cash Value
	X			Water	D/W/P: 4in Ren. Conc.							8.41	90 0	0
	X			Sewer	Wood Frame							30.37	96 50	1,458
	X			Electric	Residential Local Cost Land Improvements									
	X			Gas	Description							Rate	Size % Good	Cash Value
	X			Curb	LAND IMPROVEMENTS 25							2,500.00	1 100	2,500
	X			Street Lights	Total Estimated Land Improvements True Cash Value =									3,958
	X			Standard Utilities										
	X			Underground Utils.										



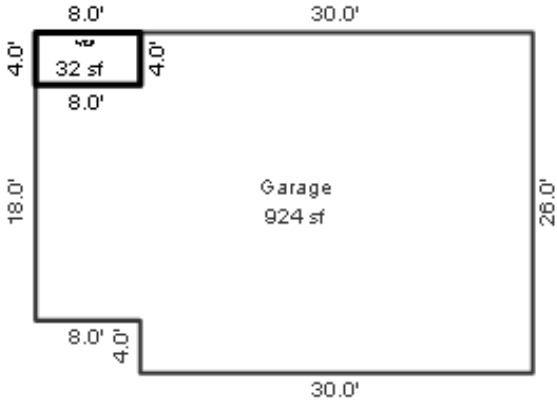
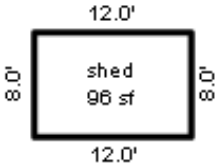
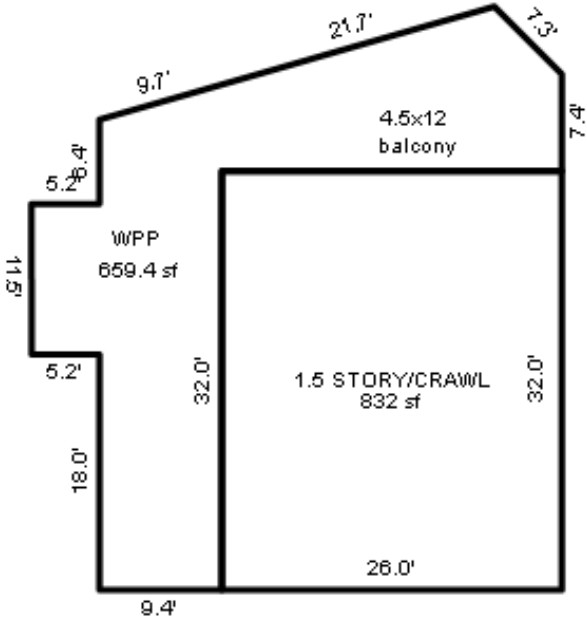
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	847,000	271,400	1,118,400			1,005,270C
Rolling	2023	752,900	204,500	957,400			957,400S
Low	2022	747,400	176,300	923,700			921,964C
High	2021	728,300	119,100	847,400			847,400S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 924 % Good: 0 Storage Area: 732 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							659	WPP		
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 1,248 Total Base New : 276,384 Total Depr Cost: 207,287 Estimated T.C.V: 538,946			E.C.F. X 2.600		Bsmnt Garage:			
Yr Built	Remodeled	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY					Cls C 10 Blt 1972			
1972 202	2021	Ex	Ord	Min	100 Amps Service			(11) Heating System: Electric Baseboard							
Condition: Average		Lg		Ord	Small	No./Qual. of Fixtures			Ground Area = 832 SF Floor Area = 1248 SF.						
Room List		Doors	Solid	H.C.	X Ex.			Ord.	Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Basement	5 1st Floor	(5) Floors			No. of Elec. Outlets			Building Areas							
1 2nd Floor	1 2nd Floor	Kitchen:			Many	X Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost							
3 Bedrooms	3 Bedrooms	Other:			(13) Plumbing			1.5 Story Siding Crawl Space							
(1) Exterior		(6) Ceilings			Average Fixture(s)			Total: 166,215 124,662							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			3 3 Fixture Bath			Other Additions/Adjustments							
(2) Windows		(7) Excavation			2 Fixture Bath			Plumbing							
Many	Large	Basement: 0 S.F.			Softener, Auto			Average Fixture(s)							
X Avg.	X Avg.	Crawl: 832 S.F.			Softener, Manual			1 1,518 1,138							
Few	Small	Slab: 0 S.F.			Solar Water Heat			2 9,555 7,166							
Wood Sash		Height to Joists: 0.0			No Plumbing			Water/Sewer							
Metal Sash		(8) Basement			Extra Toilet			1000 Gal Septic							
Vinyl Sash		Conc. Block			Extra Sink			Water Well, 100 Feet							
Double Hung		Poured Conc.			Separate Shower			Porches							
Horiz. Slide		Stone			Ceramic Tile Floor			WPP							
Casement		Treated Wood			Ceramic Tile Wains			Deck							
Double Glass		Concrete Floor			Ceramic Tub Alcove			Treated Wood							
Patio Doors		(9) Basement Finish			Vent Fan			Balcony							
Storms & Screens		(14) Water/Sewer			Public Water			Wood Balcony							
(3) Roof		Recreation SF			Public Sewer			Wood Balcony							
X	Gable	Gambrel	Living SF	1 1000 Gal Septic			Garages								
	Hip	Mansard	Walkout Doors (B)	2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
	Flat	Shed	No Floor SF	Lump Sum Items:			Base Cost								
X	Asphalt Shingle	(10) Floor Support			1 1000 Gal Septic			Storage Over Garage							
Chimney: Brick		Joists: 2X10X16			2 2000 Gal Septic			Door Opener							
		Unsupported Len:			Lump Sum Items:			Built-Ins							
		Cntr.Sup:						Appliance Allow.							
Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURPHY CHARLOTTE M	MURPHY PETER M ET AL	1	01/20/1999	QC	09-FAMILY	501P340	OTHER	76.6
MURPHY CHARLOTTE M	MURPHY PETER M ET AL	1	12/18/1998	QC	09-FAMILY	498P161	OTHER	23.4

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4182 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MURPHY PETER M ET AL 79 LINDEN LANE SPRINGFIELD IL 62712	MAP #: 15					
	2024 Est TCV 2,050,563 TCV/TFA: 1962.2					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P340/99 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR SEC 14 TH N 86 DEG 12' 40" W 371.53 FT TH S 14 DEG 30' W 690.7 FT TO POB ON SHR LK MICH TH E 327.77 FT TH N 4 DEG 40' E 100 FT TH W 310.3 FT TH S 103.29 FT TO POB SEC 14 T29N R14W.	X		Dirt Road	18000	100.00	320.00	0.9826	0.9036	18000	100	1,598,116
2009 AND PRIOR AN INTEREST SPLIT L498P161 ASSESSED AT 006-114-006-01	X		Gravel Road	18000	3.00	320.00	0.9826	0.9036	18000	50	100 FT 2
			Paved Road	103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,622,087							
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			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							



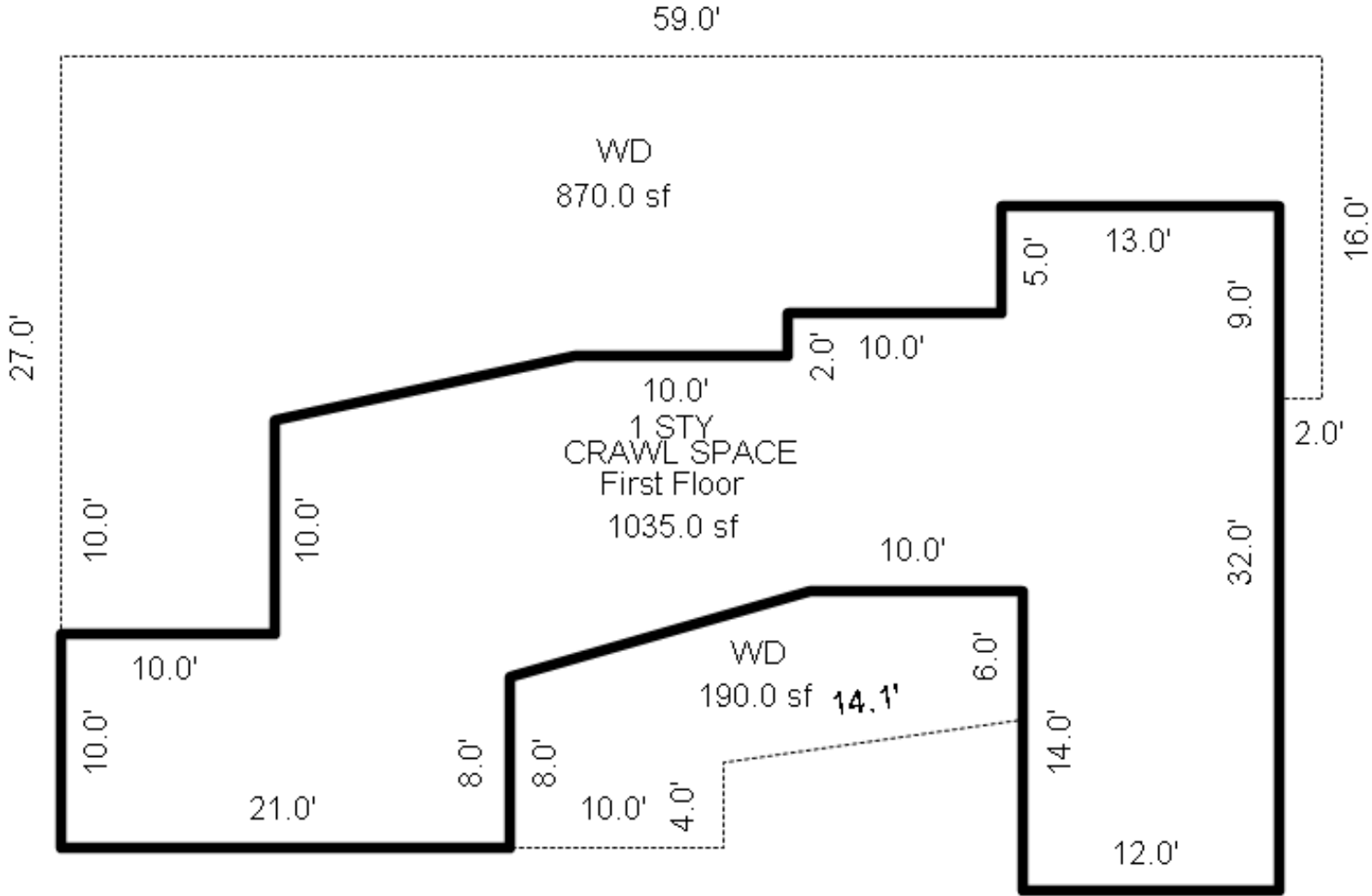
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	811,000	214,300	1,025,300			621,909C
Rolling	2023	720,900	161,400	882,300			592,295C
Low	2022	715,700	139,100	854,800			564,091C
High	2021	697,300	127,900	825,200			546,071C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	811,000	214,300	1,025,300			621,909C
TPC 11/05/2020 INSPECTED	2023	720,900	161,400	882,300			592,295C
TPC 05/15/2017 INSPECTED	2022	715,700	139,100	854,800			564,091C
TPC 09/23/2015 INSPECTED	2021	697,300	127,900	825,200			546,071C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 785 187	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X		Central Air Wood Furnace	Class: B Effec. Age: 35 Floor Area: 1,045 Total Base New : 252,056 Total Depr Cost: 163,837 Estimated T.C.V: 425,976		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration	Ex	Ord	Min	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls B Blt 1970		
Yr Built 1970	Remodeled 0	Ex	X	Ord	Min	Lg		X	Ord	Small	120 Amps Service		Ground Area = 1045 SF Floor Area = 1045 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65	
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Room List	Basement 6 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		Kitchen: Tile Other: Carpeted Other: Hardwood		(12) Electric		Ex.		X	Ord.	Min	1 Story Siding Crawl Space 1,045 Total: 195,086 126,807	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1045 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing 3 Fixture Bath 1 10,749 6,987 Water/Sewer 1000 Gal Septic 1 6,288 4,087 Water Well, 100 Feet 1 6,732 4,376 Deck Treated Wood 187 4,510 2,931 Treated Wood 785 11,602 7,541 Built-Ins Appliance Allow. 1 7,043 4,578 Fireplaces Exterior 1 Story 1 10,046 6,530 Totals: 252,056 163,837		
(2) Windows	Many Avg. X Avg. Few Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 425,976		
(3) Roof	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Lump Sum Items:						
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:										

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR LLC	GLEN ARBOR PROPERTY LLC	0	03/04/2008	QC	33-TO BE DETERMINED	971/24	DEED	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	0	10/31/2007	WD	21-NOT USED/OTHER	958:141	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4300 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Foundation Only	03/17/2022	PB22-0062	100% FINIS
Owner's Name/Address	P.R.E. 0%		FOUNDATION	12/22/2021	LU21-55	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	MAP #: 15		Mechanical	04/15/2019	PM19-0263	100% FINIS
	2024 Est TCV 2,226,753 TCV/TFA: 1951.5		Electrical	03/19/2019	PE19-0112	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L258 P364 L335 P649/92 L589 P453&8/01 PRT GOVT LOTS 1 & 2 COM N 1/4 SEC COR TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S 1/4 LN TH S 86 DEG 53' 30" W 314.79 FT TH S 10 DEG 00' 00" E 134.89 FT TO POB TH S 03 DEG 01' 14" E 152.07 FT TH S 89 DEG 05' 00" W 333.71 FT TH N 10 DEG 50' 01" E 143.54 FT TH N 86 DEG 53' 30" E 299.11 FT TO POB SEC 14 T29N R14W.	X	Dirt Road		LK MI "A" 18000	100.00	258.70	0.8825	0.8568	18000	100		1,361,053
	X	Gravel Road		LK MI "A" 18000	58.28	258.70	0.8825	0.8568	18000	50	SURPLUS: ZONING 100 FT	39
	X	Paved Road		158 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 1,757,644								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description Rate Size % Good Cash Value								
	X	Water		D/W/P: Brick on Sand					18.53	400	0	0
	X	Sewer		D/W/P: Patio Blocks					16.05	300	0	0
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description Rate Size % Good Cash Value								
	X	Curb		LAND IMPROVEMENTS 75					7,500.00	1	100	7,500
	X	Street Lights		Total Estimated Land Improvements True Cash Value = 7,500								
	X	Standard Utilities										
	X	Underground Utils.										



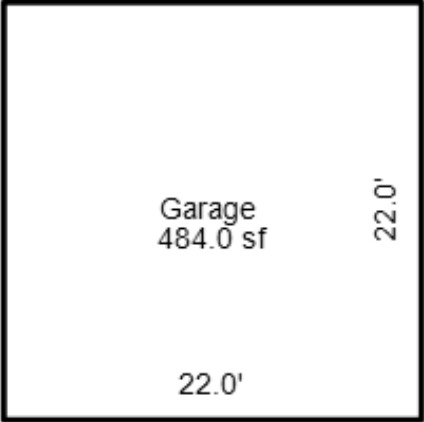
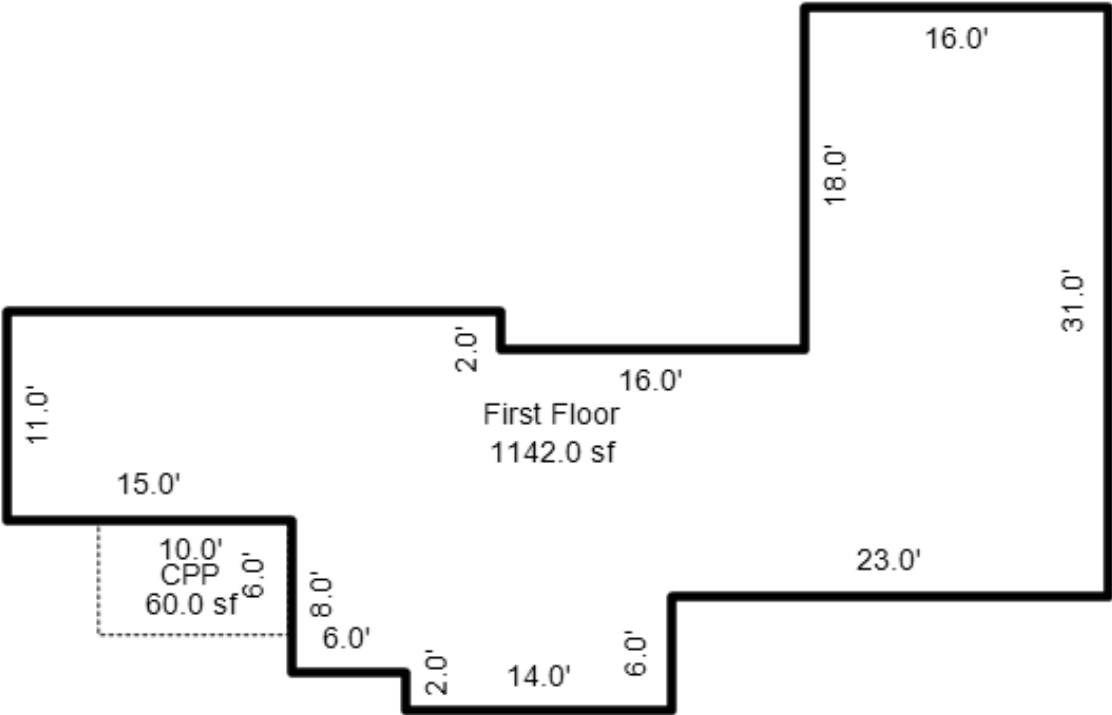
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling		2024	878,800	234,600	1,113,400			459,854C
Low	High		2023	781,200	177,300	958,500			437,957C
Landscaped	Swamp		2022	792,400	147,700	940,100			417,102C
Wooded	Pond		2021	723,900	146,100	870,000			403,778C
X Waterfront	Ravine								
X Wetland	Flood Plain								
Who	When	What							
TPC 05/13/2022	INSPECTED								
TPC 05/15/2017	INSPECTED								
TPC 09/23/2015	INSPECTED								

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 3000	Type CPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 484 % Good: 0 Storage Area: 484 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G											
Yr Built 1930		Remodeled 1993		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
5	Basement	(5) Floors		(12) Electric											
1	1st Floor	Kitchen: Tile		200 Amps Service											
2	2nd Floor	Other: Carpeted		No./Qual. of Fixtures											
3	Bedrooms	Other:		Ex.	X	Ord.	Min								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many	X	Ave.	Few								
X	Pine/Cedar	(7) Excavation		(13) Plumbing											
X	Insulation	Basement: 0 S.F. Crawl: 1141 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)										
(2) Windows		(8) Basement		1	3 Fixture Bath										
X	Many Avg.	X	Large Avg.	1	2 Fixture Bath										
X	Few Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Softener, Auto										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1	Softener, Manual										
(3) Roof		(10) Floor Support		1	Solar Water Heat										
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	No Plumbing										
X	Asphalt Shingle Wood Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1	Extra Toilet										
Chimney: Brick		(14) Water/Sewer		1	Extra Sink										
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:											
		Plumbing		Average Fixture(s)											
		Water/Sewer		1000 Gal Septic											
		Porches		Water Well, 100 Feet											
		Garages		Separate Shower											
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Ceramic Tile Floor											
		Base Cost		Ceramic Tile Wains											
		Storage Over Garage		Ceramic Tub Alcove											
		Built-Ins		Vent Fan											
		Appliance Allow.													
		Fireplaces													
		Interior 1 Story													
		Deck													
		Treated Wood													
		Local Cost Items													
		GENERATOR													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR LLC	GLEN ARBOR PROPERTY LLC	0	03/04/2008	QC	21-NOT USED/OTHER	971/24	DEED	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	1	10/30/2007	WD	03-ARM'S LENGTH	958:141	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4322 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	MAP #: 15					
	2024 Est TCV 1,761,176 TCV/TFA: 8805.8					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L258 P364 L480 P682/98 L589 P455&456/01 PRT GOVT LOTS 1 & 2 COM N 1/4 COR SD SEC TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S1/4 LN SD SEC TH S 86 DEG 53' 30" W 314.79 FT TH S 10 DEG 00' 00" E 134.89 FT TH S 03 DEG 01' 14" E 152.07 FT TO POB TH CONT S 03 DEG 01' 14" E 35.88 FT TH S 14 DEG 46' 05" W 73.19 FT TH N 87 DEG 47' 21" W 91.42 FT TH S 89 DEG 05' 00" W 245.03 FT TH N 10 DEG 50' 01" E 103.50 FT ALG SHR LK MICHIGAN TH N 89 DEG 05' 00" E 333.71 FT TO POB SEC 14 T29N R14W 79 A	X			LK MI "A" 18000	100.00	335.00	0.9826	0.9140	18000	100		1,616,523
	X			LK MI "A" 18000	3.00	335.00	0.9826	0.9140	18000	50	SURPLUS: ZONING 100 FT	2
				103 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 1,640,771								

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: Crushed Rock	2.33	1000	50	1,165	
D/W/P: Flagstone/Sand	21.61	200	50	2,161	
D/W/P: Patio Blocks	16.05	200	50	1,605	
Total Estimated Land Improvements True Cash Value =				4,931	

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling			2024	820,400	60,200	880,600			378,069C
Low			2023	729,200	45,700	774,900			360,066C
High			2022	723,900	67,400	791,300			341,492C
Landscaped			2021	705,400	62,000	767,400			330,583C
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									

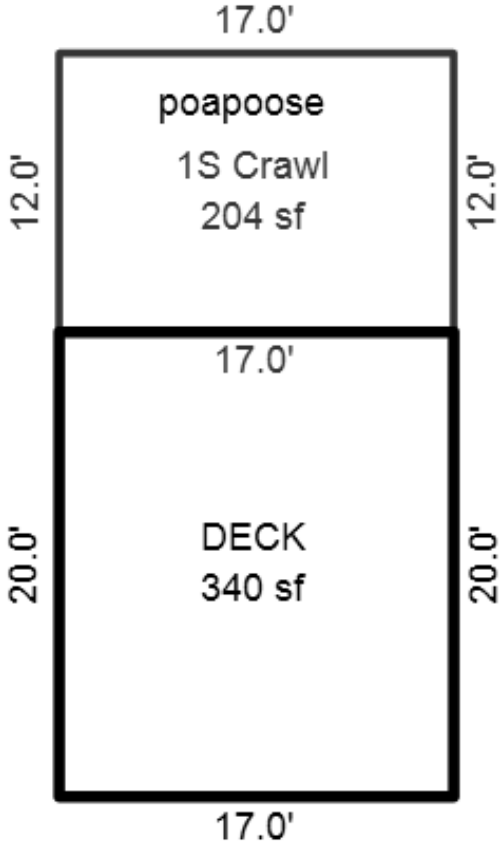


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 340	Type Treated Wood	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built Remodeled 1963 198 2022		Trim & Decoration			Central Air Wood Furnace											
Condition: Average		Ex	X	Ord		Min										
Room List		Size of Closets			(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	Lg	X	Ord		Small										
(1) Exterior		Doors		Solid	X	H.C.										
		(5) Floors			0 Amps Service											
		Kitchen: Other: Other:			No./Qual. of Fixtures											
		Ex.	X	Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets											
		Many	X	Ave.		Few										
		(7) Excavation			(13) Plumbing											
		Basement: 0 S.F. Crawl: 200 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink											
		(8) Basement			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer											
		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
	Chimney: Brick															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY												Cls	C	Blt	1963	
(11) Heating System: Wall/Floor Furnace																
Ground Area = 200 SF Floor Area = 200 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	200													
			Total:	32,716	21,265											
Other Additions/Adjustments																
Plumbing																
			Average Fixture(s)	1	1,518	987										
			Separate Shower	1	1,398	909										
Water/Sewer																
			1000 Gal Septic	1	5,002	3,251										
			Water Well, 100 Feet	1	5,973	3,882										
Deck																
			Treated Wood	340	6,032	3,921										
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
			Base Cost	240	12,845	8,349										
Built-Ins																
			Appliance Allow.	1	2,845	1,849										
			Totals:	68,329	44,413											
Notes:																
ECF (4085 LAKE MICHIGAN) 2.600 => TCV:															115,474	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHURCH MARY S TRUST	GLEN ARBOR PROPERTY LLC	2,272,426	08/27/2019	WD	03-ARM'S LENGTH	2019004771	PROPERTY TRANSFER	100.0
CHURCH MARY SUSAN	CHURCH MARY S TRUST	1	02/08/2013	QC	09-FAMILY	1154P547	DEED	0.0
CHURCH ROY TRUST	CHURCH MARY SUSAN	1	10/10/2012	QC	09-FAMILY	1133P31	DEED	0.0
CHURCH ROY	CHURCH ROY TRUST	0	01/19/2012	AFF	07-DEATH CERTIFICATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4358 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/28/2022	PP22-0055	100% FINIS
	P.R.E. 0%		Mechanical	02/22/2022	PM22-0162	100% FINIS
Owner's Name/Address	MAP #: 15		Mechanical	09/22/2021	PM21-0791	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD STE 400 BIRMINGHAM MI 48009	2024 Est TCV 4,163,163 TCV/TFA: 1183.0		ADDITION/ALTERATION	08/28/2021	LU21-31	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
LK MI "A"	18000	100.00	687.00	0.9898	1.0938	18000 100	1,948,809
100 Actual Front Feet, 1.58 Total Acres						Total Est. Land Value =	1,948,809

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
D/W/P: Brick on Sand	24.65	500	95	11,709	
D/W/P: Crushed Rock	2.70	500	95	1,282	
Total Estimated Land Improvements True Cash Value =					12,991

Topography of Site	
Level	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain



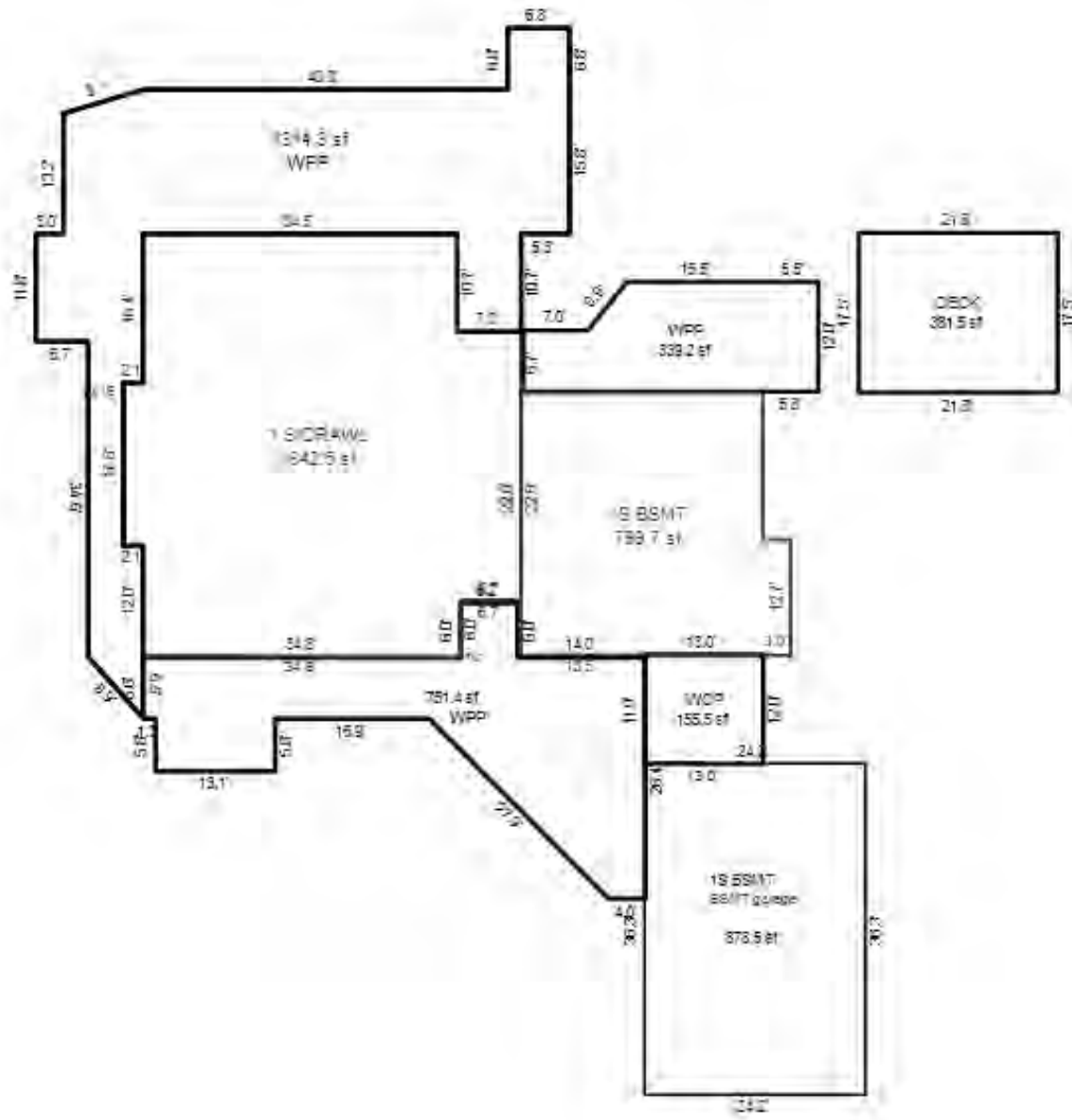
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	974,400	1,107,200	2,081,600			1,814,369C
2023	866,100	637,400	1,503,500			1,483,685C
2022	858,600	188,300	1,046,900			1,014,546C
2021	840,300	336,600	1,176,900			1,157,033C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	Gas	Oil	X	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Year Built:
	Mobile Home		Insulation											Wood	Coal	Steam	Interior 2 Story	Type	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	1	Dishwasher	2nd/Same Stack	1314	WPP	Class:
	Duplex	0	Other Overhang											Electric Baseboard	Garbage Disposal	Two Sided	751	WPP	Exterior:
	A-Frame				Electric Ceil. Radiant	Electric Radiant (in-floor)	Electric Wall Heat		Bath Heater	Exterior 1 Story	155	WCP (1 Story)	Brick Ven.:
X	Wood Frame	X	Drywall		Electric Radiant	Electric Wall Heat	Space Heater		Vent Fan	Exterior 2 Story	339	WPP	Stone Ven.:
			Plaster		Electric Radiant	Electric Wall Heat	Space Heater		Hot Tub	Prefab 1 Story	381	Treated Wood	Common Wall:
	Building Style:		Wood T&G		Electric Radiant	Electric Wall Heat	Space Heater		Unvented Hood	Prefab 2 Story			Foundation:
	1 STORY				Electric Radiant	Electric Wall Heat	Space Heater		Vented Hood	Heat Circulator			Finished ?:
	Yr Built		Trim & Decoration		Electric Radiant	Electric Wall Heat	Space Heater		Intercom	Raised Hearth			Auto. Doors:
	1968	Remodeled	X Ex	Ord	Wall/Floor Furnace	Wall/Floor Furnace	Wall/Floor Furnace		Jacuzzi Tub	Wood Stove			Mech. Doors:
	2023		Min		Forced Heat & Cool	Forced Heat & Cool	Forced Heat & Cool		Jacuzzi repl.Tub	Direct-Vented Ga			Area:
	Condition:		Size of Closets		Heat Pump	Heat Pump	Heat Pump		Oven	Class: B			% Good:
	Average		X Lg	Ord	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		Microwave	Effec. Age: 10			Storage Area:
	Room List		Small		Central Air	Central Air	Central Air		Standard Range	Floor Area: 2,641			No Conc. Floor:
	Basement		Doors	X Solid	Wood Furnace	Wood Furnace	Wood Furnace		Self Clean Range	Total Base New : 708,991		E.C.F.	Bsmnt Garage:
	1st Floor		(5) Floors		(12) Electric	(12) Electric	(12) Electric		Sauna	Total Depr Cost: 638,091		X 2.600	Roof:
	2nd Floor		Kitchen: Tile		200 Amps Service	200 Amps Service	200 Amps Service		Trash Compactor	Estimated T.C.V: 1,659,037			
	4 Bedrooms		Other: Hardwood		No./Qual. of Fixtures	No./Qual. of Fixtures	No./Qual. of Fixtures		Central Vacuum				
	(1) Exterior		Other: Carpeted		X Ex.	Ord.	Min		Security System				
X	Wood/Shingle		(6) Ceilings						Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Cls B
	Aluminum/Vinyl		X Drywall		No. of Elec. Outlets	No. of Elec. Outlets	No. of Elec. Outlets		(11) Heating System: Forced Heat & Cool				Blt 1968
	Brick				Many	X Ave.	Few		Ground Area = 2641 SF Floor Area = 2641 SF.				
X	Insulation		(7) Excavation		(13) Plumbing	(13) Plumbing	(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
	(2) Windows		Basement: 799 S.F.		1 Average Fixture(s)	1 Average Fixture(s)	1 Average Fixture(s)		Building Areas				
X	Many Avg. Few	X	Crawl: 1842 S.F.		3 3 Fixture Bath	3 3 Fixture Bath	3 3 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost				
	Large Avg. Small		Slab: 0 S.F.		2 Fixture Bath	2 Fixture Bath	2 Fixture Bath		1 Story Siding Crawl Space 1,842				
	Wood Sash		Height to Joists: 0.0		Softener, Auto	Softener, Auto	Softener, Auto		1 Story Siding Basement 799				
	Metal Sash				Softener, Manual	Softener, Manual	Softener, Manual		Total: 515,395 463,856				
	Vinyl Sash				No Plumbing	No Plumbing	No Plumbing		Other Additions/Adjustments				
X	Double Hung		(8) Basement		Extra Toilet	Extra Toilet	Extra Toilet		Basement Living Area 799 48,060 43,254				
	Horiz. Slide		Conc. Block		Extra Sink	Extra Sink	Extra Sink		Exterior				
X	Casement		Poured Conc.		Separate Shower	Separate Shower	Separate Shower		Stone Veneer 100 5,318 4,786				
X	Double Glass		Stone		Ceramic Tile Floor	Ceramic Tile Floor	Ceramic Tile Floor		Basement, Outside Entrance, Above Grade 1 2,775 2,497				
	Patio Doors		Treated Wood		Ceramic Tile Wains	Ceramic Tile Wains	Ceramic Tile Wains		Plumbing				
	Storms & Screens		Concrete Floor		Ceramic Tub Alcove	Ceramic Tub Alcove	Ceramic Tub Alcove		Average Fixture(s) 1 3,407 3,066				
	(3) Roof		(9) Basement Finish		Vent Fan	Vent Fan	Vent Fan		3 Fixture Bath 2 21,498 19,348				
X	Gable		Recreation SF		(14) Water/Sewer	(14) Water/Sewer	(14) Water/Sewer		Water/Sewer				
	Hip		Living SF		Public Water	Public Water	Public Water		2000 Gal Septic 1 12,259 11,033				
	Gambrel		Walkout Doors (B)		Public Sewer	Public Sewer	Public Sewer		Water Well, 150 Feet 1 9,943 8,949				
	Mansard		No Floor SF		Water Well	Water Well	Water Well		Porches				
	Shed		1 Walkout Doors (A)		1000 Gal Septic	1000 Gal Septic	1000 Gal Septic		WCP (1 Story) 155 9,977 8,979				
X	Asphalt Shingle		(10) Floor Support		2000 Gal Septic	2000 Gal Septic	2000 Gal Septic		WPP 339 8,560 7,704				
	Chimney: Brick		Joists:		Lump Sum Items:	Lump Sum Items:	Lump Sum Items:		WPP 1314 31,470 28,323				
			Unsupported Len:						WPP 751 17,986 16,187				
			Cntr.Sup:						Deck				
									Treated Wood 381 7,186 6,467				
									Built-Ins				
									Appliance Allow. 1 7,043 6,339				
									Fireplaces				
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 10 Floor Area: 878 Total Base New : 231,763 Total Depr Cost: 208,587 Estimated T.C.V: 542,326			E.C.F. X 2.600		Bsmnt Garage: 2 Car Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2001	Remodeled 2022	Ex	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	Small											
Room List		Doors	Solid	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls B		Blt 2001			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Forced Heat & Cool								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 878 SF Floor Area = 878 SF.								
(2) Windows		No. of Elec. Outlets		Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
Many Avg. Few	Large Avg. Small	Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Building Areas								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(3) Roof		Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 878			Total: 201,723 181,551					
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement	(14) Water/Sewer			Other Additions/Adjustments								
Chimney:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer 100 5,318 4,786 Basement, Outside Entrance, Above Grade 1 2,775 2,497 Plumbing Average Fixture(s) 1 3,407 3,066 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 2 Car 1 4,503 4,053 Door Opener 2 1,574 1,417 Built-Ins Appliance Allow. 1 7,043 6,339 Fireplaces Direct-Vented Gas 1 5,420 4,878			Totals: 231,763 208,587					
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Notes:								
(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)					ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 542,326								

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR LLC	GLEN ARBOR PROPERTY LLC	0	03/04/2008	QC	33-TO BE DETERMINED	971/24	DEED	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	0	10/31/2007	WD	03-ARM'S LENGTH	958:141	OTHER	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	1	10/30/2007	WD	03-ARM'S LENGTH		DEED	100.0
MOCERI DOMINIC J & MARIA	ALIX JAY LIVING TRUST	1,550,000	08/31/2005	WD	03-ARM'S LENGTH	870:655	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4340 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Foundation Only	04/12/2022	PB22-0071	100% FINIS
	P.R.E. 0%		FOUNDATION	02/09/2022	LU22-03	100% FINIS
Owner's Name/Address	MAP #: 15		Mechanical	05/10/2021	PM21-0390	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	2024 Est TCV 1,841,705 TCV/TFA: 3597.0		Mechanical	02/04/2021	PM21-0093	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	LK MI "A" 18000	100.00	328.72	0.9852	0.9097	18000	100		1,613,207
	LK MI "A" 18000	1.90	328.72	0.9852	0.9097	18000	50	SURPLUS: ZONING 100 FT	1
	102 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								1,628,557

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L469 P401/98 L527 P077/03 L614 P761/01		Dirt Road				
L870 P655/05 PRT OF GOVT LOT 2 SEC 14 COM		Gravel Road				
AT N 1/4 COR SD SEC TH S 01 DEG 32'19" W	X	Paved Road				
200.73 FT TO 1/2" REBAR (& ID CAP RLS		Storm Sewer				
10681) TH N 89 DEG 21'33" W 386.85 FT TO		Sidewalk				
1/2" REBAR (& ID CAP RLS 10681) & SHRLN		Water				
TRAVERSE OF LK MICHIGAN TH S 11 DEG	X	Sewer	2.33	500	50	582
37'04" W 72.56 FT ALG SD SHRLN TO A 5/8"	X	Electric	33.22	80	50	1,329
REBAR (& ID CAP RLS 19846) TH N 86 DEG		Gas				
53'51" E 237.64 FT TO 1/2" REBAR TH S 01		Curb				
DEG 39'02" W 803.19 FT TO A 1/2" REBAR TH		Street Lights				
N 86 DEG 49'01" E 168.05 FT TO A 1/2"		Standard Utilities				
REBAR (& ID CAP RLS 13030)-SD PT BEING		Underground Utils.				

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Crushed Rock	2.33	500	50	582
		Wood Frame	33.22	80	50	1,329
		Total Estimated Land Improvements True Cash Value =				1,911

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2024	814,300	106,600	920,900			579,937C
	Rolling	2023	723,800	80,300	804,100			552,321C
	Low	2022	718,200	70,500	788,700			518,592C
	High	2021	700,900	69,400	770,300			502,026C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

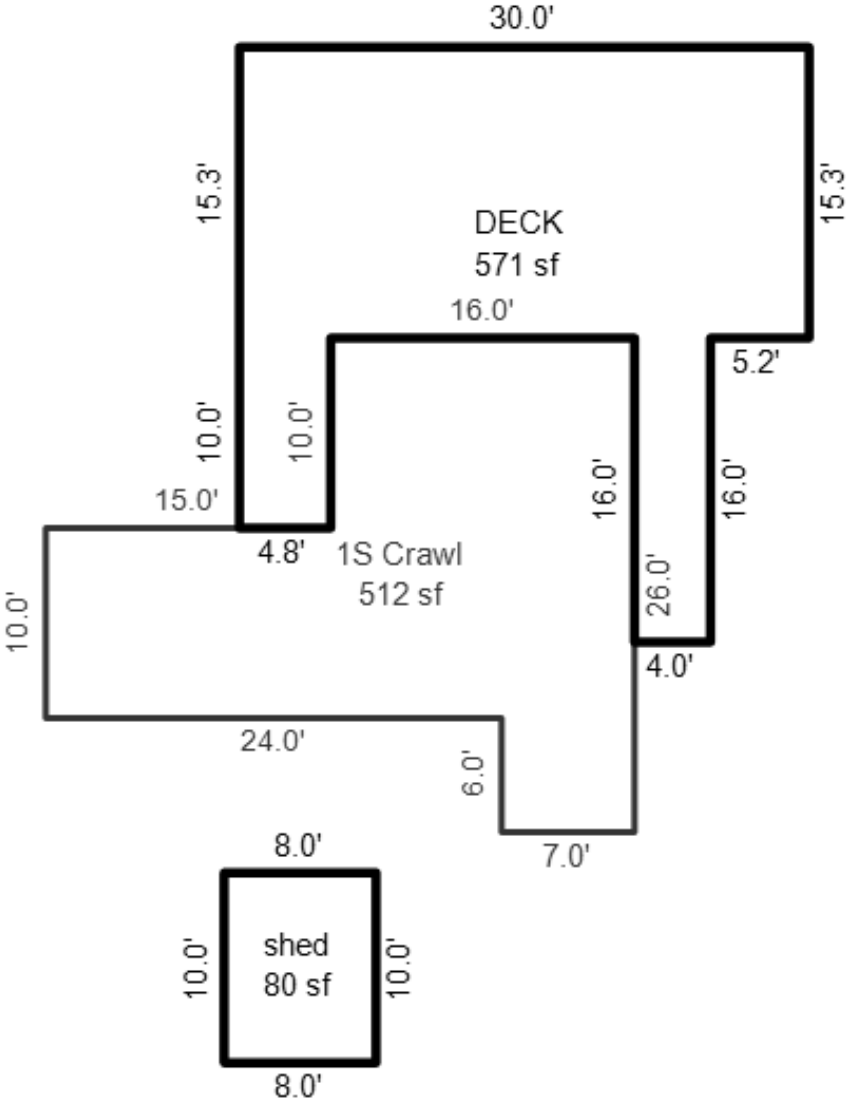


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 571	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric				(13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	
Building Style: 1 STORY		Trim & Decoration			No./Qual. of Fixtures			(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1963				
Yr Built 1963 198	Remodeled 2022	Size of Closets			Ex. X Ord Min			60 Amps Service		Total Base New : 108,336		E.C.F. X 2.600				
Condition: Average		Lg X Ord Small			No. of Elec. Outlets			Plumbing		Total Depr Cost: 81,245						
Room List		Doors Solid X H.C.			Many Ave. X Few			(13) Plumbing		Estimated T.C.V: 211,237						
Basement 3 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:			60 Amps Service		Total Area = 512 SF Floor Area = 512 SF.		Total: 81,899 61,418					
(1) Exterior		(6) Ceilings		Other:			Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Total: 81,899 61,418					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		No. of Elec. Outlets			(13) Plumbing		Building Areas		Total: 81,899 61,418					
(2) Windows		(7) Excavation		Many Ave. X Few			Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		Total: 81,899 61,418					
X	Many Avg. Large Avg. X Few X Small	Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		1 Story Siding Crawl Space 512		Total: 81,899 61,418					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Other Additions/Adjustments		Total: 81,899 61,418					
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Plumbing		Total: 81,899 61,418					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 1 1,518 1,138		Total: 81,899 61,418					
X	Asphalt Shingle Wood Shingle	(10) Floor Support		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Water/Sewer		Total: 81,899 61,418					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		1000 Gal Septic 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Deck Treated Wood 571 8,474 6,355 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Wood Stove 1 2,624 1,968 Local Cost Items GENERATOR 1 1 1 *		Total: 81,899 61,418					
				Lump Sum Items:			Plumbing		Notes: ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 211,237		Total: 108,336 81,245					

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KINGS GATE LLC	GLEN ARBOR PROPERTY LLC	1,650,000	04/15/2008	WD	03-ARM'S LENGTH	975/812	PROPERTY TRANSFER	100.0
BRIGMAN ROY E LIVING TRUS	KINGS GATE LLC	1,500,000	02/09/2005	WD	03-ARM'S LENGTH	842:617	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4278 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/21/2019	PM19-0355	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	03/19/2019	PE19-0114	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	MAP #: 15		WELL/SEPTIC	10/19/2009	L09-154	100% FINIS
	2024 Est TCV 2,072,877 TCV/TFA: 1675.7		Electrical	06/04/2009	PE09-0130	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L217 P663 L308 P283 L308 P285 L482 P145/98 L842 P617/05 2005 INTEREST REVISED 2006 INTEREST COMBINED PRT GOVT LOT 1 SEC 14 COM AT N 1/4 COR SD SEC TH S 1 DEG 22'13" W 1047.55 FT (RECORDED AS 1047.47 FT) ALG N-S 1/4 LN SD SEC TH S 86 DEG 53'30" W 314.45 FT TO POB TH CONT S 86 DEG 53'30" W 248.72 FT TO SHR LAKE MICHIGAN TH S 14 DEG 18" W ALG SD SHR 103.20 FT TH E 296.56 FT TH N 10 DEG 00' W 101.54 FT TO POB SEC 14 T29N R14W.	X	Dirt Road		LK MI "A"	18000	100.00	250.80	0.9821	0.8502	18000	100	1,502,943	
	X	Gravel Road		LK MI "A"	18000	3.20	250.80	0.9821	0.8502	18000	50	SURPLUS: ZONING 100' 24,	
	X	Paved Road		103 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =									1,526,990
	X	Storm Sewer		Land Improvement Cost Estimates									
	X	Sidewalk		Description					Rate	Size	% Good	Cash Value	
	X	Water		Residential Local Cost Land Improvements									
	X	Sewer		Description					Rate	Size	% Good	Cash Value	
	X	Electric		LAND IMPROVEMENTS 75									7,500
	X	Gas		Total Estimated Land Improvements True Cash Value =									7,500
	X	Curb											
	X	Street Lights											
	X	Standard Utilities											
	X	Underground Utils.											

Comments/Influences



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling		2024	763,500	272,900	1,036,400			655,469C
Low	High		2023	678,700	206,100	884,800			624,257C
Landscaped	Swamp		2022	673,800	181,000	854,800			594,531C
Wooded	Pond		2021	656,300	166,700	823,000			575,539C
X Waterfront	Ravine								
X Wetland	Flood Plain								
Who	When	What							
TPC	12/07/2019	INSPECTED							
TPC	05/15/2017	INSPECTED							
TPC	09/23/2015	INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BRIGMAN TRUST & WOODS TRU	GLEN ARBOR PROPERTY LLC	650,000	06/14/2013	WD	03-ARM'S LENGTH	1170P267	PROPERTY TRANSFER	100.0			
BRIGMAN MARY ELLEN		0	01/17/2010	OTH	33-TO BE DETERMINED	2010 1039-77	DEED	0.0			
BRIGMAN MARY ELLEN & WOOD	WOODS RICHARD & KATHY	0	01/04/2010	QC	09-FAMILY	2010 1037-527Q	DEED	0.0			
BRIGMAN MARY ELLEN	BRIGMAN MARY ELLEN TRUST	0	01/04/2010	QC	09-FAMILY	2010 1037-530Q	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status		
4282 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/04/2022	PM22-0970	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		04/15/2019	PM19-0262	100% FINIS			
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009		MAP #: 15		Electrical		03/19/2019	PE19-0113	100% FINIS			
		2024 Est TCV 1,375,179 TCV/TFA: 3354.1		Mechanical		08/12/2015	PM15-0382	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
2010 SPLIT - PARCEL' A'-LIBER 10/P245 PART OF GOV LOT 1 SECTION 14 TOWN 29 NORTH RANGE 14 WEST: COMMENCING AT NORTH 1/4 SECTION 14; THENCE SOUTH 01°22'13' WEST, 1,047.47 FT, ALONG NORTH-SOUTH 1/4 LINE SECTION 14 TO POB; THENCE CONTINUING SOUTH 01°22'13" WEST, 184.83 FT, ALONG SOLD NORTH-SOUTH 1/4 LINE; THENCE SOUTH 86°53'30" WEST, 284.25 FT; THENCE NORTH 03°01'14" WEST, 50.35 FT; THENCE SOUTH 86°53' 30" WEST, 300.26 FT, TO A POINT ON A SHORELINE TRAVERSE ALONG EASTERLY SHORE OF LK MICHIGAN; THENCE NORTH 10°09'36'		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LK MI "A"	18000	33.461926.74	1.3015	1.4155	18000	100	1,109,508
		Paved Road		33 Actual Front Feet, 1.48 Total Acres			Total Est. Land Value =		1,109,508		
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Residential Local Cost Land Improvements							
		Sewer		Description	Rate	Size	% Good	Cash Value			
		Electric		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		Gas		Total Estimated Land Improvements True Cash Value =			5,000				
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	554,800	132,800	687,600			281,013C	
		Rolling		2023	493,100	100,500	593,600			267,632C	
		Low		2022	246,300	88,000	334,300			252,888C	
		High		2021	274,700	81,300	356,000			244,810C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2024	554,800	132,800	687,600		281,013C	
		TPC 12/09/2022 INSPECTED		2023	493,100	100,500	593,600			267,632C	
		TPC 05/15/2017 INSPECTED		2022	246,300	88,000	334,300			252,888C	
		TPC 09/23/2015 INSPECTED		2021	274,700	81,300	356,000			244,810C	

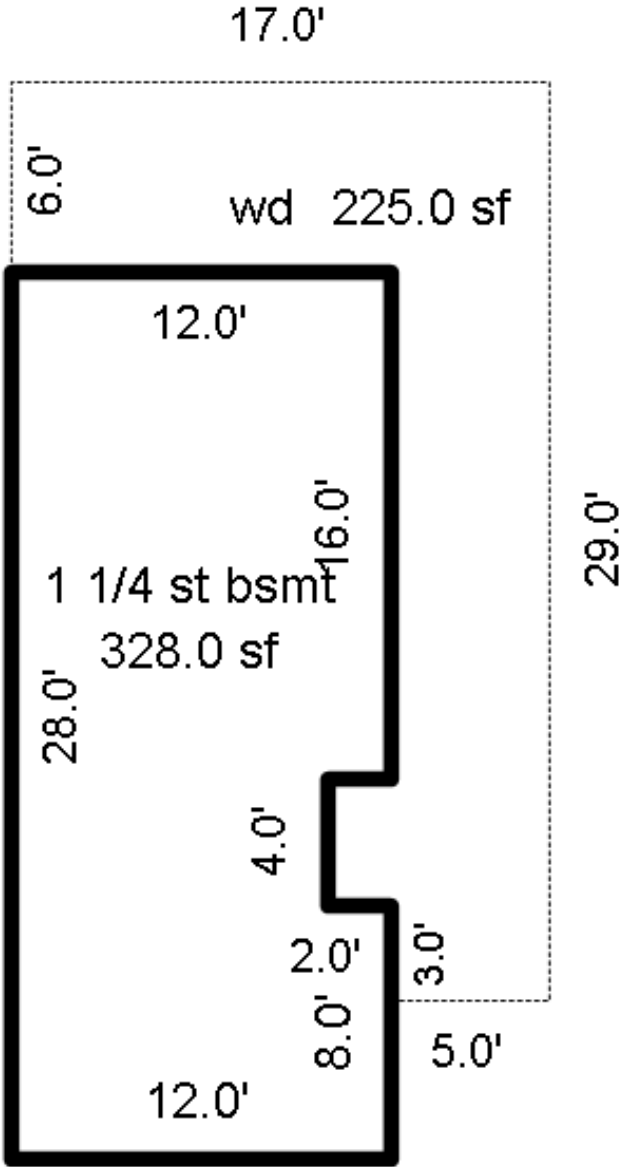


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 225	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		X		1		Class: C +10 Effec. Age: 15 Floor Area: 410 Total Base New : 117,950 Total Depr Cost: 100,258 Estimated T.C.V: 260,671			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 2005	Remodeled 0	Ex	X	Ord	Min	Size of Closets											
Condition: Average		Lg	X	Ord	Small	X											
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric		0		Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10 Blt 2005				
X	Wood/Shingle Aluminum/Vinyl Brick Cement Fiber Insulation	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	Ground Area = 328 SF Floor Area = 410 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(2) Windows		(7) Excavation		(13) Plumbing		1		Average Fixture(s)		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	Basement: 328 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.25 Story		Siding	Basement	328	Total:	75,724	64,367
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Recreation Room		164	3,260	2,771	
(3) Roof		164	Recreation SF Living SF	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Exterior		Stone Veneer		100	3,904	3,318	
X	Gable Hip Flat	X	Gambrel Mansard Shed	1		Walkout Doors (B) No Floor SF Walkout Doors (A)		2		Basement, Outside Entrance, Below Grade		1	2,632	2,237			
X	Asphalt Shingle	(10) Floor Support		(11) Heating/Cooling		2		2000 Gal Septic		Plumbing		Average Fixture(s)		1	1,518	1,290	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		2		Lump Sum Items:		Water/Sewer		Water/Sewer		2	19,882	16,900	
										Porches		WPP		225	4,925	4,186	
										Built-Ins		Appliance Allow.		1	2,845	2,418	
										Fireplaces		Prefab 2 Story		1	3,259	2,770	
										Local Cost Items		GENERATOR		1	1	1	
										Notes:		ECF (4085 LAKE MICHIGAN) 2.600 => TCY:		260,671			
										Totals:		117,950		100,258			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRIGMAN MARY ELLEN	GLEN ARBOR PROPERTY LLC	650,000	06/14/2013	WD	03-ARM'S LENGTH	1170P276	PROPERTY TRANSFER	100.0
BRIGMAN MARY ELLEN		0	01/17/2010	OTH	33-TO BE DETERMINED	2010 1039-77	DEED	0.0
BRIGMAN MARY ELLEN & WOOD	BRIGMAN MARY ELLEN & WOOD	0	01/04/2010	QC	03-ARM'S LENGTH	2009 1037-518T	DEED	0.0
BRIGMAN MARY ELLEN	BRIGMAN MARY ELLEN TRUST	0	01/04/2010	QC	09-FAMILY	2010 1037-533Q	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15					

GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	2024 Est TCV 201,790					
--	----------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *		PARCEL B	
			Description	Frontage	Depth	Rate %Adj. Reason Value

Tax Description	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

PARCEL B - REMAINDER OF PARENT - SPLIT						
10/2009 L10/PG245 REMAINDER OF PARENT						
PARCEL PORT OF GOVERNMENT LOTS 1 AND 2,						
SEC 14 TWN 29 N RNG 14 W: COMMENCING AT						
NORTH 1/4 SECTION 14; THENCE SOUTH						
01°22'13" WEST, 1,232.30 FT, ALONG						
NORTH-SOUTH 1/4 LINE SECTION 14 TO POB;						
THENCE CONTINUING SOUTH 01°22'13" WEST,						
314.10 FT, ALONG SAID NORTH-SOUTH 1/4						
LINE; THENCE SOUTH 89°05'00" WEST, 332.59						
FT; THENCE NORTH 25°05'08" EAST, 105.71						
FT; THENCE NORTH 14°46'05" EAST, 73.19						
FT; THENCE NORTH 03°01'14" WEST, 137.60						
FT; THENCE NORTH 86°53' 30" EAST, 284.25						
FT, TO A POINT ON SAID NORTH-SOUTH 1/4						



Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	100,900	0	100,900			49,085C
2023	63,100	0	63,100			46,748C
2022	47,500	0	47,500			44,522C
2021	43,100	0	43,100			43,100S

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC	03/24/2011	L10-202	100% FINIS	
Owner's Name/Address	P.R.E. 0%	SHED	09/22/2008	LU-2154	100% FINIS	
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636	MAP #: 16 & 21					
	2024 Est TCV 0 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
LK MI "A"	18000	500.00	2178.00	0.6620	1.4595	18000 100	8,695,048
500 Actual Front Feet, 25.00 Total Acres						Total Est. Land Value =	8,695,048

Tax Description

PRT SE 1/4 & PRT GOVT LOT 4 BEG S 1/4 COR SD SEC TH S 88 DEG 56' 00" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94 FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.49 FT TH N 01 DEG 28' 58" W 85.43 FT TH N 07 DEG 10' 54" W 79.54 FT TH N 17 DEG 13' 31" E 35 FT M/L TH N 65 DEG 40' 25" W 190 FT M/L TH S 89 DEG 25' 10"W 169.38 FT TH N 30 DEG 11' 35" W 246.28 FT TH N 86 DEG 57' 10" W 734.71 FT TO SHR LK MICH TH ALG SHR S 23 DEG 10' 05" W 500 FT TH N 89 DEG 20' 05" E 202.14 FT TH S 78 DEG 25' 10" E 216.47 FT ON RIVER S C TO S SEC EXC PRT C TH W 740.13 DEG 51 348.38 FT ***BALANC



Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Schools - Classrooms

Class: C
 Floor Area: 10,000
 Gross Bldg Area: 10,000
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 30
 Physical %Good: 55
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Zoned A.C. Warm & Cooled Air 100
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 10000
 Ave. Perimeter: 400
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

2014 Year Built Remodeled

Overall Bldg Height

Comments:

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 400

Base Rate for Upper Floors = 150.76

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 34.58 100%
 Adjusted Square Foot Cost for Upper Floors = 185.34

Total Floor Area: 10,000 Base Cost New of Upper Floors = 1,853,400
 Reproduction/Replacement Cost = 1,853,400
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
 Total Depreciated Cost = 1,019,370

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj. Cost
Architectural Multiplier: 0.00				
				Total Cost New = 0
				Reproduction/Replacement Cost = 0
				Total Depreciated Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
 Total Depreciated Cost = 0

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5285 FIREFLY RIDGE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/08/2005	PM05-0413	
Owner's Name/Address	P.R.E. 0%		Mechanical	07/06/2005	PM05-0400	
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 21		Mechanical	07/06/2005	PM05-0401	
	2024 Est TCV 348,346 TCV/TFA: 0.00		Plumbing	05/31/2005	PP05-0165	

Tax Description		Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD	
L308 P46-49/90 PRT SW 1/4 OF SE 1/4 SEC 14 COM S 1/4 COR SD SEC TH ALG S LN SD SEC S 88 DEG 56' 09" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94 FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.48 FT TH N 01 DEG 29' 07" W 85.44 FT TH N 07 DEG 10' 52" W 79.54 FT TH N 17 DEG 13' 31" E 63.94 FT TO SLY R/W LN HOMESTEAD RD TH ALG SD R/WLN S 54 DEG 49' 39" E 20.21 FT ON ARC OF CURVE TO LEFT 210.30 FT CH-S 85 DEG 34' 28" E 200.35 FT TO POB TH S 14 DEG 55' 24" E 114.99 FT TH S 03 DEG 34'	X	Improved	Vacant
		* Factors *	
		Description	Frontage
		Depth	Front
		Depth	Rate %Adj. Reason
		Value	
		HOMESTEAD \$1.00/PSF	216929 SqFt 1.00000 100
			4.98 Total Acres Total Est. Land Value =
			216,929

L308 P46-49/90 PRT SW 1/4 OF SE 1/4 SEC 14 COM S 1/4 COR SD SEC TH ALG S LN SD SEC S 88 DEG 56' 09" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94 FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.48 FT TH N 01 DEG 29' 07" W 85.44 FT TH N 07 DEG 10' 52" W 79.54 FT TH N 17 DEG 13' 31" E 63.94 FT TO SLY R/W LN HOMESTEAD RD TH ALG SD R/WLN S 54 DEG 49' 39" E 20.21 FT ON ARC OF CURVE TO LEFT 210.30 FT CH-S 85 DEG 34' 28" E 200.35 FT TO POB TH S 14 DEG 55' 24" E 114.99 FT TH S 03 DEG 34'

- X Improved
- Vacant
- Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.
- Topography of Site
- X Level
- X Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	108,500	65,700	174,200			143,515C
2023	162,700	22,500	185,200			136,681C
2022	162,700	20,200	182,900			130,173C
2021	162,700	18,800	181,500			126,015C



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Who	When	What
TPC	10/22/2018	INSPECTED
TPC	11/14/2017	INSPECTED
WAS	11/11/2007	INSPECTED

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PART OF GOLF COURSE	
Calculator Occupancy: 0	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
Depr. Table : 2%	** ** Calculator Cost Data ** **
Effective Age : 1	Quality: Average
Physical %Good: 98	Heat#1: No Heating or Cooling 0%
Func. %Good : 100	Heat#2: No Heating or Cooling 0%
Economic %Good: 100	Ave. SqFt/Story
	Ave. Perimeter
	Has Elevators:
2014 Year Built	*** Basement Info ***
Remodeled	Area:
Overall Bldg Height	Perimeter:
Comments:	Type:
	Heat: Hot Water, Radiant Floor
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<< Segregated Cost Computations >>>>>	
Costs taken from Segregated Cost Section 2: Multiples & Motels	
Item Description	Cost # or Height Storys
	Col. Rate SqFt Adj. Adj. Cost
Architectural Multiplier: 0.00	Total Cost New = 0
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/PARC3A	87610.71 1 1.00 100 87,611
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 => TCV of Bldg: 1 = 131,417

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
1 PELZ SCORING GAME SCHOOL	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/25/2012	PE12-0391					
	P.R.E. 0%		Plumbing	09/14/2012	PP12-0148					
Owner's Name/Address	MAP #: 21		Electrical	04/19/2012	PE12-0127					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 1,135,989 TCV/TFA: 274.33		Mechanical	04/19/2012	PM12-0119					
	X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			HOMESTEAD	\$1.00/PSF	270072 SqFt	1.00000	100		270,072	
					6.20 Total Acres			Total Est. Land Value =	270,072	
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: Asphalt Paving	3.26	296	50	482			
			Wood Frame	26.24	192	50	2,519			
			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 = 28,001							
Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
PRT SW 1/4 OF SE 1/4 SEC 14 COM SE COR OF SD SW 1/4 OF SE 1/4 TH N 01 DEG 28' 04" E 667.99 FT TO SLY R/W LN HOMESTEAD RD TH N 54 DEG 54' 41" W 82.82 FT ALG SD SLY R/W LN TH ALG SD R/W LN N 55 DEG 50' 30" W 42.86 FT TH N 59 DEG 37' 58" W 131.75 FT ALG SD SLY R/W TO POB TH S 01 DEG 28' 04" E 800.80 FT TH N 88 DEG 56' 00" W 191.39 FT TH N 37 DEG 03' 57" W 133.64 FT TH N04 DEG 40' 15" W 124.32 FTTH N 27 DEG 47' 33" E 120 FT TH N 02 DEG 17' 30" E 90 FT TH N 29 DEG 33' 36" W 124.16 FT TH S 70 DEG 22' 14" W 24.62 FTTH S 07 DEG 24' 11" W 49.53 FT TH N 69 DEG 05' 54" W 135.27 FT TH N 50 DEG 16' 03" E 29.72 FT TH N 35 DEG 58' 01" W 14 74 FT TH N 38 DEG 53'	Topography of Site									
			Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	Who	When	What	2024	135,000	433,000	568,000		301,736C	
	TPC	11/05/2012	INSPECTED	2023	202,600	357,300	559,900		287,368C	
	WAS	01/30/2010	INSPECTED	2022	202,600	321,000	523,600		273,684C	
	WAS	11/11/2007	INSPECTED	2021	202,600	297,800	500,400		264,941C	

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 5283 NEXT TO DAVE PELZ
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D
 Floor Area: 338
 Gross Bldg Area: 4,141
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 10
 Physical %Good: 66
 Func. %Good : 100
 Economic %Good: 100

2004 Year Built Remodeled

8 Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 100					
Heat#2: Package Heating & Cooling 0%					
Ave. SqFt/Story: 338					
Ave. Perimeter: 74					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 74
 Overall Building Height: 8

Base Rate for Upper Floors = 40.33

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.42 100%
 Adjusted Square Foot Cost for Upper Floors = 44.75

Total Floor Area: 338 Base Cost New of Upper Floors = 15,125

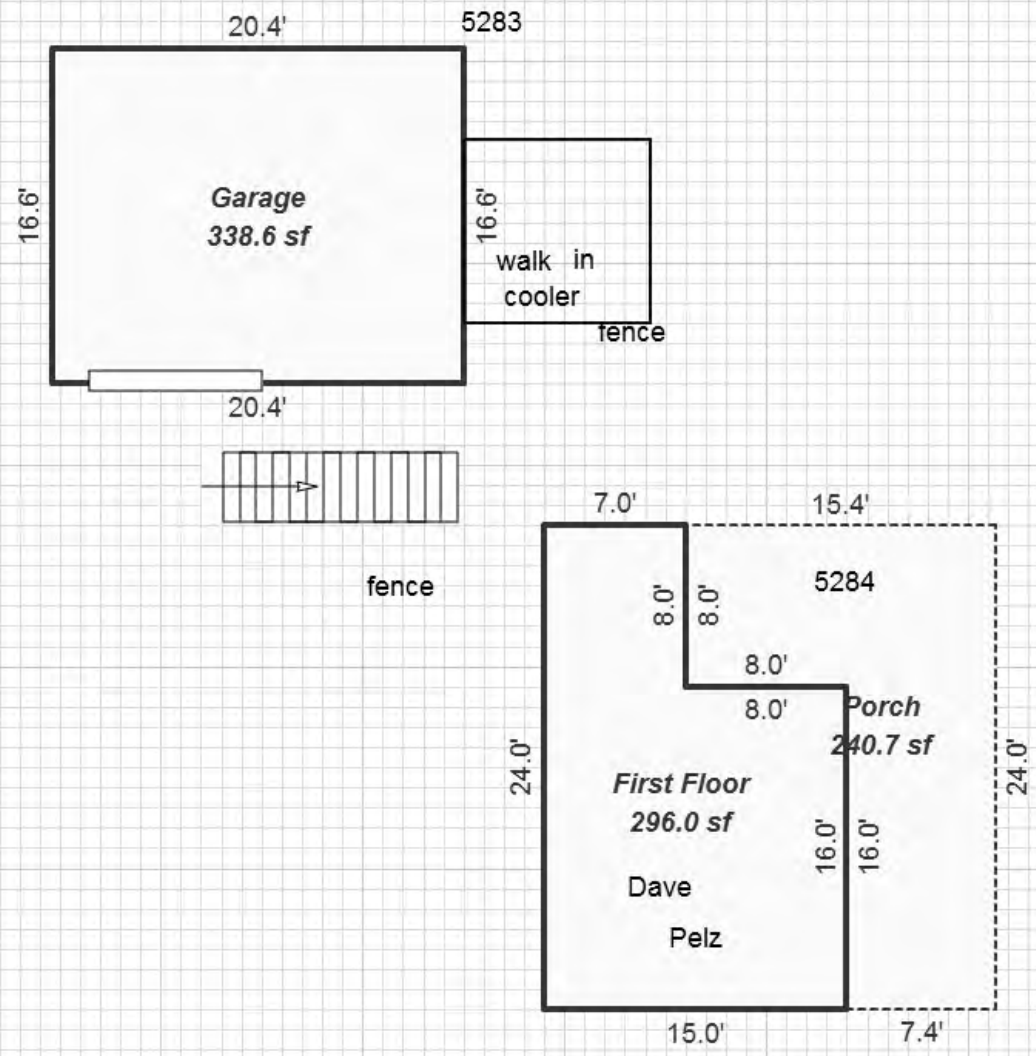
Reproduction/Replacement Cost = 15,125

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 9,983

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 14,974
 Replacement Cost/Floor Area= 44.75 Est. TCV/Floor Area= 44.30

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average Many Unfinished Typical	Few Average Many Unfinished Typical										
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness				Bsmnt Insul.			
(6) Ceiling:				Gas Oil				Coal Stoker				Hand Fired Boiler							

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 5284 DAVE PELZ & COVERED TEEOFF
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 296
 Gross Bldg Area: 4,141
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2.25%
 Effective Age : 10
 Physical %Good: 80
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 296
 Ave. Perimeter: 77
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type:

2004 Year Built Remodeled

8 Overall Bldg Height

Comments:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 77
 Overall Building Height: 8

Base Rate for Upper Floors = 185.50

(10) Heating system: Package Heating & Cooling Cost/SqFt: 37.09 100%
 Adjusted Square Foot Cost for Upper Floors = 222.59

Total Floor Area: 296 Base Cost New of Upper Floors = 65,887

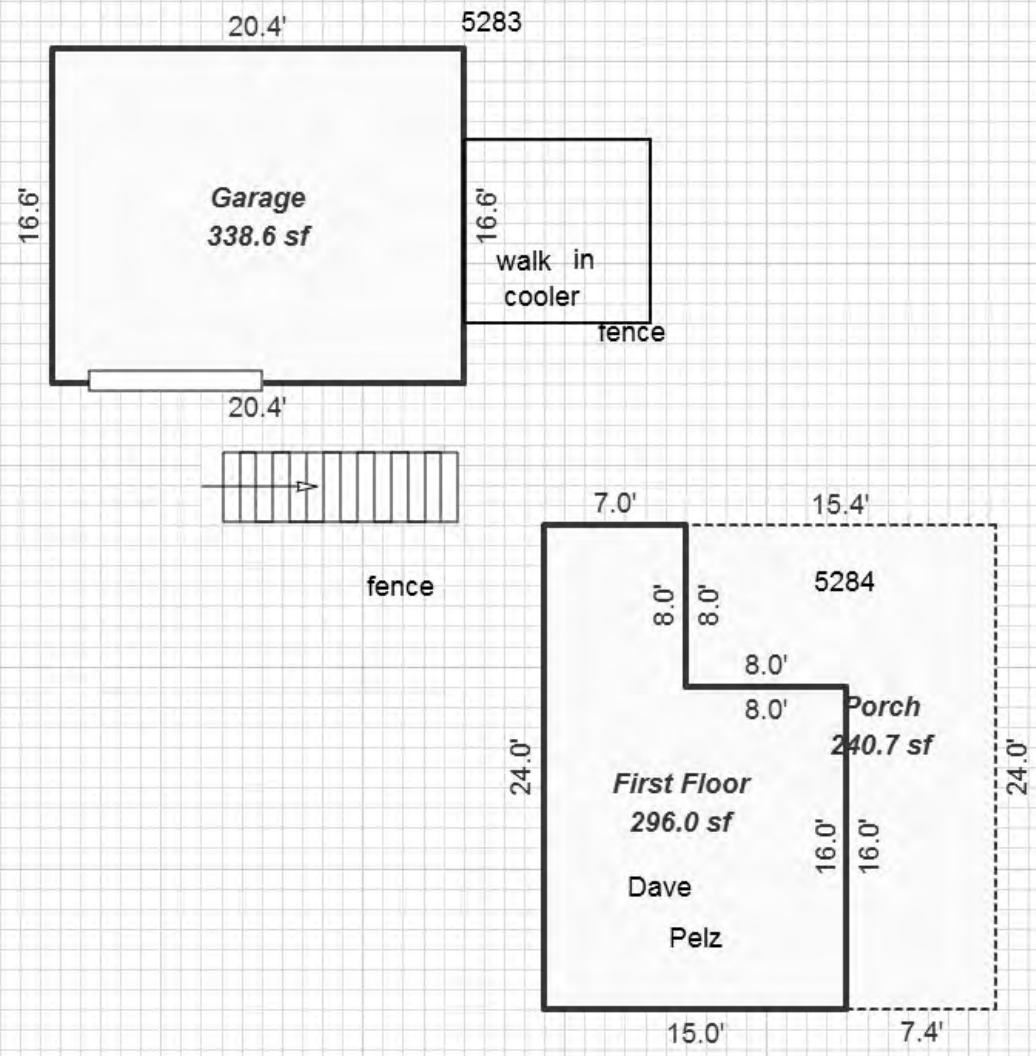
Reproduction/Replacement Cost = 65,887
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0
 Total Depreciated Cost = 52,710

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/LIGDRAFCSA	3851.52	1	1.00	100	3,852

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 84,842
 Replacement Cost/Floor Area= 235.60 Est. TCV/Floor Area= 286.63

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



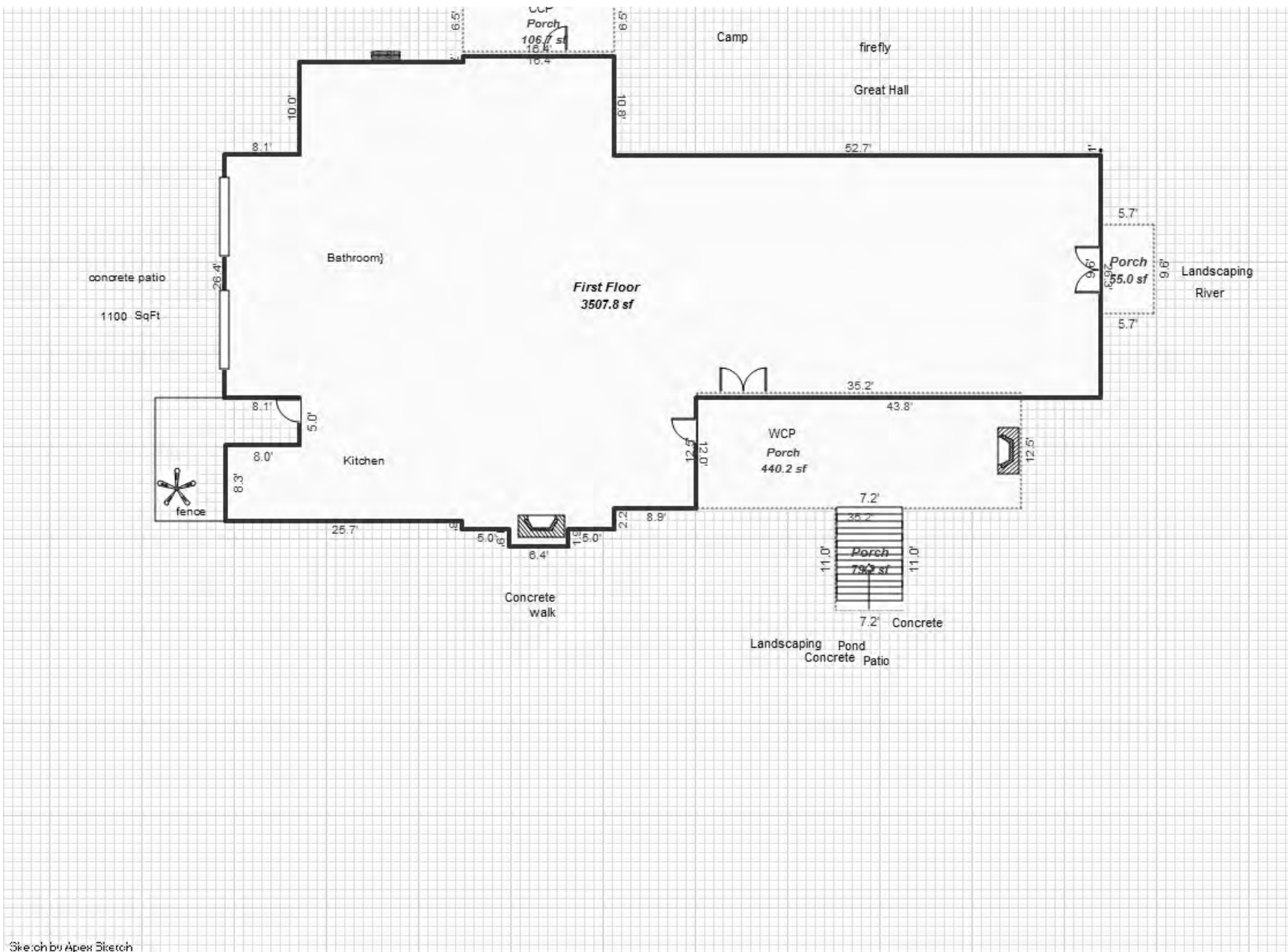
Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 5285 GREATHALL & RANGE Calculator Occupancy: Clubhouses		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 3,507 Gross Bldg Area: 4,141 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 312 Overall Building Height: 10	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 128.51 (10) Heating system: Package Heating & Cooling Cost/SqFt: 22.71 100% Adjusted Square Foot Cost for Upper Floors = 151.22 Total Floor Area: 3,507 Base Cost New of Upper Floors = 530,328 3,507 Sq.Ft. of Sprinklers @ 5.96, Cost New = 20,902 Reproduction/Replacement Cost = 551,230 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 429,959 Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI17/GOLC/COSR/CLAIA 124214.28 1 1.00 50 62,107 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 3 = 738,100 Replacement Cost/Floor Area= 192.60 Est. TCV/Floor Area= 210.46
Depr. Table : 3% Effective Age : 8 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 3507 Ave. Perimeter: 312 Has Elevators:					
2004 Year Built 2012 Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					
10 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					
Comments:		* Sprinkler Info * Area: 3507 Type: Average					

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:			
(2) Foundation:			(8) Plumbing:			Outlets: Fixtures:						
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average				
(3) Frame:			Total Fixtures	Urinals				Many Unfinished Typical				Many Unfinished Typical
			3-Piece Baths	Wash Bowls				Flex Conduit				Incandescent
(4) Floor Structure:			2-Piece Baths	Water Heaters	Rigid Conduit	Fluorescent	(40) Exterior Wall:					
			Shower Stalls	Wash Fountains	Armored Cable	Mercury	Thickness	Bsmnt Insul.				
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0						
			(10) Heating and Cooling:			(14) Roof Cover:						
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler							

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEELANAU SCHOOLS & LIBRAR		0	09/08/2010	OTH	33-TO BE DETERMINED	2010 1060-558	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST		ACCESSORY BLDG	01/31/2023	LU23-02	100% FINIS
Owner's Name/Address	P.R.E. 0%		ELECTRICAL	11/25/2002	PE02-0772	
LEELANAU SCHOOLS & LIBRARY FOUNDATI LIBRARY	MAP #: 16					
ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636	2024 Est TCV 0 TCV/TFA: 0.00					

Tax Description	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE	
	Improved	Vacant
PRT GOVT LOT 4 SEC 14 COM S 1/4 SEC COR TH W 740.21 FT TO C/L CO RD TH ON C/L N 13DEG 51' W 326.66 FT & N 6DEG 51' W 348.38 FT TO POB TH ON C/L N 4DEG 16' W 111.25 FT & N 0DEG 01' E 141.45 FT TH N 80DEG 09' E 167.9 FT TH S 20DEG 26' E 254.32 FT TH S 80DEG 09' W 249.51 FT TO POB SEC 14 T29N R14W 1.1 A M/L.		
	* Factors *	
	Description	Frontage Depth Front Depth Rate %Adj. Reason Value
		4019 SEC 1 PRT OF>80 10000 1.10 Acres 10000 100 11,000
		1.10 Total Acres Total Est. Land Value = 11,000

Comments/Influences

LEELANAU LIBRARY

- Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LEELANAU LIBRARY Calculator Occupancy: Schools - Bookstore	
Class: C	Construction Cost
Floor Area: 5,376	High
Gross Bldg Area: 5,376	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 8	X
Bsmnt Wall Hght	Low
Depr. Table : 2%	** ** Calculator Cost Data ** **
Effective Age : 20	Quality: Average
Physical %Good: 67	Heat#1: Package Heating & Cooling 100
Func. %Good : 100	Heat#2: Package Heating & Cooling 0%
Economic %Good: 100	Ave. SqFt/Story: 5376
	Ave. Perimeter: 304
	Has Elevators:
	*** Basement Info ***
Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<< Calculator Cost Computations >>>>>	
Class: C	Quality: Average
Stories: 1	Story Height: 8
	Perimeter: 304
Base Rate for Upper Floors = 111.83	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.77 100%	
Adjusted Square Foot Cost for Upper Floors = 133.60	
Total Floor Area: 5,376	Base Cost New of Upper Floors = 718,234
	Reproduction/Replacement Cost = 718,234
Eff. Age: 20	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0
	Total Depreciated Cost = 481,217
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 = 769,947
Replacement Cost/Floor Area= 133.60	Est. TCV/Floor Area= 143.22

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)		Date	Number	Status	
S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
US GOVT NATL PARK		MAP #: 18								
SLEEPING BEAR DUNES NATL LAKE SHR		2024 Est TCV 0								
9922 W FRONT ST		Improved X Vacant		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE						
EMPIRE MI 49630		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L250 P23 L197 P981/78 L220 P914/80 L212		Gravel Road		4019 SEC 1 PRT OF>80	10000	79.11	Acres	10000	100	791,130
P845/79 SURVEY L8 P193 NE 1/4 OF SE 1/4 &		Paved Road		79.11 Total Acres Total Est. Land Value = 791,130						
SE 1/4 OF SE 1/4 EXC SKIPPERS WOOD		Storm Sewer								
ACREAGE INCLUDES LOTS 23 THRU 30 OF		Sidewalk								
SKIPPERS WOOD SEC 14 T29N R14W 79.113 A		Water								
M/L.		Sewer								
Comments/Influences		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SOUTH VILLAGE ASSOCIATION	BAYBERRY GROUP INC	1	03/22/1997	QC	09-FAMILY	441P227	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)	Date	Number	Status
5065 SPRUCE PARK	School: GLEN LAKE COMMUNITY SCH DIST	COMMERCIAL ADD/ALT	05/16/2014	PB14-0097	100% FINIS	
Owner's Name/Address	P.R.E. 0%	COMMERCIAL ADD/ALT	05/16/2014	PB14-0098	100% FINIS	
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:	COMMERCIAL ADD/ALT	05/16/2014	PB14-0099	100% FINIS	
	2024 Est TCV 572,664 TCV/TFA: 142.17	ADDITION/ALTERATION	05/16/2014	PB14-0100	100% FINIS	

X Improved		Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD			
Public Improvements			* Factors * ROAD ROW ON PARCEL			
Dirt Road			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
Gravel Road			HOMESTEAD	\$0.20/PSF	178596 SqFt	0.20000 50 SHAPE LOCATION - TOPOGRAPHY
Paved Road			4.10 Total Acres Total Est. Land Value = 17,860			

Tax Description		Land Improvement Cost Estimates				
L424 P807-812/96 PRT NE 1/4 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56' 00" W 945.85 FT TH N 508.66 FT TO POB OF PLAT OF SKIPPERS WOOD TH ALG S LN SD PLAT & NELY R/W LN HOMESTEAD RD ALG ARC OF CURVE TO RIGHT CH-N 57 DEG 52' 10" W 70.97 FT TH CONT ALG SD R/W LN N 54 DEG 54' 41" W 359.80 FT TO E 1/8 LN SD SEC TH ALG SD 1/8 LN N 01 DEG 29' 09" E 453.10 FT TO NE COR LOT 20 PLAT SKIPPERSWOOD TH CONT ALG SD 1/8 LN & E LN SD PLAT N 01 DEG 29' 09" E 1401.87 FT TH CONT ALG SD 1/8 LN & E LN SD PLAT N 01 DEG 01' 08" E		Description		Rate	Size % Good	Cash Value
X Water		D/W/P: Asphalt Paving		2.97	2240 50	3,326
X Sewer		Total Estimated Land Improvements True Cash Value = 3,326				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	8,900	277,400	286,300			41,884C
X Rolling		2023	26,800	232,100	258,900			39,890C
X Low		2022	26,800	215,200	242,000			37,991C
X High		2021	26,800	197,500	224,300			36,778C
X Landscaped								
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								



PLAT S
ING SD
LN SD
O POINT
ALG SD
O SE
ALLEL
**

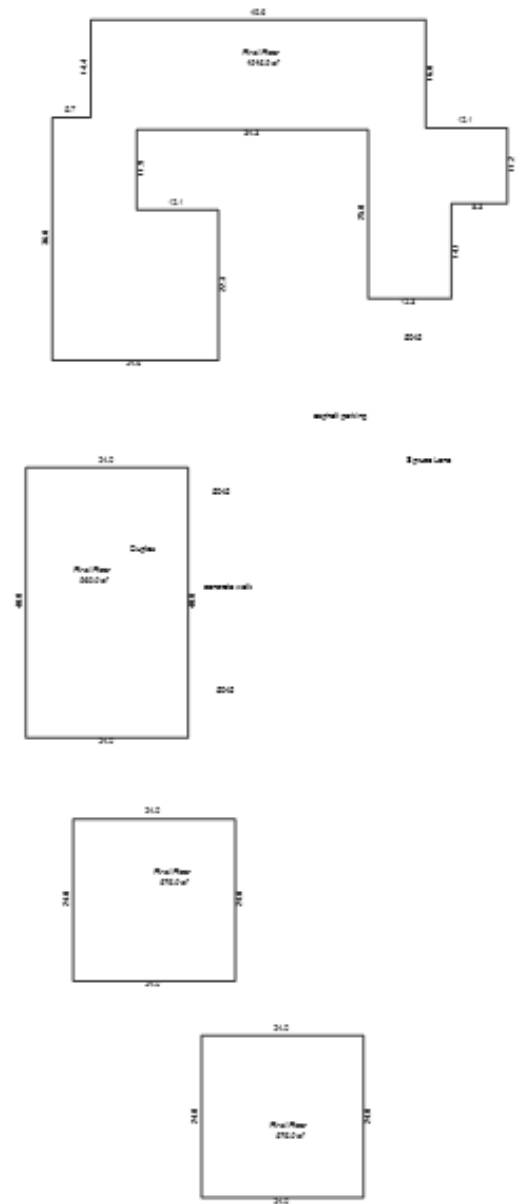
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County of Leelanau, Michigan

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	10/22/2018	INSPECTED
TPC	06/18/2015	INSPECTED

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
	Town Home	0 Other Overhang	(4) Interior		Central Air Wood Furnace				(12) Electric	0 Amps Service				Class: CD Effec. Age: 30 Floor Area: 1,916 Total Base New : 222,093 Total Depr Cost: 155,463 Estimated T.C.V: 233,195		
	Duplex	Drywall Paneled		Plaster Wood T&G											No./Qual. of Fixtures	Ex. Ord. Min
	A-Frame	Trim & Decoration		Kitchen: Other: Other:	No. of Elec. Outlets				Many Ave. Few	Building Areas						
	Wood Frame	Ex	Ord											Min	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Building Style: 1 STORY	Size of Closets		Basement 1st Floor 2nd Floor Bedrooms	No./Qual. of Fixtures				Ex. Ord. Min	Other Additions/Adjustments						
	Yr Built Remodeled 1984 2014	Lg	Ord											Small	(14) Water/Sewer	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
	Condition: Average	Doors Solid H.C.		(5) Floors					Notes: 5045 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 233,195							
	Room List	Doors Solid H.C.		(6) Ceilings												
Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation		(8) Basement													
(1) Exterior	Basement: 0 S.F. Crawl: 1916 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish		(10) Floor Support													
Insulation	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:													
(2) Windows	Many Avg. Few Large Avg. Small															
Many Avg. Few Large Avg. Small																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																
Gable Hip Flat Gambrel Mansard Shed																
Asphalt Shingle																
Chimney:																

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
	Mobile Home				Drywall Paneled	Plaster Wood T&G	Wood							Coal	Steam	Class: CD Effec. Age: 30 Floor Area: 960 Total Base New : 129,010 Total Depr Cost: 90,307 Estimated T.C.V: 135,461	E.C.F. X 1.500							
	Town Home	(4) Interior					Forced Air w/o Ducts				Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 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 960 Total: 117,071 81,950	Cls CD Blt 1984												
	Duplex	Trim & Decoration			Forced Air w/ Ducts	Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 885 3 Fixture Bath 1 3,969 2,778 Water/Sewer Public Water 1 1,364 955 Public Sewer 1 1,364 955 Built-Ins Appliance Allow. 2 3,977 2,784 Totals: 129,010 90,307	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																	
	A-Frame	Size of Closets			Forced Hot Water									Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461									
	Wood Frame	Ex	Ord		Min											Electric Baseboard	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461						
	Building Style: 1 STORY	No./Qual. of Fixtures			Elec. Ceil. Radiant											Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461					
	Yr Built Remodeled 1984 2014	Ex.	Ord		Min															Radiant (in-floor)	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		
	Condition: Average	No. of Elec. Outlets			Electric Wall Heat															Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	
	Room List	Lg	Ord		Small																			Space Heater	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461
Basement	(5) Floors			Wall/Floor Furnace	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																
1st Floor	(6) Ceilings			Forced Heat & Cool					Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461														
2nd Floor	No. of Elec. Outlets			Heat Pump							Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461												
Bedrooms	Many	Ave.	Few	No Heating/Cooling		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																	
(1) Exterior	(7) Excavation			Central Air									Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461										
Wood/Shingle	Basement: 0 S.F.			Wood Furnace											Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461							
Aluminum/Vinyl	Crawl: 960 S.F.			(12) Electric												Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461						
Brick	Slab: 0 S.F.			0 Amps Service															Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			
Insulation	Height to Joists: 0.0			No./Qual. of Fixtures																Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		
(2) Windows	(8) Basement			Ex.																			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461
Many Avg. Few	Conc. Block			Ord.	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																
Large Avg. Small	Poured Conc.			Min					Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461														
Wood Sash	Stone			(13) Plumbing							Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461												
Metal Sash	Treated Wood			1 Average Fixture(s)		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																	
Vinyl Sash	Concrete Floor			2 3 Fixture Bath									Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461										
Double Hung	(9) Basement Finish			2 Fixture Bath											Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461							
Horiz. Slide Casement	Recreation SF			Softener, Auto												Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461						
Double Glass	Living SF			Softener, Manual															Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			
Patio Doors	Walkout Doors (B)			Solar Water Heat																Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		
Storms & Screens	No Floor SF			No Plumbing																			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461
(3) Roof	Walkout Doors (A)			Extra Toilet	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																
Gable	Conc. Block			Extra Sink					Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461														
Hip	Poured Conc.			Separate Shower							Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461												
Flat	Stone			Ceramic Tile Floor		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																	
Asphalt Shingle	Treated Wood			Ceramic Tile Wains									Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461										
Chimney:	Concrete Floor			Ceramic Tub Alcove											Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461							
	(10) Floor Support			Vent Fan												Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461						
	Joists:			(14) Water/Sewer															Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			
	Unsupported Len:			1 Public Water																Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461		
	Cntr.Sup:			1 Public Sewer																			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461
				Water Well	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461			Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																
				1000 Gal Septic					Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461														
				2000 Gal Septic							Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461												
				Lump Sum Items:		Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461	Notes: 5045 1 &2 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 135,461																	

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
	Mobile Home															0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 30 Floor Area: 576 Total Base New : 80,752 Total Depr Cost: 56,526 Estimated T.C.V: 84,789	E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:
Town Home	0 Other Overhang	(4) Interior		(12) Electric			Cost Est. for Res. Bldg: 3 Single Family 1 STORY		Cls CD		Blt 1984							
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	No./Qual. of Fixtures	(11) Heating System: Forced Air w/ Ducts			Ground Area = 576 SF		Floor Area = 576 SF.				
A-Frame									Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas	
Building Style: 1 STORY	Yr Built 1984	Remodeled 2014	Condition: Average	Lg	Ord	Small	Central Air Wood Furnace	0	Amps Service	Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
Room List										Doors	Solid	H.C.	Many	Ave.	Few	1 Story	Siding	Crawl Space	576	74,770	52,339
Basement	(5) Floors		(6) Ceilings			(13) Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,265 885			
1st Floor	Kitchen:		Other:			Average Fixture(s)			Water/Sewer		Public Water		1 1,364 955		Public Sewer		1 1,364 955	
2nd Floor	Other:		No. of Elec. Outlets			Average Fixture(s)			Built-Ins		Appliance Allow.		1 1,989 1,392		Totals:		80,752 56,526	
Bedrooms	No. of Elec. Outlets		Average Fixture(s)			Average Fixture(s)			Notes: 5045-2ND FROM NORTH		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TC		84,789					
(1) Exterior	(6) Ceilings		(7) Excavation			(14) Water/Sewer												
Wood/Shingle	(7) Excavation		Basement: 0 S.F.			1 Public Water												
Aluminum/Vinyl	Basement: 576 S.F.		Crawl: 576 S.F.			1 Public Sewer												
Brick	Slab: 0 S.F.		Height to Joists: 0.0			Water Well												
Insulation	Height to Joists: 0.0		(8) Basement			1000 Gal Septic												
(2) Windows	(8) Basement		Conc. Block			2000 Gal Septic												
Many	Large		Poured Conc.			Lump Sum Items:												
Avg.	Avg.		Stone															
Few	Small		Treated Wood															
Wood Sash	(9) Basement Finish		Concrete Floor															
Metal Sash	Recreation SF																	
Vinyl Sash	Living SF																	
Double Hung	Walkout Doors (B)																	
Horiz. Slide	No Floor SF																	
Casement	Walkout Doors (A)																	
Double Glass	(10) Floor Support																	
Patio Doors	Joists:																	
Storms & Screens	Unsupported Len:																	
(3) Roof	Cntr.Sup:																	
Gable	Asphalt Shingle																	
Hip	Chimney:																	
Flat																		
Gambrel																		
Mansard																		
Shed																		

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																								
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																			
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	Yr Built 1984	Remodeled 2014	Trim & Decoration		Ex	Ord	Min																																																																	
	Condition: Average	Size of Closets			Lg	Ord	Small																																																																	
	Room List	Doors	Solid	H.C.	Central Air Wood Furnace																																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																				
	(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																				
	Insulation				Ex.	Ord.	Min																																																																	
	(2) Windows	(7) Excavation		No. of Elec. Outlets																																																																				
	Many Avg. Few	Large Avg. Small	Basement: 576 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	Ave.	Few																																																																	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																																																																				
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																			
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	(14) Water/Sewer																																																																				
	Asphalt Shingle	(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																				
<p>Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1984</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 576 SF Floor Area = 576 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>576</td> <td>Total:</td> <td>87,384</td> <td>61,168</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,265</td> <td>885</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Water</td> <td></td> <td>1</td> <td></td> <td>1,364</td> <td>955</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td></td> <td>1,364</td> <td>955</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>1,989</td> <td>1,392</td> </tr> <tr> <td colspan="5">Totals:</td> <td>93,366</td> <td>65,355</td> </tr> </tbody> </table> <p>Notes: 5045-NORTH MOST ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV: 98,033</p>																	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	576	Total:	87,384	61,168	Other Additions/Adjustments							Plumbing	Average Fixture(s)		1		1,265	885	Water/Sewer	Public Water		1		1,364	955		Public Sewer		1		1,364	955	Built-Ins	Appliance Allow.		1		1,989	1,392	Totals:					93,366	65,355
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																		
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Built-Ins	Appliance Allow.		1		1,989	1,392																																																																		
Totals:					93,366	65,355																																																																		

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5035 S WOODRIDGE RD MAINTENANCE	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	04/14/2021	PM21-0290	100% FINIS	

Owner's Name/Address	P.R.E. 0%	MAP #: 15/19	2024 Est TCV 706,914 TCV/TFA: 194.10
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SAML LLC HOMESTEAD 1 WOODRIDGE RD GLEN ARBOR MI 49636	X	Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD			
	Public Improvements			* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
2010 UDATED DESCRIPTION - PARCEL SOUTH OF THE HOMESTEAD LAGOON PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWESTERLY MOST CORNER OF PARCEL "A", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE N40°05'18"W 171.60 FT TO SOUTHERLY BOUNDARY OF PARCEL "B" OF SAID "CHIMNEY RIDGE"; THENCE ALONG SAID BOUNDARY N79°38'48"E 194.07 FT; THENCE	HOMESTEAD	\$3.60/PSF	77711 SqFt	3.60000	100			279,760
	1.78 Total Acres Total Est. Land Value =							279,760

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving			3.26	15000	97	47,433
Wood Frame			29.04	128	50	1,858
Total Estimated Land Improvements True Cash Value =						49,291

2010 UDATED DESCRIPTION - PARCEL SOUTH OF THE HOMESTEAD LAGOON PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWESTERLY MOST CORNER OF PARCEL "A", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE N40°05'18"W 171.60 FT TO SOUTHERLY BOUNDARY OF PARCEL "B" OF SAID "CHIMNEY RIDGE"; THENCE ALONG SAID BOUNDARY N79°38'48"E 194.07 FT; THENCE	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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HENCE S89°02'09"E '46"W 155.07 FT SAID PARCEL "A", ALONG SAID LLOWING NINE (9) .48 FT; THENCE .83 FT ALONG ARC VE TO LEFT, CHORD N ON FILE***



Level	Who	When	What	2024	139,900	213,600	353,500			92,935C
	Rolling	TPC 10/22/2018	INSPECTED	2023	233,100	149,600	382,700			88,510C
Low	TPC 06/11/2015	INSPECTED	2022	233,100	133,400	366,500				84,296C
High	TPC 10/31/2013	INSPECTED	2021	233,100	123,400	356,500				81,604C
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										

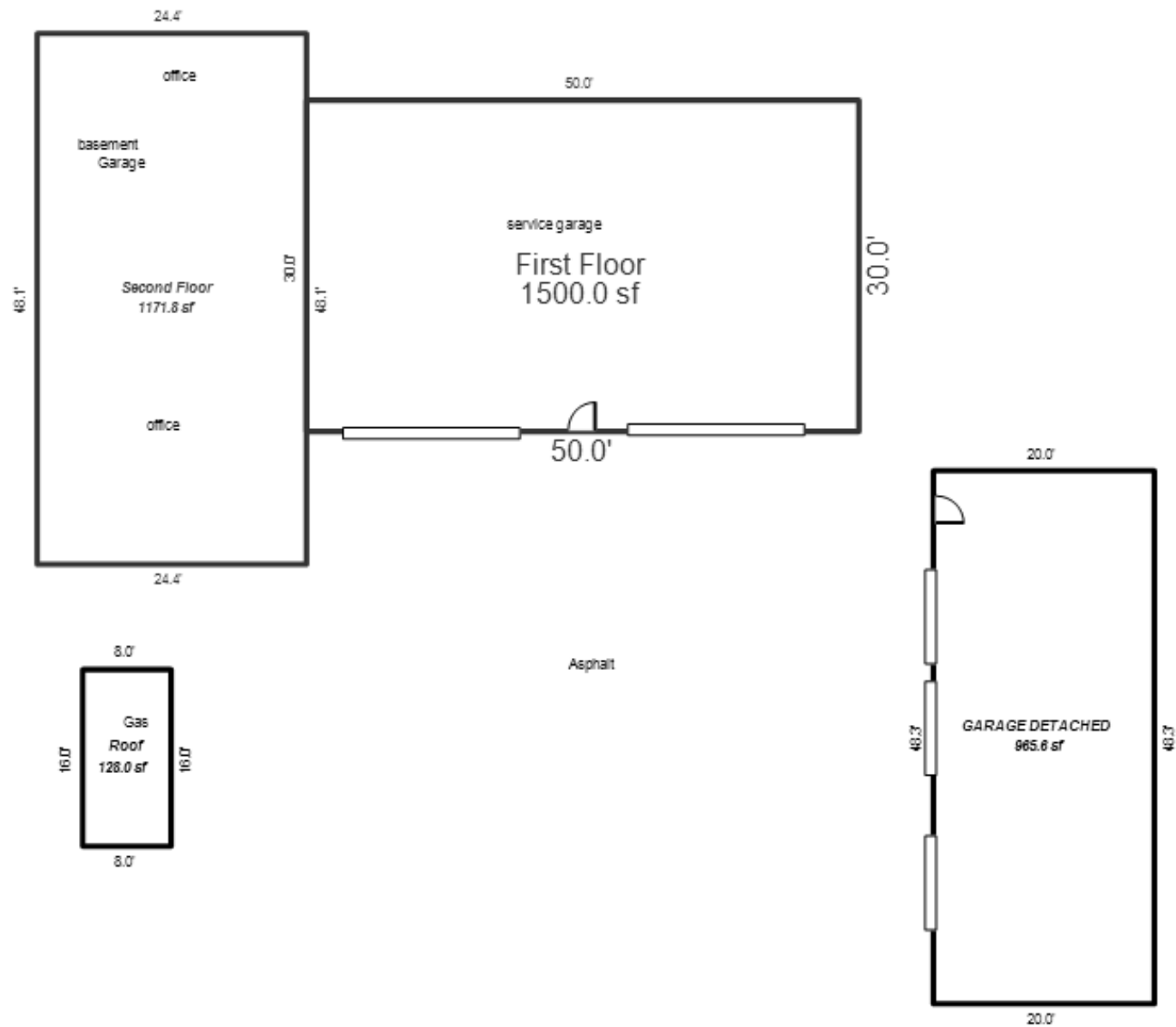
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: VANTAGE POINTE GARAGE Calculator Occupancy: Garages - Storage		<<<<< Calculator Cost Computations >>>>>											
Class: D		Class: D Quality: Average											
Floor Area: 2,677 Gross Bldg Area: 3,642 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght : 14		Stories: 1 Story Height: 12 Perimeter: 274											
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 82.10 Parking Basement Basement, Base Rate for Basement = 72.21 (Basement Fireproofing Rate = 0.00)											
Year Built Remodeled		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.00 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00											
Overall Bldg Height		Adjusted Square Foot Cost for Upper Floors = 88.10 Adjusted Square Foot Cost for Basement = 72.21											
Comments:		Total Floor Area: 2,677 Base Cost New of Upper Floors = 235,844 Basement Area: 1,171 Base Cost New of Basement = 84,558											
Construction Cost		Reproduction/Replacement Cost = 320,402											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">High</th> <th style="width:10%;">Above Ave.</th> <th style="width:10%;">Ave.</th> <th style="width:10%;">X</th> <th style="width:10%;">Low</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		High	Above Ave.	Ave.	X	Low						Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 195,445	
High	Above Ave.	Ave.	X	Low									
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2677 Ave. Perimeter: 274 Has Elevators:		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 293,168 Replacement Cost/Floor Area= 119.69 Est. TCV/Floor Area= 109.51											
*** Basement Info *** Area: 1171 Perimeter: 144 Type: Parking Basement Heat: No Heating or Cooling		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
* Sprinkler Info * Area: Type: Average		* Sprinkler Info * Area: Type: Average											

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc Brick/Stone Block	Many Above Ave. Average Typical Few None	Few Average Many Unfinished Typical		Thickness Bsmnt Insul.
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Few Average Many Unfinished Typical		
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(5) Floor Cover:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(6) Ceiling:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0		
	Gas Oil Coal Stoker Hand Fired Boiler	(14) Roof Cover:		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 965 Gross Bldg Area: 3,642 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 136		Base Rate for Upper Floors = 89.39		
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.53 100% Adjusted Square Foot Cost for Upper Floors = 95.92	
2013 Year Built Remodeled		** ** Calculator Cost Data ** **		Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0%		Total Floor Area: 965 Base Cost New of Upper Floors = 92,563		
Overall Bldg Height		*** Basement Info ***		Ave. SqFt/Story: 965 Ave. Perimeter: 136 Has Elevators:		Reproduction/Replacement Cost = 92,563 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 56,463		
Comments:		* Mezzanine Info *		Area: Perimeter: Type: Parking Basement Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>>		
		* Sprinkler Info *		Area #1: Type #1: Area #2: Type #2: Area: Type: Average		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses		
				Area #1: Type #1: Area #2: Type #2:		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost		
						Total Cost New = 0		
						Architectural Multiplier: 0.00		
						Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0		
						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets: Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical			
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					
(4) Floor Structure:			(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					
(5) Floor Cover:			(10) Heating and Cooling:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:			Thickness	Bsmnt Insul.	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURAS PROPERTIES	CONTINENTAL REAL ESTATE E	0	12/31/1983	QC	09-FAMILY	243P904	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)	Date	Number	Status
S WOODRIDGE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CONTINENTAL REAL ESTATE EQUITIES IN 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:					
	2024 Est TCV 20,800					

Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			HOMESTEAD	\$0.80/PSF	26000 SqFt	0.80000	100		20,800
			0.60 Total Acres Total Est. Land Value =						20,800

Tax Description	Public Improvements
SEE TITLE OPINION PART OF L243P904 EXCEPT PARTS SUBSEQUENTLY CONVEYED BY CONTINENTAL REAL ESTATE EQUITIES INC	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	10,400	0	10,400			8,190C
Who When What	2023	7,800	0	7,800			7,800S
TPC 05/30/2021 INSPECTED	2022	7,800	0	7,800			7,800S
PSC 12/08/2020 NEW PARCEL	2021	7,800	0	7,800			7,800S
WAS 01/13/2013 NEW PARCEL							

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
	BAYBERRY GROUP INC	0	12/31/1996	WD	09-FAMILY		DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)	Date	Number	Status
CHIMNEY RDG	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:					
	2024 Est TCV 12,868 TCV/TFA: 32.17					

	X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			HOMESTEAD	\$0.20/PSF	1000 SqFt	0.20000 100 200
			0.02 Total Acres			Total Est. Land Value = 200

Tax Description

SEE TITLE OPINION PART OF L436P635 EXCEPT THAT PART CONVEYED AT L437P784 PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PARCEL "B", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE ALONG THE NORTH BOUNDARY OF SAID CONDOMINIUM S89°43'04"W 61.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID



RY: S89°43'04"W 45.07 FEET; AND O THE SOUTHERLY, "HAWK'S NEST", IUM SUBDIVISION D IN LIBER 258, ONG SAID 7'58"E 110.09 N ON FILE***

- Dirt Road
 - Gravel Road
 - Paved Road
 - Storm Sewer
 - Sidewalk
 - Water
 - Sewer
 - Electric
 - Gas
 - Curb
 - Street Lights
 - Standard Utilities
 - Underground Utils.
- Topography of Site
- Level
 - Rolling
 - Low
 - High
 - Landscaped
 - Swamp
 - Wooded
 - Pond
 - Waterfront
 - Ravine
 - Wetland
 - Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	100	6,300	6,400			5,402C
2023	300	5,200	5,500			5,145C
2022	300	4,600	4,900			4,900S
2021	300	0	300			300S

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BOOSTER BUILDING
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
 Floor Area: 400
 Gross Bldg Area: 400
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 15
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

2014 Year Built Remodeled
 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 100
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 400
 Ave. Perimeter: 80
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 34.83

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.27 100%
 Adjusted Square Foot Cost for Upper Floors = 39.10

Total Floor Area: 400 Base Cost New of Upper Floors = 15,640

Reproduction/Replacement Cost = 15,640
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 8,446

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0									

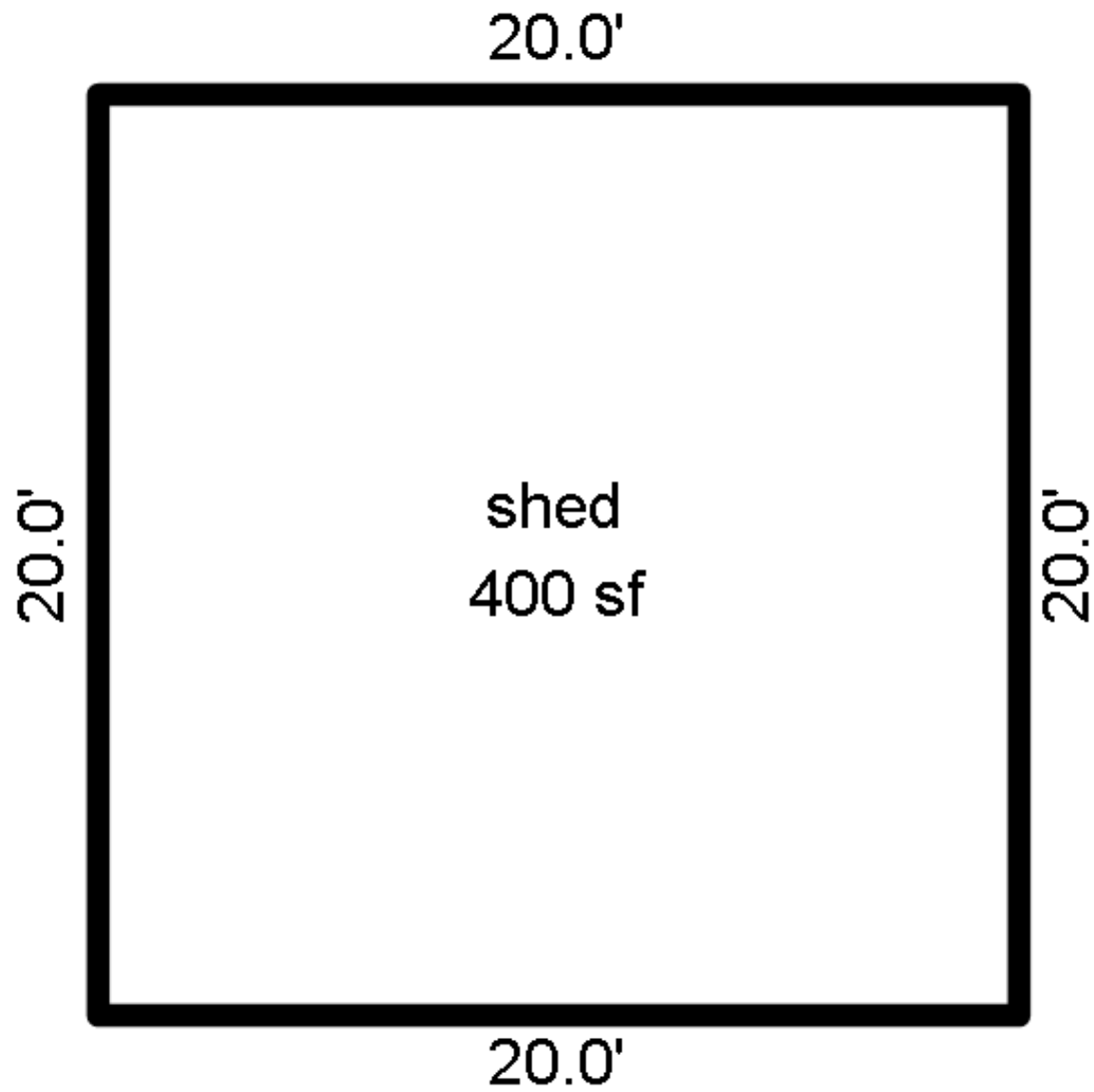
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 0

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures		Urinals		Few Average	Few Average			
(3) Frame:				3-Piece Baths		Wash Bowls		Unfinished Typical		Unfinished Typical					
(4) Floor Structure:				2-Piece Baths		Water Heaters		Flex Conduit		Incandescent		(40) Exterior Wall:			
(5) Floor Cover:				Shower Stalls		Wash Fountains		Rigid Conduit		Fluorescent		Thickness	Bsmnt Insul.		
(6) Ceiling:				Toilets		Water Softeners		Armored Cable		Mercury					
				(9) Sprinklers:				Non-Metallic							
								Bus Duct							
				(10) Heating and Cooling:				Sodium Vapor Transformer							
				Gas Oil	Coal Stoker	Hand Fired Boiler	(13) Roof Structure: Slope=0								
								(14) Roof Cover:							

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)		Date	Number	Status			
FIDDLERS POND 1 TO 21		School: GLEN LAKE COMMUNITY SCH DIST	Commercial, Add/Alter/Repa		04/13/2017	PB17-0110	100% FINIS					
Owner's Name/Address		P.R.E. 0%	Mechanical		11/04/2005	PM05-0750						
BAYBERRY GROUP INC FIDDLERS POND RESTAURANT 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21	Mechanical		11/04/2005	PM05-0751						
		2024 Est TCV 2,228,144 TCV/TFA: 141.86	Mechanical		11/04/2005	PM05-0752						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD								
PARCEL A- PRT OF W 1/2 OF SE 1/4 SEC 14 COM SE COR TH N 88 DEG 56'00" W 945.85 FT TH N 508.66 FT TO SE COR LOT 30 SKIPPERS WOOD & N R/W LN HOMESTEAD RD TH ALG SD N LN BY FOLLOWING 5 COURSES: 71 FT ALG CURVE TO RIGHT CHORD BEARS N 57 DEG 52'10" W 70.97 FT N 54 DEG 54'41" W 398.77 FT 183.35 FT ALG CURVE TO LEFT CHORD BEARS N 58 DEG 42'09" W 183.21 FT N 62 DEG 29'36" W 29.08 FT 211.07 FT ALG CURVE TO LEFT CHORD BEARS N 76 DEG 48'00" W 209.52 FT TH N 03 DEG 26'10" E 91.30 FT TH N 27 DEG 26'42" W 29.92 FT FOR POB TH		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		171.00 150.00 1.0000 0.0000 0 100*								
		Paved Road		HOMESTEAD \$3.60/PSF 32234 SqFt 3.60000 100 116,044								
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		171 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = 116,044								
		Water		Land Improvement Cost Estimates								
		Sewer		Description Rate Size % Good Cash Value								
		Electric		Landscaping: Lawn seeding 0.57 3500 0 0								
		Gas		Landscaping: Sprinklers, Conv. 0.79 3500 0 0								
		Curb		D/W/P: 4in Concrete 7.31 1563 85 9,712								
		Street Lights		D/W/P: Asphalt Paving 3.26 7488 85 20,749								
		Standard Utilities		Pool: Concrete 81.19 1046 85 72,186								
		Underground Utils.		Whirl Pool Bath 19,758.00 1 85 16,794								
		Topography of Site		Ad-Hoc Unit-In-Place Items								
		Level		Description Rate Size % Good Cash Value								
		Rolling		/CI16/YARI/RESP/LARPL 5.00 5000 100 25,000								
		Low		Total Estimated Land Improvements True Cash Value = 144,441								
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	58,000	1,056,100	1,114,100				394,821C
		TPC 11/14/2017 INSPECTED			2023	96,700	913,100	1,009,800				376,020C
		WAS 02/06/2009 INSPECTED			2022	96,700	820,100	916,800				358,115C
		WAS 11/27/2007 INSPECTED			2021	96,700	784,200	880,900				346,675C



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG A Calculator Occupancy: Motels																			
Class: D Floor Area: 5,249 Gross Bldg Area: 15,707 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght	<table border="1"> <tr><th colspan="6">Construction Cost</th></tr> <tr><th>High</th><th>Above Ave.</th><th>Ave.</th><th>X</th><th>Low</th><th></th></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>	Construction Cost						High	Above Ave.	Ave.	X	Low							
Construction Cost																			
High	Above Ave.	Ave.	X	Low															
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100	<p>** ** Calculator Cost Data ** **</p> <p>Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2625 Total # Units: 7 Has Elevators:</p>																		
1982 Year Built 2004 Remodeled	<p>*** Basement Info ***</p> <p>Area: Perimeter: Type: Heat: Hot Water, Radiant Floor</p>																		
Overall Bldg Height	<p>* Mezzanine Info *</p> <p>Area #1: Type #1: Area #2: Type #2:</p>																		
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.	<p>* Sprinkler Info *</p> <p>Area: Type:</p>																		

<p><<<<< Calculator Cost Computations >>>>></p> <p>Class: D Quality: Average</p> <p>Total Floor Area: 5249 # of Units: 7</p> <p>Base Rate for Upper Floors = 103.57</p> <p>(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% Combined Heating System adjustment: 33.34 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 136.91</p> <p>Total Floor Area: 5,249 Base Cost New of Upper Floors = 718,641</p> <p>Reproduction/Replacement Cost = 718,641</p> <p>Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 438,371</p> <p>ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 657,557 Replacement Cost/Floor Area= 136.91 Est. TCV/Floor Area= 125.27</p>	
---	--

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG B Calculator Occupancy: Motels		<<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Average Total Floor Area: 5209 # of Units: 7											
Class: D Floor Area: 5,209 Gross Bldg Area: 15,707 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low					
High	Above Ave.	Ave.	X	Low									
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2605 Total # Units: 7 Has Elevators:											
1983 Year Built 2004 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Overall Bldg Height		*** Basement Info *** * Mezzanine Info *											
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:											
(1) Excavation/Site Prep:		(7) Interior:											
(2) Foundation:		(8) Plumbing:											
<table border="1"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None			
X	Poured Conc	Brick/Stone	Block										
Many Above Ave.	Average Typical	Few None											
(3) Frame:		<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners
Total Fixtures	Urinals												
3-Piece Baths	Wash Bowls												
2-Piece Baths	Water Heaters												
Shower Stalls	Wash Fountains												
Toilets	Water Softeners												
(4) Floor Structure:		(9) Sprinklers:											
(5) Floor Cover:		(10) Heating and Cooling:											
(6) Ceiling:		<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler							
Gas Oil	Coal Stoker	Hand Fired Boiler											
		(11) Electric and Lighting:											
		(13) Roof Structure: Slope=0											
		(14) Roof Cover:											
		(39) Miscellaneous:											
		(40) Exterior Wall:											
		<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.								
Thickness	Bsmnt Insul.												

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG C Calculator Occupancy: Motels		<<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Average Total Floor Area: 5249 # of Units: 7											
Class: D Floor Area: 5,249 Gross Bldg Area: 15,707 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low					
High	Above Ave.	Ave.	X	Low									
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2625 Total # Units: 7 Has Elevators:											
1983 Year Built 2004 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:											
(1) Excavation/Site Prep:		(7) Interior:											
(2) Foundation:		(8) Plumbing:											
<table border="1"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None			
X	Poured Conc	Brick/Stone	Block										
Many Above Ave.	Average Typical	Few None											
(3) Frame:		<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners
Total Fixtures	Urinals												
3-Piece Baths	Wash Bowls												
2-Piece Baths	Water Heaters												
Shower Stalls	Wash Fountains												
Toilets	Water Softeners												
(4) Floor Structure:		(9) Sprinklers:											
(5) Floor Cover:		(10) Heating and Cooling:											
(6) Ceiling:		<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler							
Gas Oil	Coal Stoker	Hand Fired Boiler											
		(11) Electric and Lighting:											
		Outlets:											
		Fixtures:											
		<table border="1"> <tr> <td>Few Average Many Unfinished Typical</td> <td>Few Average Many Unfinished Typical</td> </tr> </table>		Few Average Many Unfinished Typical	Few Average Many Unfinished Typical								
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical												
		<table border="1"> <tr> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer								
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer												
		(13) Roof Structure: Slope=0											
		(14) Roof Cover:											
		(39) Miscellaneous:											
		(40) Exterior Wall:											
		<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.								
Thickness	Bsmnt Insul.												

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC & THE	CONDOMINIUM ASSOCIATIONS	1	12/29/2014	OTH	33-TO BE DETERMINED	1230P331	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5455 THE INN	School: GLEN LAKE COMMUNITY SCH DIST		SHED	11/15/2005	2043-05	INSPECTED
Owner's Name/Address	P.R.E. 0%		MECHANICAL	10/01/2004	PM04-0638	
	MAP #: 17		MECHANICAL	04/29/2002	PM02-0251	
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 4,071,410 TCV/TFA: 156.21		Res. Garage, Detached	04/24/2002	PB02-0119	

X Improved		Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD					
Public Improvements			* Factors *					
Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Gravel Road				136.00	0.00	1.0000 1.0000	0 100	0
Paved Road			HOMESTEAD	\$30/SF	THE INN	22041 SqFt	30.00000 100	661,241
Storm Sewer			136 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =					661,241
Sidewalk			Land Improvement Cost Estimates					
Water			Description	Rate	Size	% Good	Cash Value	
Sewer			D/W/P: 4in Ren. Conc.	8.58	576	50	2,471	
Electric			Wood Frame	23.69	480	50	5,685	
Gas			Residential Local Cost Land Improvements					
Curb			Description	Rate	Size	% Good	Cash Value	
Street Lights			LAND IMPROVEMENTS 5	5,000.00	17	0	0	
Standard Utilities			Commercial Local Cost Land Improvements					
Underground Utils.			Description	Rate	Size	% Good Arch Mult	Cash Value	
			CITY WATER & SEWER	0.00	1	91 100	0	
			Total Estimated Land Improvements True Cash Value =					8,156

Tax Description
 L256 P48 THE INN- PRT OF GOVT LOT 3 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56'10" W 2639.99 FT TO S 1/4 COR TH N 10 DEG 08'24" W 2385.97 FT TO POB TH S 24 DEG 49'40" W 72 FT TH N 76 DEG 15'00" W 132.05 FT TH N 18 DEG 26'56" W 55.02 FT TH N 48 DEG 42'05" W 55.13 FT TH N 81 DEG 03'54" W 176.7 FT TO SHR LAKE MICHIGAN TH NWLY ALG SHR 135.99 FT TH S 76 DEG 15'00" E 271.48 FT TH N 13 DEG 45'00" E 60 FT TH N 76 DEG 15'00" E 80 FT TO WLY LN RIDGE TOP CONDO TH S 20 DEG 39'50" E 33.69 FT TH CONT S 10 DEG 03'20" W 163.96 FT TO DOB EYE FISH HOUSE CONDO S



Topography of Site		
Level		
Rolling		
Low		
High		
Landscaped		
Swamp		
Wooded		
Pond		
Waterfront		
Ravine		
Wetland		
Flood Plain		

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	330,600	1,705,100	2,035,700			1,452,670C
			2023	551,000	1,398,400	1,949,400			1,383,496C
			2022	551,000	1,251,100	1,802,100			1,317,616C
			2021	551,000	1,157,300	1,708,300			1,275,524C

*** Information herein deemed reliable but not guaranteed***

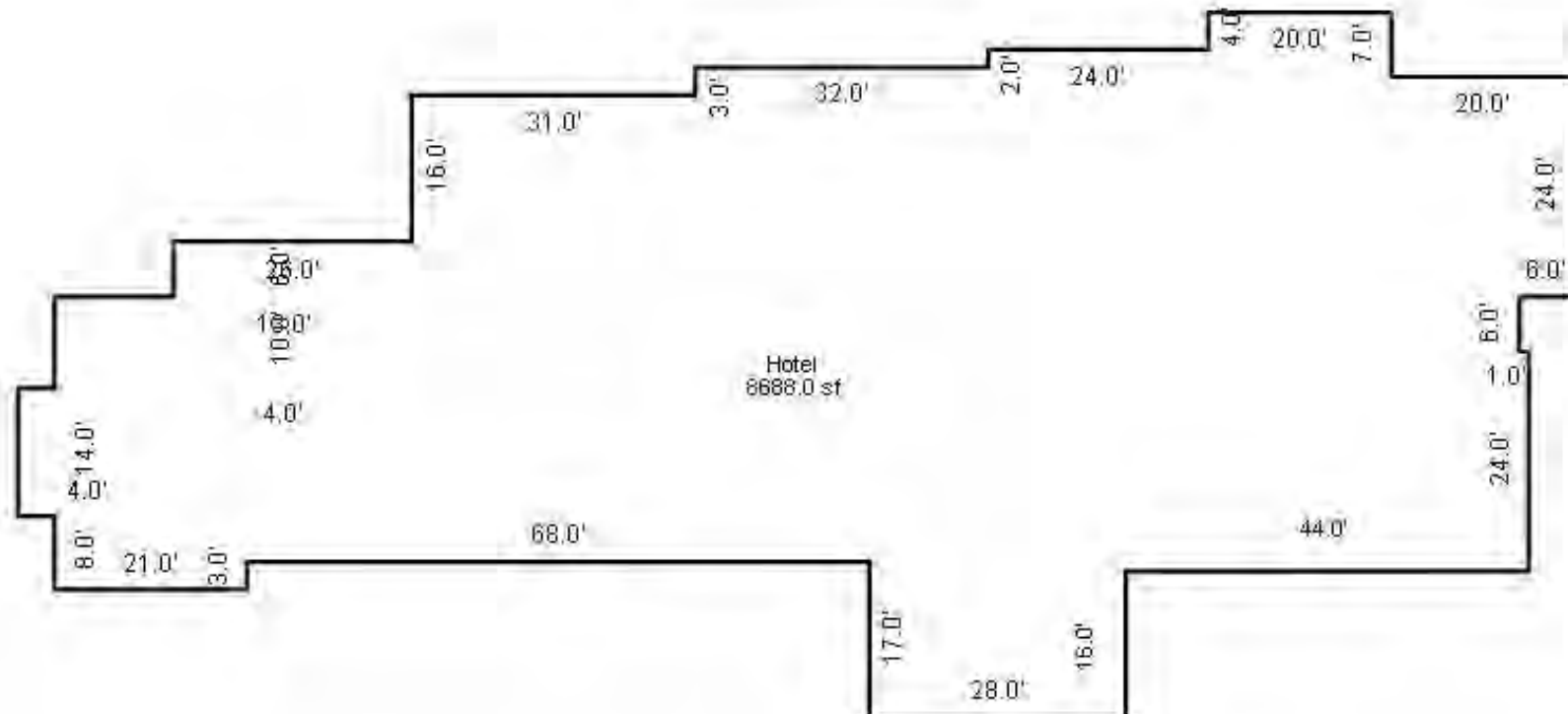
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 County of Leelanau, Michigan

Desc. of Bldg/Section: Calculator Occupancy: Motels													
Class: D Floor Area: 26,064 Gross Bldg Area: 26,064 Stories Above Grd: 3 Average Sty Hght : 9 Bsmnt Wall Hght : 8	<table border="1"> <tr> <th colspan="6">Construction Cost</th> </tr> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> <td></td> </tr> </table>	Construction Cost						High	Above Ave.	Ave.	X	Low	
Construction Cost													
High	Above Ave.	Ave.	X	Low									
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100	<p>** ** Calculator Cost Data ** **</p> <p>Quality: Average</p> <p>Heat#1: Zoned A.C. Warm & Cooled Air 100</p> <p>Heat#2: Zoned A.C. Warm & Cooled Air 100</p> <p>Ave. SqFt/Story: 8688</p> <p>Total # Units: 13</p> <p>Has Elevators: X</p>												
Year Built 1986 Remodeled	<p>*** Basement Info ***</p> <p>Area: 8211</p> <p>Perimeter: 485</p> <p>Type: Finished Basement</p> <p>Heat: Forced Air Furnace</p>												
Overall Bldg Height	<p>* Mezzanine Info *</p> <p>Area #1: Type #1: Area #2: Type #2:</p>												
Comments: 10/2014 VALUATION REVIEWED BY SALES COMPARISON APPROACH ANALYSIS ON PER UNIT/PER SQ FOOT BASIS - AS INDIVIDUAL UNITS AND BLDLG AS WHOLE -	<p>* Sprinkler Info *</p> <p>Area: Type: Average</p>												

<<<<< Calculator Cost Computations >>>>>	
Class: D Quality: Average	Total Floor Area: 26064 # of Units: 13
Base Rate for Upper Floors = 103.57 Finished Basement, Base Rate for Basement = 68.32 (Basement Fireproofing Rate = 0.00)	
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100%	(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100%
Combined Heating System adjustment: 33.34 100%	
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.33	
Adjusted Square Foot Cost for Upper Floors = 136.91	
Adjusted Square Foot Cost for Basement = 76.65	
Total Floor Area: 26,064	Base Cost New of Upper Floors = 3,568,423
Basement Area: 8,211	Base Cost New of Basement = 629,374
Reproduction/Replacement Cost = 4,197,797	
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0	
Total Depreciated Cost = 2,266,810	
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
WD TW	8.32 288 1.00 50 1,198
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 => TCV of Bldg: 1 = 3,402,013
Replacement Cost/Floor Area= 161.15	Est. TCV/Floor Area= 130.53

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical		Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0		
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:		
(6) Ceiling:	(10) Heating and Cooling:			
	Gas Oil Coal Stoker Hand Fired Boiler			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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S WOODRIDGE DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15					
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BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 310,322 TCV/TFA: 434.62					
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X	Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD			
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Public Improvements	* Factors *					
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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

Tax Description	Dirt Road						
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L243 P887 SEWAGE LAGOON PARCEL PRT GOVT LOT 2 COM N 1/4 COR TH S 88 DEG 52' 45" E 655.54 FT TH S 01 DEG 13' 45" W 1332.49 FT TH S 89 DEG 02' 47" E 520.78 FT TH S 01 DEG 01' 08" W 316.54 FT FOR POB TH N 88 DEG 58' 52" W 471.39 FT TH S 01 DEG 01' 08" W 590 FT TH S 88 DEG 58' 52" E 471.39 FT TH N 01 DEG 01' 08" E TO POB SEC 14 T29N R14W.	Gravel Road						
	Paved Road						

Comments/Influences	Water						
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SEWAGE LAGOON PARCEL	Sewer						
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	Electric						
--	----------	--	--	--	--	--	--

	Gas						
--	-----	--	--	--	--	--	--

	Curb						
--	------	--	--	--	--	--	--

	Street Lights						
--	---------------	--	--	--	--	--	--

	Standard Utilities						
--	--------------------	--	--	--	--	--	--

	Underground Utils.						
--	--------------------	--	--	--	--	--	--

	Topography of Site						
--	--------------------	--	--	--	--	--	--

	Level						
--	-------	--	--	--	--	--	--

	Rolling						
--	---------	--	--	--	--	--	--

	Low						
--	-----	--	--	--	--	--	--

	High						
--	------	--	--	--	--	--	--

	Landscaped						
--	------------	--	--	--	--	--	--

	Swamp						
--	-------	--	--	--	--	--	--

	Wooded						
--	--------	--	--	--	--	--	--

	Pond						
--	------	--	--	--	--	--	--

	Waterfront						
--	------------	--	--	--	--	--	--

	Ravine						
--	--------	--	--	--	--	--	--

	Wetland						
--	---------	--	--	--	--	--	--

	Flood Plain						
--	-------------	--	--	--	--	--	--

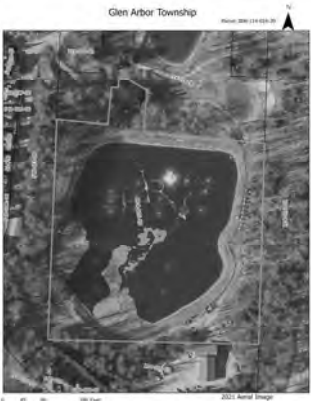
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	111,100	44,100	155,200		127,416C
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TPC 05/30/2021 INSPECTED			2023	111,100	49,600	160,700		121,349C
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TPC 10/22/2018 INSPECTED			2022	111,100	44,700	155,800		115,571C
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TPC 06/12/2015 INSPECTED			2021	111,100	41,100	152,200		111,879C
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SEWAGE LAGOON SITE Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>															
Class: D		Class: D Quality: Average															
Floor Area: 714 Gross Bldg Area: 714 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Stories: 1 Story Height: 10 Perimeter: 118															
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 36.97															
Year Built Remodeled		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.05 100% Adjusted Square Foot Cost for Upper Floors = 41.02															
Overall Bldg Height		Total Floor Area: 714 Base Cost New of Upper Floors = 29,289															
Comments:		Reproduction/Replacement Cost = 29,289 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 14,352															
Construction Cost		<<<<< Segregated Cost Computations >>>>>															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
	High	Above Ave.	Ave.	X	Low												
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 714 Ave. Perimeter: 118 Has Elevators: X		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Item Description</th> <th style="width:10%;">Col.</th> <th style="width:10%;">Rate</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: right;">Total Cost New = 0</td> </tr> </tbody> </table>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	Total Cost New = 0						
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost											
Total Cost New = 0																	
*** Basement Info *** Area: Perimeter: Type:		Total Depreciated Cost = 14,352 Total Cost New = 0															
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Architectural Multiplier: 1.06 Reproduction/Replacement Cost = 0 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 0															
* Sprinkler Info * Area: Type: Average		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

(1) Excavation/Site Prep: X Excavation (in cubic feet) X Site Prep	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:																				
(2) Foundation:	(8) Plumbing:	Outlets: Fixtures:																					
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Footings</td> </tr> </table>		Footings		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> </tr> </table>	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical										
	Footings																						
	Many Above Ave.	Average Typical	Few None																				
Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical																				
(3) Frame:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">3-Piece Baths</td> <td style="width:10%;">2-Piece Baths</td> <td style="width:10%;">Shower Stalls</td> <td style="width:10%;">Toilets</td> <td style="width:10%;">Urinals</td> <td style="width:10%;">Wash Bowls</td> <td style="width:10%;">Water Heaters</td> <td style="width:10%;">Wash Fountains</td> <td style="width:10%;">Water Softeners</td> </tr> </table>	Total Fixtures	3-Piece Baths	2-Piece Baths	Shower Stalls	Toilets	Urinals	Wash Bowls	Water Heaters	Wash Fountains	Water Softeners	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;">Rigid Conduit</td> <td style="width:10%;">Armored Cable</td> <td style="width:10%;">Non-Metalic</td> <td style="width:10%;">Bus Duct</td> <td style="width:10%;">Incandescent</td> <td style="width:10%;">Fluorescent</td> <td style="width:10%;">Mercury</td> <td style="width:10%;">Sodium Vapor</td> <td style="width:10%;">Transformer</td> </tr> </table>	Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer	(40) Exterior Wall:
Total Fixtures	3-Piece Baths	2-Piece Baths	Shower Stalls	Toilets	Urinals	Wash Bowls	Water Heaters	Wash Fountains	Water Softeners														
Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer														
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Thickness</td> <td style="width:10%;"></td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness		Bsmnt Insul.																
	Thickness		Bsmnt Insul.																				
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:																					
(6) Ceiling:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>	Gas Oil	Coal Stoker	Hand Fired Boiler																			
Gas Oil	Coal Stoker	Hand Fired Boiler																					

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINDLAN PATRICK D & SANDR	BAYBERRY GROUP INC	25,000	07/10/2012	WD	03-ARM'S LENGTH	1130P279	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
FIDDLERS POND & LTL BELLE 22-63 & 1-14	School: GLEN LAKE COMMUNITY SCH DIST	DEMOLITION	05/25/2011	110090	100% FINIS	
Owner's Name/Address	P.R.E. 0%	COMMERCIAL NEW	03/12/2008	2008-2129	100% FINIS	
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 19	RETAIL STORE	07/01/2006	PB06-0244	INSPECTED	
	2024 Est TCV 5,465,650 TCV/TFA: 129.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD						
	Public Improvements		* Factors *						
FIDDLER'S POND PARCEL PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 31, "SKIPPERS WOOD NO. 2", RECORDED IN LIBER 8 OF PLATS, PAGES 8 THRU 10; THENCE ALONG THE EAST LINE OF SAID PLAT N27°01'10"E 65.13 FEET; THENCE N69°30'00"E 35.24 FEET; THENCE N26°01'55"E 24.04 FEET; THENCE N50°45'58"E 79.00 FEET; THENCE N14°30'00"E 27.83 FEET TO THE WESTERLY	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		HOMESTEAD	\$0.80/PSF	51.15	102.00	1.0000	0 100*	0
	Paved Road		* denotes lines that do not contribute to the total acreage calculation.						62,483
	Storm Sewer		51 Actual Front Feet, 1.79 Total Acres Total Est. Land Value =						62,483
	Sidewalk		Land Improvement Cost Estimates						
	Water		Description	Rate	Size	% Good	Cash Value		
	Sewer		D/W/P: Patio Blocks	16.38	3000	50	24,570		
	Electric		Commercial Local Cost Land Improvements						
	Gas		Description	Rate	Size	% Good	Arch	Mult	Cash Value
	Curb		CITY WATER & SEWER	0.00	1	94	100	0	0
	Street Lights		Ad-Hoc Unit-In-Place Items						
	Standard Utilities		Description	Rate	Size	% Good	Cash Value		
	Underground Utils.		/CI16/YARI/RESP/LARPL	1.00	140000	100	140,000		
			Total Estimated Land Improvements True Cash Value =						164,570

REPLAT NO. 2, U COUNTY PLAN NO. 34", AS AGES 677-693; RY LINE S83°40'30"E 43.75 .80 FEET; THENCE THENCE N ON FILE***



LE, FITNESS CNTR

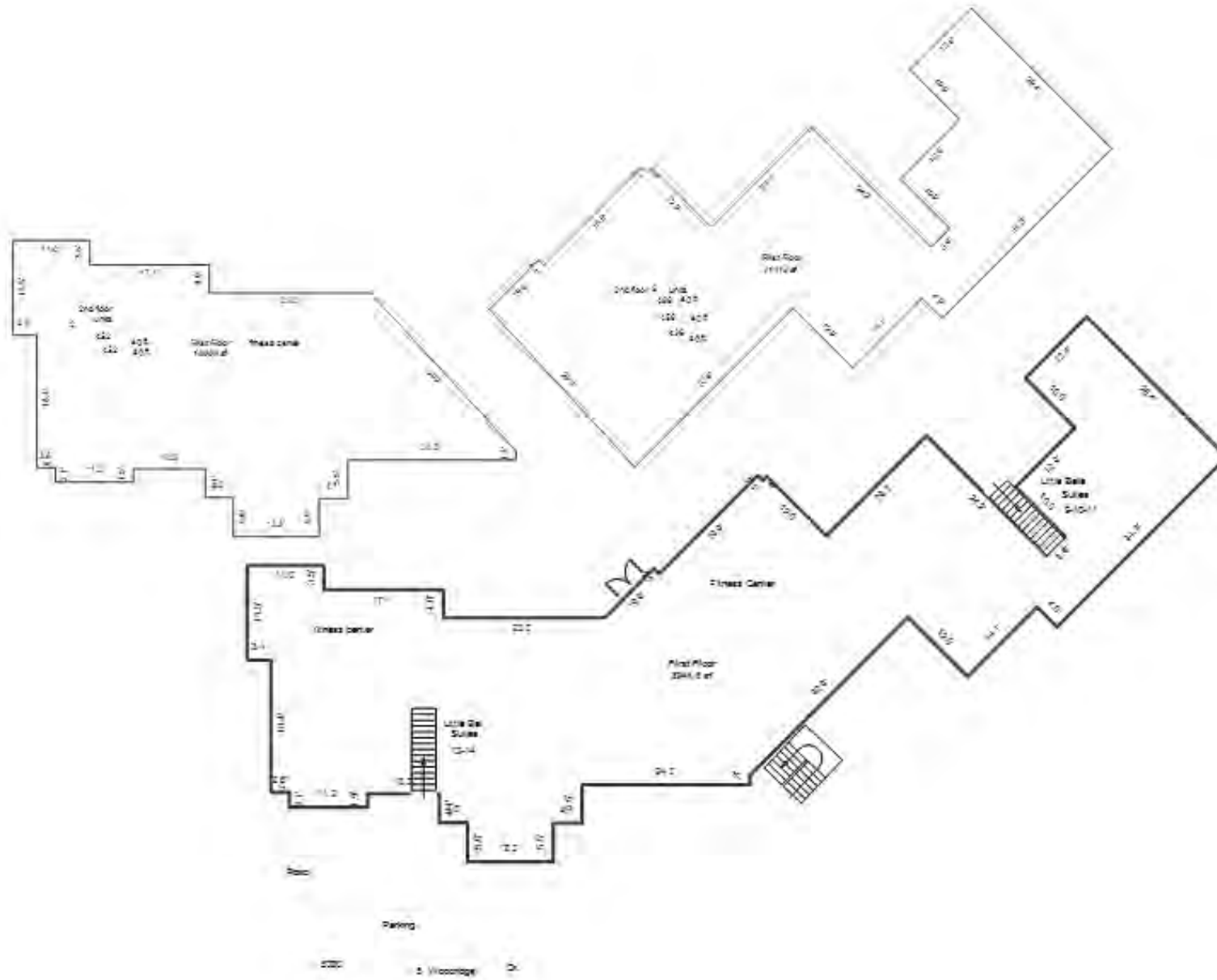
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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Who	When	What	2024	31,200	2,701,600	2,732,800						317,938C
TPC 11/26/2019	INSPECTED		2023	234,300	2,672,400	2,906,700						302,799C
TPC 11/14/2017	INSPECTED		2022	234,300	2,491,200	2,725,500						288,380C
WAS 12/18/2009	INSPECTED		2021	234,300	2,453,500	2,687,800						279,168C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: N.V./LTLBELLE 8-5 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 2090 # of Units: 6 Base Rate for Upper Floors = 103.57 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% Combined Heating System adjustment: 33.34 100% Adjusted Square Foot Cost for Upper Floors = 136.91 Total Floor Area: 2,090 Base Cost New of Upper Floors = 286,141 Reproduction/Replacement Cost = 286,141 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 171,685							
Class: D Floor Area: 2,090 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 1045 Total # Units: 6 Has Elevators:				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1-2U 2029.72 6 1.000 1.000 12,178			
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Utility Basement Heat: No Heating or Cooling		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
1983 Year Built 2011 Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:									
Overall Bldg Height		* Sprinkler Info * Area: Type: Average									
Comments: ORIGINALLY - SALES PAVILLIONO, 389 SQ FT, THEN "FIT-AS-A-FIDDLE, 2011 LILLYJADESPA											
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:					
(2) Foundation:		(8) Plumbing:		Outlets:		6 Appliance Allowance, Multiple R					
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Fixtures:							
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical							
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer					
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:					
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness Bsmnt Insul.					
		Gas Oil Coal Stoker Hand Fired Boiler									

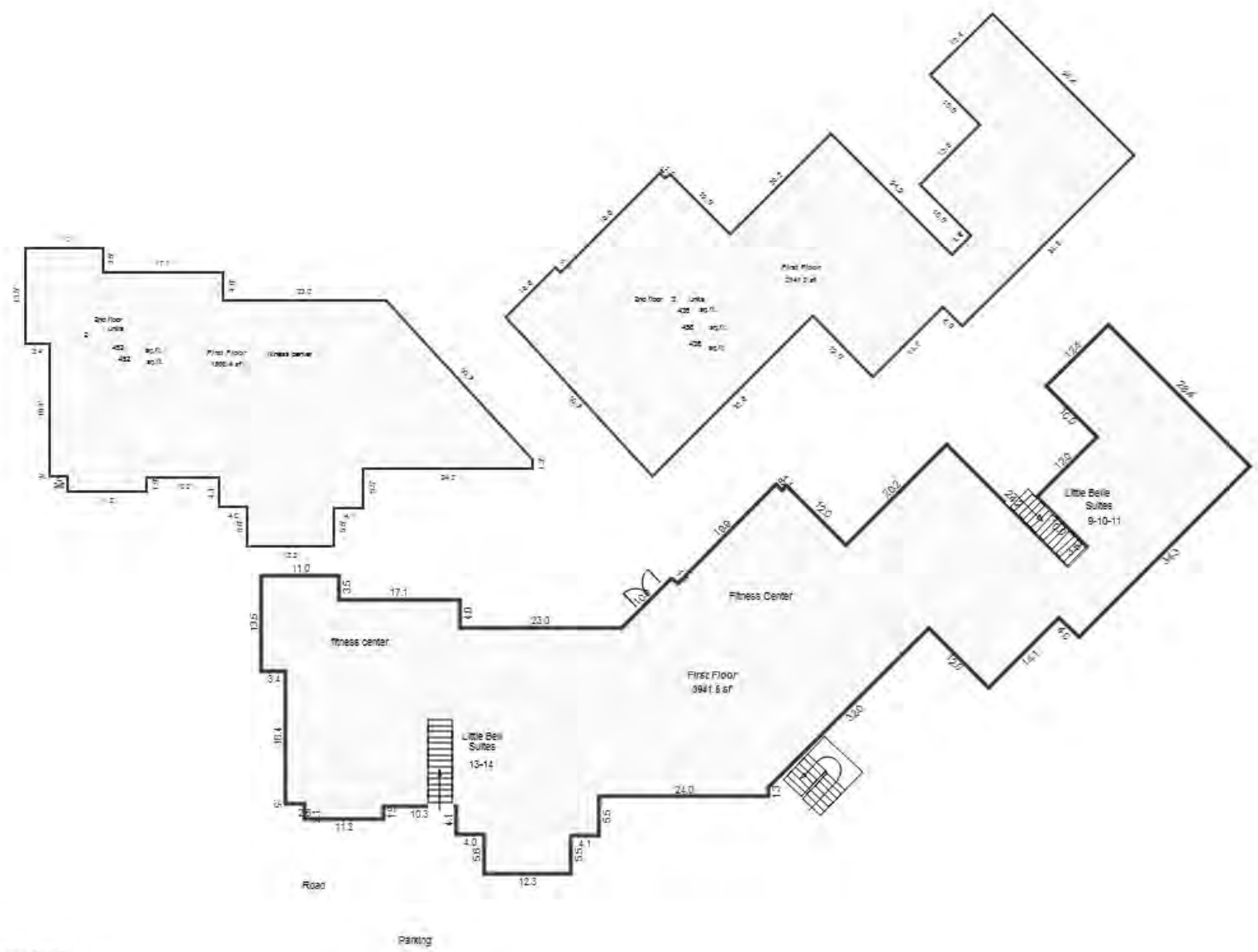
*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LTL BELLE 9-12 Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 3469 # of Units: 6											
Class: D Floor Area: 3,469 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low					
High	Above Ave.	Ave.	X	Low									
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 1735 Total # Units: 6 Has Elevators:											
1982 Year Built 2004 Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Comments: LITTLE BELLE SUITES 3017 SQ FT WITH FINISS CENTER ADDTION IN 2009 +925 SQ FT LITTLE BELLE NORTH WING UNITS 9-12.		* Sprinkler Info * Area: Type: Average											
(1) Excavation/Site Prep:		(7) Interior:											
(2) Foundation:		(8) Plumbing:											
<table border="1"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None			
X	Poured Conc	Brick/Stone	Block										
Many Above Ave.	Average Typical	Few None											
(3) Frame:		<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners
Total Fixtures	Urinals												
3-Piece Baths	Wash Bowls												
2-Piece Baths	Water Heaters												
Shower Stalls	Wash Fountains												
Toilets	Water Softeners												
(4) Floor Structure:		(9) Sprinklers:											
(5) Floor Cover:		(10) Heating and Cooling:											
(6) Ceiling:		<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler							
Gas Oil	Coal Stoker	Hand Fired Boiler											
		(11) Electric and Lighting:											
		Outlets:											
		Fixtures:											
		<table border="1"> <tr> <td>Few Average Many Unfinished Typical</td> <td>Few Average Many Unfinished Typical</td> </tr> </table>		Few Average Many Unfinished Typical	Few Average Many Unfinished Typical								
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical												
		<table border="1"> <tr> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer								
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer												
		(13) Roof Structure: Slope=0											
		(14) Roof Cover:											
		(39) Miscellaneous:											
		(40) Exterior Wall:											
		<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.								
Thickness	Bsmnt Insul.												

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG D #22-26
 Calculator Occupancy: Motels

Class: D
 Floor Area: 3,447
 Gross Bldg Area: 42,364
 Stories Above Grd: 2
 Average Sty Hght : 9
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 17
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

1982 Year Built
 2004 Remodeled

Overall Bldg Height

Comments:
 \$1.2 REMO REMODEL ON
 FP WAS COMPLETED IN THE
 SUMMER OF 2004.

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Zoned A.C. Warm & Cooled Air 100
 Heat#2: Zoned A.C. Warm & Cooled Air 100
 Ave. SqFt/Story: 1724
 Total # Units: 5
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Total Floor Area: 3447 # of Units: 5

Base Rate for Upper Floors = 103.57

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100%
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100%
 Combined Heating System adjustment: 33.34 100%

Adjusted Square Foot Cost for Upper Floors = 136.91

Total Floor Area: 3,447 Base Cost New of Upper Floors = 471,928

Reproduction/Replacement Cost = 471,928
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 283,157

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 5 = 424,735
 Replacement Cost/Floor Area= 136.91 Est. TCV/Floor Area= 123.22

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Thickness
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Bsmnt Insul.
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(14) Roof Cover:
(5) Floor Cover:	(10) Heating and Cooling:		
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG E #27-31 Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 3447 # of Units: 5 Base Rate for Upper Floors = 103.57 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% Combined Heating System adjustment: 33.34 100% Adjusted Square Foot Cost for Upper Floors = 136.91 Total Floor Area: 3,447 Base Cost New of Upper Floors = 471,928 Reproduction/Replacement Cost = 471,928 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 283,157 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 6 = 424,735 Replacement Cost/Floor Area= 136.91 Est. TCV/Floor Area= 123.22						
Class: D Floor Area: 3,447 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 1724 Total # Units: 5 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
1983 Year Built 2004 Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Overall Bldg Height		* Sprinkler Info * Area: Type: Average						
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X Poured Conc	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness	Bsmnt Insul.
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler			

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG F 32-38 Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>>						
Class: D		Construction Cost		Class: D Quality: Average		Total Floor Area: 5145 # of Units: 7		
Floor Area: 5,145		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 103.57	
Gross Bldg Area: 42,364		** ** Calculator Cost Data ** **						
Stories Above Grd: 2		Quality: Average						
Average Sty Hght : 9		Heat#1: Zoned A.C. Warm & Cooled Air		100		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100%		
Bsmnt Wall Hght		Heat#2: Zoned A.C. Warm & Cooled Air		100		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100%		
Depr. Table : 3%		Ave. SqFt/Story: 2573					Adjusted Square Foot Cost for Upper Floors = 136.91	
Effective Age : 17		Total # Units: 7					Total Floor Area: 5,145 Base Cost New of Upper Floors = 704,402	
Physical %Good: 60		Has Elevators:					Reproduction/Replacement Cost = 704,402	
Func. %Good : 100		*** Basement Info ***					Eff. Age: 17 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0	
Economic %Good: 100		Area:		Total Depreciated Cost = 422,641				
1983 Year Built	2004 Remodeled	Perimeter:		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 7 = 633,962				
Overall Bldg Height		Type:		Replacement Cost/Floor Area= 136.91 Est. TCV/Floor Area= 123.22				
Comments:		Heat: Hot Water, Radiant Floor						
\$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.		* Mezzanine Info *						
		Area #1:						
		Type #1:						
		Area #2:						
		Type #2:						
		* Sprinkler Info *						
		Area:						
		Type: Average						

(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:		(8) Plumbing:				Outlets:				Fixtures:					
X	Poured Conc	Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average	
(3) Frame:		Total Fixtures		Urinals		3-Piece Baths		Wash Bowls		Water Heaters		Unfinished Typical		Unfinished Typical	
(4) Floor Structure:		2-Piece Baths		Wash Fountains		Shower Stalls		Water Softeners		Flex Conduit		Incandescent		(40) Exterior Wall:	
(5) Floor Cover:		(9) Sprinklers:		Armored Cable		Non-Metalic		Bus Duct		Mercury		Sodium Vapor		Thickness	
(6) Ceiling:		(10) Heating and Cooling:		Transformer		(13) Roof Structure:		Slope=0		Bsmnt Insul.					
		Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover:							

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG G #39-43 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>>								
Class: D Floor Area: 3,447 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght				Class: D Quality: Average Total Floor Area: 3447 # of Units: 5 Base Rate for Upper Floors = 103.57								
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 1724 Total # Units: 5 Has Elevators:				High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low								
1983 Year Built 2004 Remodeled				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor								
Overall Bldg Height				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor								
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average								
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:						
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:						
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None						
(3) Frame:				Total Fixtures	Urinals							
				3-Piece Baths	Wash Bowls							
				2-Piece Baths	Water Heaters							
				Shower Stalls	Wash Fountains							
				Toilets	Water Softeners							
(4) Floor Structure:				(9) Sprinklers:								
(5) Floor Cover:				(10) Heating and Cooling:								
				Gas	Coal	Hand Fired						
				Oil	Stoker	Boiler						
(6) Ceiling:				(13) Roof Structure: Slope=0								
				(14) Roof Cover:								
						(40) Exterior Wall:						
						Thickness	Bsmnt Insul.					

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG H #44-49 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>>																																												
Class: D Floor Area: 4,766 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght				Class: D Quality: Average Total Floor Area: 4766 # of Units: 6 Base Rate for Upper Floors = 103.57																																												
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;"></td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">X</td> <td style="width:10%;"></td> <td style="width:10%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2383 Total # Units: 6 Has Elevators:				High		Above Ave.		Ave.		X		Low																																
High		Above Ave.		Ave.		X		Low																																								
1982 Year Built 2004 Remodeled				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																																												
Overall Bldg Height				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																																												
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																																												
(1) Excavation/Site Prep:				(7) Interior:																																												
(2) Foundation:				(8) Plumbing:																																												
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;"></td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;"></td> <td style="width:10%;">Block</td> </tr> </table>				X	Poured Conc		Brick/Stone		Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many</td> <td style="width:10%;"></td> <td style="width:10%;">Average</td> <td style="width:10%;"></td> <td style="width:10%;">Few</td> </tr> <tr> <td>Above Ave.</td> <td></td> <td>Typical</td> <td></td> <td>None</td> </tr> <tr> <td colspan="2">Total Fixtures</td> <td colspan="2">Urinals</td> <td></td> </tr> <tr> <td colspan="2">3-Piece Baths</td> <td colspan="2">Wash Bowls</td> <td></td> </tr> <tr> <td colspan="2">2-Piece Baths</td> <td colspan="2">Water Heaters</td> <td></td> </tr> <tr> <td colspan="2">Shower Stalls</td> <td colspan="2">Wash Fountains</td> <td></td> </tr> <tr> <td colspan="2">Toilets</td> <td colspan="2">Water Softeners</td> <td></td> </tr> </table>				Many		Average		Few	Above Ave.		Typical		None	Total Fixtures		Urinals			3-Piece Baths		Wash Bowls			2-Piece Baths		Water Heaters			Shower Stalls		Wash Fountains			Toilets		Water Softeners		
X	Poured Conc		Brick/Stone		Block																																											
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Shower Stalls		Wash Fountains																																														
Toilets		Water Softeners																																														
(3) Frame:				Outlets:																																												
(4) Floor Structure:				Fixtures:																																												
(5) Floor Cover:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;"></td> <td style="width:10%;">Few</td> <td style="width:10%;"></td> </tr> <tr> <td>Average</td> <td></td> <td>Average</td> <td></td> </tr> <tr> <td>Many</td> <td></td> <td>Many</td> <td></td> </tr> <tr> <td>Unfinished</td> <td></td> <td>Unfinished</td> <td></td> </tr> <tr> <td>Typical</td> <td></td> <td>Typical</td> <td></td> </tr> <tr> <td colspan="2">Flex Conduit</td> <td colspan="2">Incandescent</td> </tr> <tr> <td colspan="2">Rigid Conduit</td> <td colspan="2">Fluorescent</td> </tr> <tr> <td colspan="2">Armored Cable</td> <td colspan="2">Mercury</td> </tr> <tr> <td colspan="2">Non-Metalic</td> <td colspan="2">Sodium Vapor</td> </tr> <tr> <td colspan="2">Bus Duct</td> <td colspan="2">Transformer</td> </tr> </table>				Few		Few		Average		Average		Many		Many		Unfinished		Unfinished		Typical		Typical		Flex Conduit		Incandescent		Rigid Conduit		Fluorescent		Armored Cable		Mercury		Non-Metalic		Sodium Vapor		Bus Duct		Transformer		
Few		Few																																														
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(10) Heating and Cooling:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Thickness</td> <td style="width:10%;"></td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>					Thickness		Bsmnt Insul.																																					
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<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas</td> <td style="width:10%;"></td> <td style="width:10%;">Coal</td> <td style="width:10%;"></td> <td style="width:10%;">Hand Fired</td> </tr> <tr> <td>Oil</td> <td></td> <td>Stoker</td> <td></td> <td>Boiler</td> </tr> </table>				Gas		Coal		Hand Fired	Oil		Stoker		Boiler	(14) Roof Cover:																																		
Gas		Coal		Hand Fired																																												
Oil		Stoker		Boiler																																												

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG I 50-56 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>>																	
Class: D Floor Area: 5,145 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght				Construction Cost				Class: D Quality: Average Total Floor Area: 5145 # of Units: 7													
				High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 103.57												
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2573 Total # Units: 7 Has Elevators:				(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% Combined Heating System adjustment: 33.34 100% Adjusted Square Foot Cost for Upper Floors = 136.91													
1983 Year Built 2004 Remodeled				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Total Floor Area: 5,145 Base Cost New of Upper Floors = 704,402 Reproduction/Replacement Cost = 704,402 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 422,641													
Overall Bldg Height				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 10 = 633,962 Replacement Cost/Floor Area= 136.91 Est. TCV/Floor Area= 123.22													
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																	
				* Sprinkler Info * Area: Type: Average																	
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:									
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:													
X	Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average						
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Many Unfinished Typical		Many Unfinished Typical							
(4) Floor Structure:								Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:									
(5) Floor Cover:				(9) Sprinklers:										Thickness		Bsmnt Insul.					
(6) Ceiling:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0													
				Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover:											

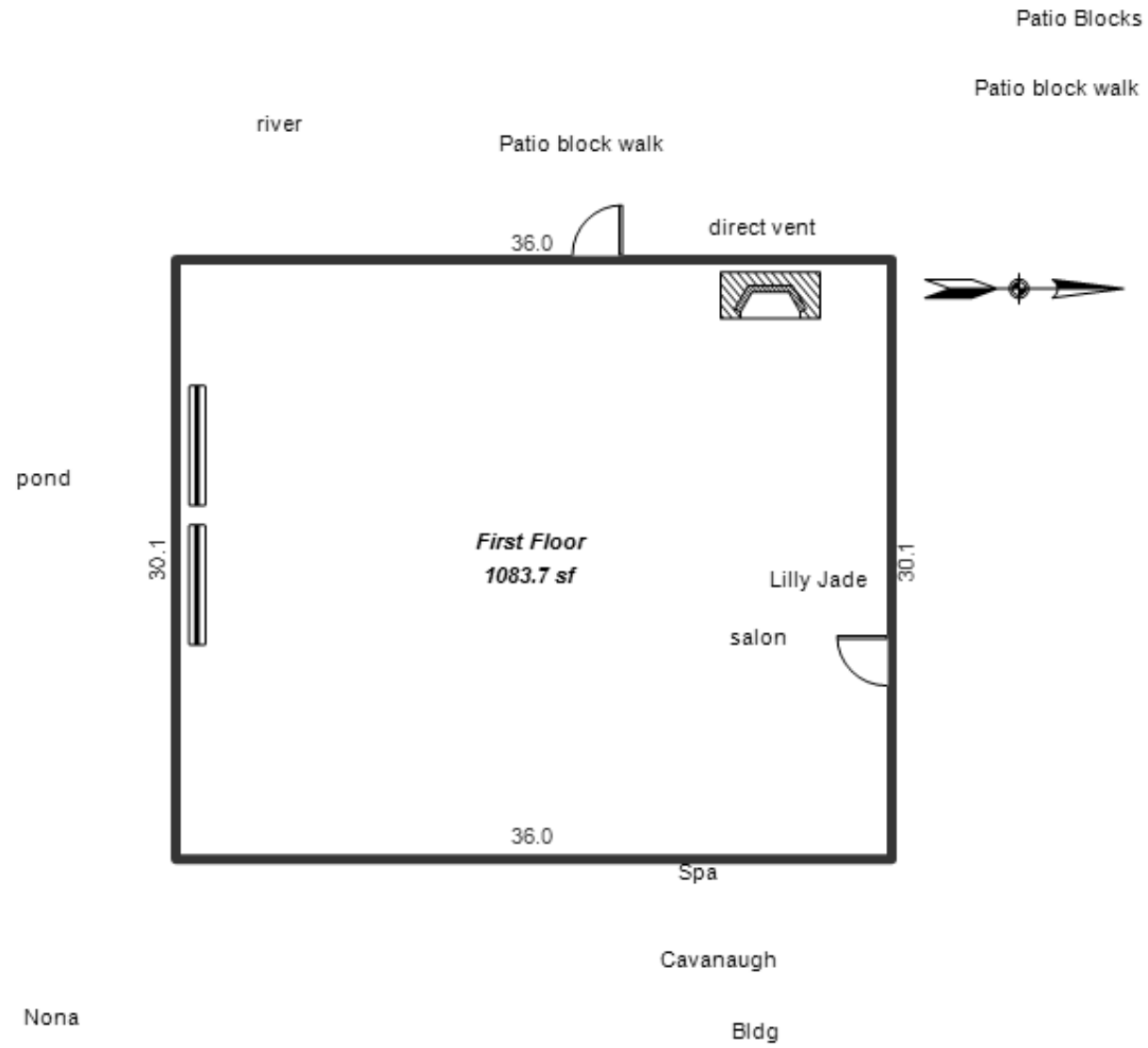
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG J 57-63 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>>			
Class: D				Class: D Quality: Average			
Floor Area: 5,145 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght				Total Floor Area: 5145 # of Units: 7 Base Rate for Upper Floors = 103.57			
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% Combined Heating System adjustment: 33.34 100% Adjusted Square Foot Cost for Upper Floors = 136.91			
1983 Year Built 2004 Remodeled				Total Floor Area: 5,145 Base Cost New of Upper Floors = 704,402			
Overall Bldg Height				Reproduction/Replacement Cost = 704,402			
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.				Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 422,641			
(1) Excavation/Site Prep:				(7) Interior:			
(2) Foundation:				(8) Plumbing:			
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None			
(3) Frame:				Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners			
(4) Floor Structure:				(9) Sprinklers:			
(5) Floor Cover:				(10) Heating and Cooling:			
(6) Ceiling:				Gas Oil Coal Stoker Hand Fired Boiler			
				(11) Electric and Lighting:			
				Outlets: Fixtures:			
				Few Average Few Average Many Unfinished Many Unfinished Typical Typical			
				Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer			
				(13) Roof Structure: Slope=0			
				(14) Roof Cover:			
				(39) Miscellaneous:			
				(40) Exterior Wall:			
				Thickness Bsmnt Insul.			

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LILLY JADE SPA Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>																																					
Class: D Floor Area: 1,083 Gross Bldg Area: 42,364 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low				Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 132																																	
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1083 Ave. Perimeter: 132 Has Elevators:				Base Rate for Upper Floors = 125.27 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 30.67 100% Adjusted Square Foot Cost for Upper Floors = 155.94																																	
1982 Year Built 2011 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Total Floor Area: 1,083 Base Cost New of Upper Floors = 168,883 Reproduction/Replacement Cost = 168,883 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 101,330																																	
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial																																	
Comments: 1982 SALES PAVILLION THEN, FIT AS A FIDDLE, 2011 LILLY JADE SPA 2011 ON AT 114-016-40 AS CLUBHOUSE \$60K EST TCV		* Sprinkler Info * Area: Type: Average				<table border="1"> <thead> <tr> <th>Item Description</th> <th>Cost Col.</th> <th>Rate</th> <th># or SqFt</th> <th>Height</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>(7) Interior: Frame, Barber Shop</td> <td>1 Up</td> <td>10.06</td> <td>1083</td> <td>1.000</td> <td>1.000</td> <td></td> <td>10,895</td> </tr> <tr> <td>(8) Plumbing: Typical, Barber Shop</td> <td>1 Up</td> <td>6.02</td> <td>1083</td> <td>1.000</td> <td>1.000</td> <td></td> <td>6,520</td> </tr> <tr> <td>(39) Miscellaneous</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Item Description	Cost Col.	Rate	# or SqFt	Height	Adj.	Adj.	Cost	(7) Interior: Frame, Barber Shop	1 Up	10.06	1083	1.000	1.000		10,895	(8) Plumbing: Typical, Barber Shop	1 Up	6.02	1083	1.000	1.000		6,520	(39) Miscellaneous							
Item Description	Cost Col.	Rate	# or SqFt	Height	Adj.	Adj.	Cost																																
(7) Interior: Frame, Barber Shop	1 Up	10.06	1083	1.000	1.000		10,895																																
(8) Plumbing: Typical, Barber Shop	1 Up	6.02	1083	1.000	1.000		6,520																																
(39) Miscellaneous																																							
(1) Excavation/Site Prep:		(7) Interior: 1083 SqFt, Frame, Barber Shop		(11) Electric and Lighting:		(39) Miscellaneous:																																	
(2) Foundation:		Footings		(8) Plumbing:		1 Sound System, Base Cost																																	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:																																			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Unfinished Typical Few Average Unfinished Typical																																	
(4) Floor Structure:		1083 SqFt, Typical, Barber Shop		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:																																	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness Bsmnt Insul.																																	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:																																			
		X Gas Oil Coal Stoker Hand Fired Boiler																																					

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4070 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/03/2019	PE19-0361	100% FINIS
	P.R.E. 100% 05/10/1994		Mechanical	07/02/2019	PM19-0454	100% FINIS
Owner's Name/Address	MAP #: 15		Electrical	09/29/2010	PE10-0316	100% FINIS
WINKELMAN ERIC D TRUST PO BOX 451 GLEN ARBOR MI 49636-0451	2024 Est TCV 2,471,221 TCV/TFA: 1385.2		Res. Add/Alter/Repair	09/08/2010	PB10-0263	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
2023002270, 2023002271, L258 P244 PRT OF GOVT LOT 1 SEC 14 COM N 1/4 COR TH S 01 DEG 23'25" W 100.01 FT ALG N-S 1/4 LN FOR POB TH S 01 DEG 23'25' W 137.15 FT TH N 89 DEG 21'33" W 162.77 FT TH S 88 DEG 08'06" W 161.13 FT TO SHR TRAV LN OF LAKE MICHIGAN TH N 03 DEG 51'30" E 44.25 FT TH N 17 DEG 26'55" E 104.40 FT ALG SD SHR TH S 89 DEG 15'05" E 357.77 FT TO POB SEC 14 T29N R14W.	X		Dirt Road	18000	100.00	321.55	0.9023	0.9047	18000	100		1,469,388
	X		Gravel Road	18000	44.82	321.55	0.9023	0.9047	18000	50	SURPLUS: ZONING 100 FT	32
	X		Paved Road	145 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 1,798,656								
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									
			Residential Local Cost Land Improvements									
			Description	Rate	Size	% Good	Cash Value					
			D/W/P: Flagstone/Sand	21.61	150	0	0					
			D/W/P: 4in Ren. Conc.	8.41	720	0	0					
			Wood Frame	37.32	57	50	1,063					
			LAND IMPROVEMENTS 5									
			Rate		Size % Good		Cash Value					
			5,000.00		1 100		5,000					
			Total Estimated Land Improvements True Cash Value = 6,063									



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	899,300	336,300	1,235,600			486,446C
X	Rolling	2023	799,400	253,600	1,053,000			463,282C
	Low	2022	780,200	218,400	998,600			441,221C
	High	2021	747,400	215,200	962,600			427,126C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

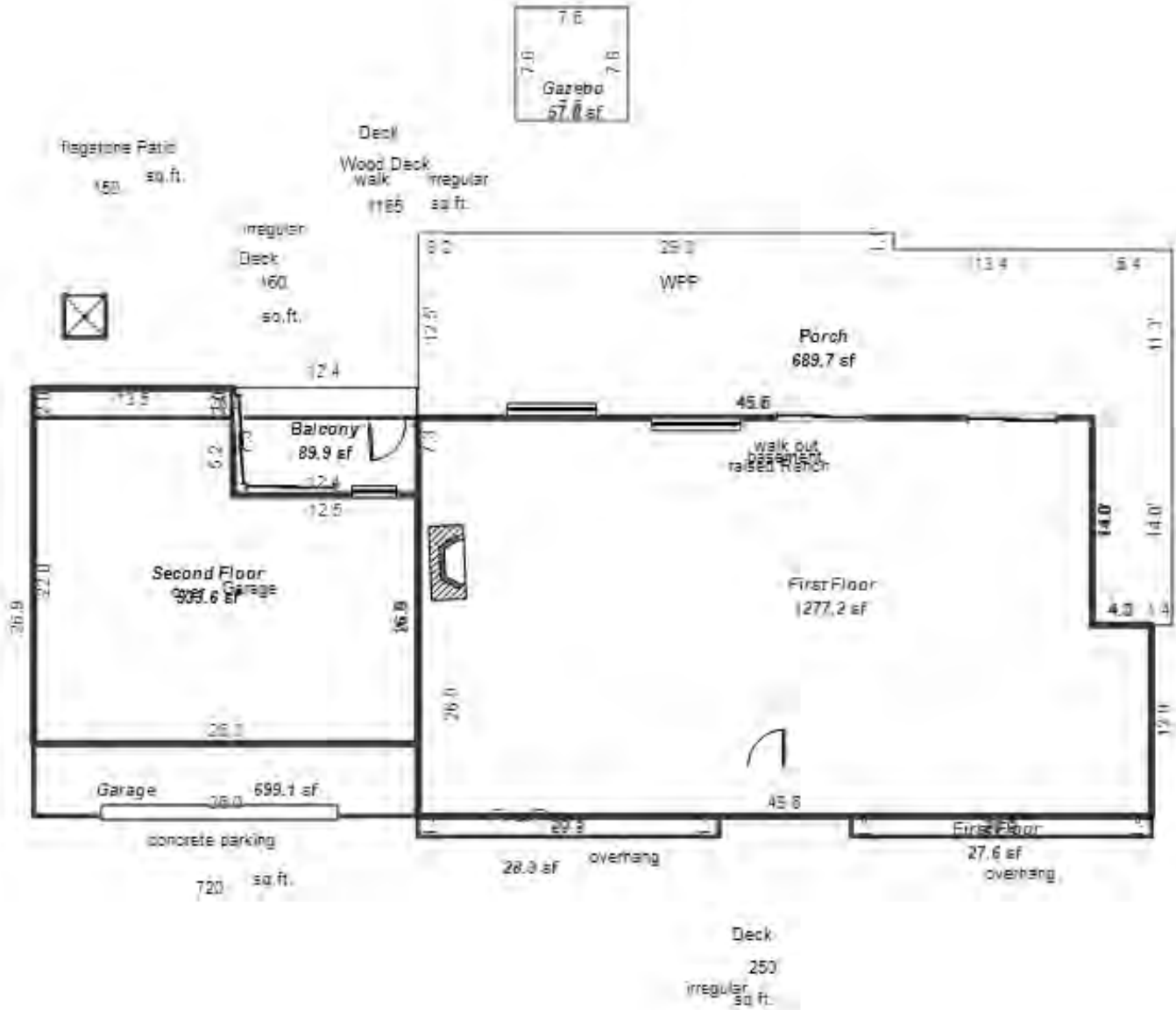
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/09/2022	INSPECTED	2023	799,400	253,600	1,053,000			463,282C
TPC	09/23/2015	INSPECTED	2022	780,200	218,400	998,600			441,221C
TPC	01/08/2011	INSPECTED	2021	747,400	215,200	962,600			427,126C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 3 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 699 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,784 Total Base New : 394,363 Total Depr Cost: 256,347 Estimated T.C.V: 666,502		E.C.F. X 2.600		Bsmnt Garage:	
Building Style: BI-LEVEL		X Ex		Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL		Cls C 10 Blt 1978		
Yr Built 1978	Remodeled 1986	X Lg		Ord	Small	200 Amps Service			No. of Elec. Outlets			Ground Area = 1277 SF Floor Area = 1784 SF.				
Condition: Average		X Lg		Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas				
Room List		Doors X Solid		H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			Total:					
Basement	1st Floor	(5) Floors		Kitchen: Carpeted Other: Hardwood Other:			Average Fixture(s)			1 Story Siding Basement 1,277						
2nd Floor	4 Bedrooms	Kitchen: Carpeted Other: Hardwood Other:		200 Amps Service			3 Fixture Bath			0.5 Story Siding Overhang 55						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1 Story Siding Overhang 479			Total: 257,474 167,369						
X	Wood/Shingle Aluminum/Vinyl Brick	X Ex		Ord	Min	No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 1277 25,387 16,502				
X	Insulation	X Drywall		(13) Plumbing			1 Average Fixture(s)			Basement, Outside Entrance, Below Grade 1 2,632 1,711						
(2) Windows		(7) Excavation		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Separate Shower			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1277 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			3 Fixture Bath						
(3) Roof		1277		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Separate Shower			2 Fixture Bath						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			1 Ceramic Tile Floor			Separate Shower			1 3,197 2,078				
X	Asphalt Shingle	(10) Floor Support		Joists: 2X14X16 Unsupported Len: 12 Cntr.Sup:			1 Ceramic Tile Wains			Water/Sewer			1 1,398 909			
Chimney: Brick		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Ceramic Tub Alcove Vent Fan			1000 Gal Septic			1 5,002 3,251			
										Water Well, 100 Feet			1 5,973 3,882			
										Porches			WPP 689 11,809 7,676			
										Deck			Treated Wood 250 4,925 3,201			
										Treated Wood 160 3,678 2,391			Treated Wood 1165 15,553 10,109			
										Balcony			Wood Balcony 89 3,729 2,424			
										Garages			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status			
W TIMBER CREST		School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL		05/02/2002	PE02-0219					
Owner's Name/Address		P.R.E. 0%		MAP #: 19								
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2024 Est TCV 163,708										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD							
L 256 P 48 UPPER PARKING LOT PRT OF W 1/4 OF SE 1/4 SEC 14 COM AT SE COR SD SEC TH N 47 DEG 54' 22" W 2246.88 FT TH ALG ARC OF CURVE TO LEFT R=763.11 I=01 DEG 26' 27" CHORD=S 12 DEG 33' 43" E 19.19 FT TO POB TH ALG W LN PLAT SKIPPERS WOOD ALG ARC OF CURVE TO LEFT R=763.11 FT I=11 DEG 22' 35" CHORD=S 18 DEG 58' 12" E 151.27 FT-151.52 FT TH ALG ARC OF CURVE TO R 4.11 FT R=836.75 FT I=00 DEG 16' 53" CHORD=S 25 DEG 31' 00" E 4.11 FT TH S 72DEG 16' 00" W 36.99 FT S 64 DEG 59' 00" W 28 15 FT S 61 DEG 06' 00" W 95 65 FT		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		177.36		161.00	1.0000	0.0000	0	100*	PARKING LOT	0
		Paved Road		HOMESTEAD \$5.00/PSF		28545 SqFt		5.00000	100			142,727
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		177 Actual Front Feet,		0.66 Total Acres		Total Est. Land Value =				142,727
		Water		Land Improvement Cost Estimates								
		Sewer		Description		Rate		Size % Good		Cash Value		
		Electric		D/W/P: Asphalt Paving		3.19		11587 50		18,481		
		Gas		Residential Local Cost Land Improvements								
		Curb		Description		Rate		Size % Good		Cash Value		
		Street Lights		LAND IMPROVEMENTS 5		5,000.00		1 50		2,500		
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 20,981								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	71,400	10,500	81,900			53,802C		
		Low		2023	71,400	9,800	81,200			51,240C		
		High		2022	71,400	9,000	80,400			48,800C		
		Landscaped		2021	71,400	8,300	79,700			47,242C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		PSC	03/10/2021	INSPECTED								
		PSC	08/19/2017	INSPECTED								
		TPC	10/26/2011	INSPECTED								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	GENTLE WINDS CONDO ASSOCI	40,000	11/04/1998	WD	03-ARM'S LENGTH	494:886	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GENTLE WINDS CONDO ASSOCIATION PO BOX 7332 TRAVERSE CITY MI 49696	MAP #: 17					
	2024 Est TCV 77,956 TCV/TFA: 43.31					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L494 P886-888/98 PRT GOVT LOT 3 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56'10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50'16" W 876.16 FT TH N 57 DEG 57' 55" E 67.28 FT TH N 43 DEG 16'04" W 131.64 FT TH 153.05 FT ALG ARC 621.45 FT RADIUS CURVE RIGHT CH-N 36 DEG 12'44" W 152.67 FT TH N 29 DEG 09'24" W 60.02 FT TH S 61 DEG 59'07" W 11.18 FT TH N 27 DEG 55'48" W 206.39 FT TH N 65 56'45" W 13 FT TH N 05 DEG 30' W 145.42 FT TO POB TH S 57 DEG 52'20" W 37.72 FT TH N 12 DEG 13'11" E 63.74 FT TH N 23 DEG				HOMESTEAD	300.00	138.00	1.0000	0.0000	0 100*	0
				* 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

Public Improvements	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
	D/W/P: Asphalt Paving	2.83	4956 50	7,012
	Total Estimated Land Improvements True Cash Value =			7,012

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	19,000	20,000	39,000			28,920C
Rolling	2023	19,000	16,800	35,800			27,543C
Low	2022	19,000	14,900	33,900			26,232C
High	2021	19,000	13,800	32,800			25,394C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/22/2018	INSPECTED	2023	19,000	16,800	35,800			27,543C
PSC	08/19/2017	INSPECTED	2022	19,000	14,900	33,900			26,232C
TPC	09/25/2014	INSPECTED	2021	19,000	13,800	32,800			25,394C

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Desc. of Bldg/Section:
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 1,800
 Gross Bldg Area: 1,800
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 8
 Physical %Good: 72
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1800
 Ave. Perimeter: 180
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

2014 Year Built Remodeled

Overall Bldg Height

Comments:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 16.91
 Adjusted Square Foot Cost for Upper Floors = 16.91

Total Floor Area: 1,800 Base Cost New of Upper Floors = 30,438
 Reproduction/Replacement Cost = 30,438
 Total Depreciated Cost = 21,915

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0						
Reproduction/Replacement Cost = 0						
Total Depreciated Cost = 0						

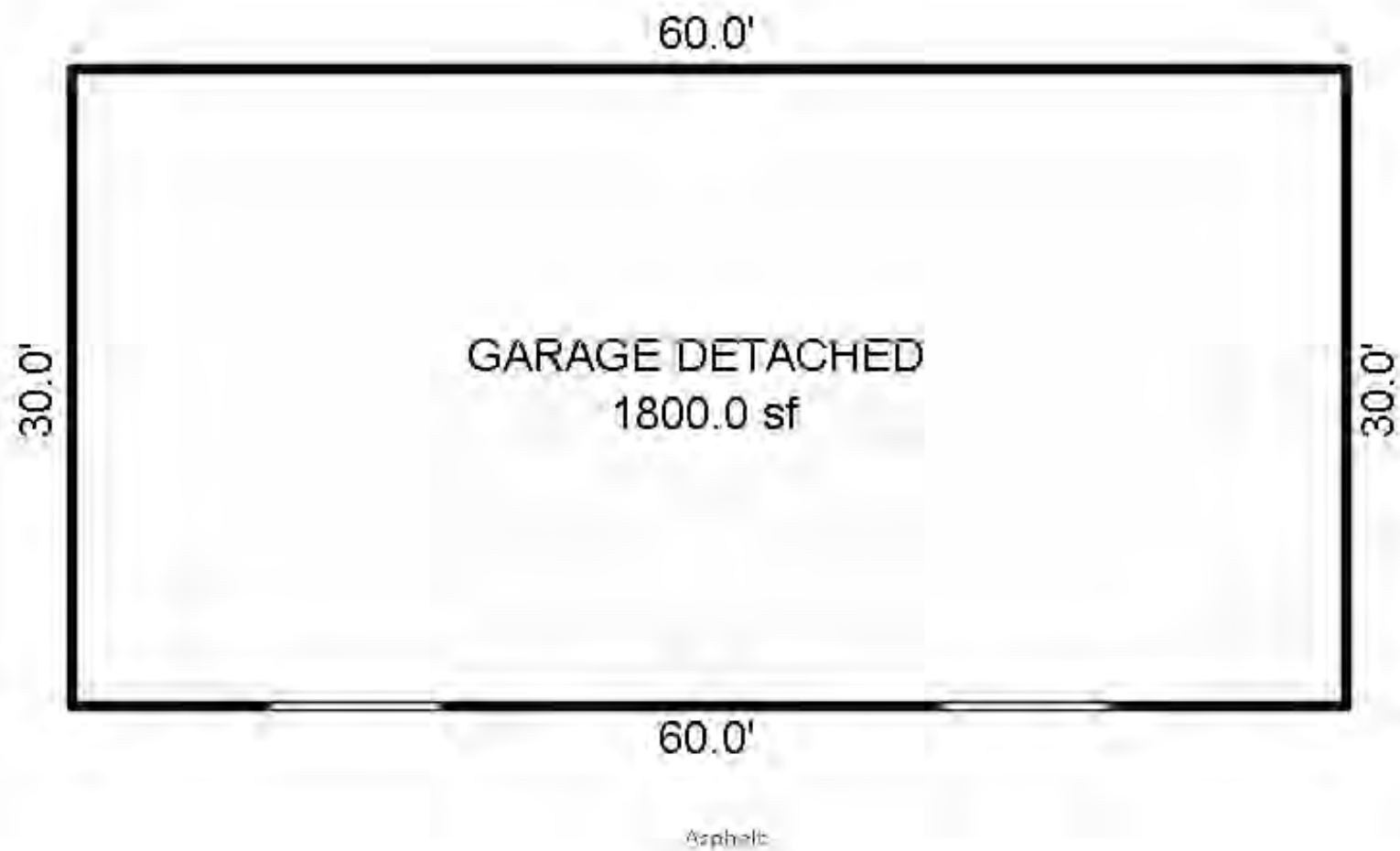
Architectural Multiplier: 0.00

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 32,873
 Replacement Cost/Floor Area= 16.91 Est. TCV/Floor Area= 18.26

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	(13) Roof Structure: Slope=0
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status					
5030 S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/04/2023	PM23-0866							
Owner's Name/Address		P.R.E. 0%		Electrical	08/16/2018	PE18-0483	100% FINIS						
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 19		Mechanical	08/07/2018	PM18-0495	100% FINIS						
		2024 Est TCV 1,937,440 TCV/TFA: 252.83		Commercial, New Building	07/19/2018	PB18-0382	100% FINIS						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD									
		Public Improvements		* Factors * 51.15 X 102 IRR									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				HOMESTEAD	\$0.80/PSF		78103	SqFt	0.80000	100		62,483	
				1.79 Total Acres Total Est. Land Value =					62,483				
				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
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	31,200	937,500	968,700			767,646C		
		TPC 05/30/2021 INSPECTED			2023	126,900	830,600	957,500			731,092C		
		WAS 12/18/2009 INSPECTED			2022	117,200	744,200	861,400			696,279C		
		WAS 11/27/2007 INSPECTED			2021	117,200	689,100	806,300			674,036C		



TER

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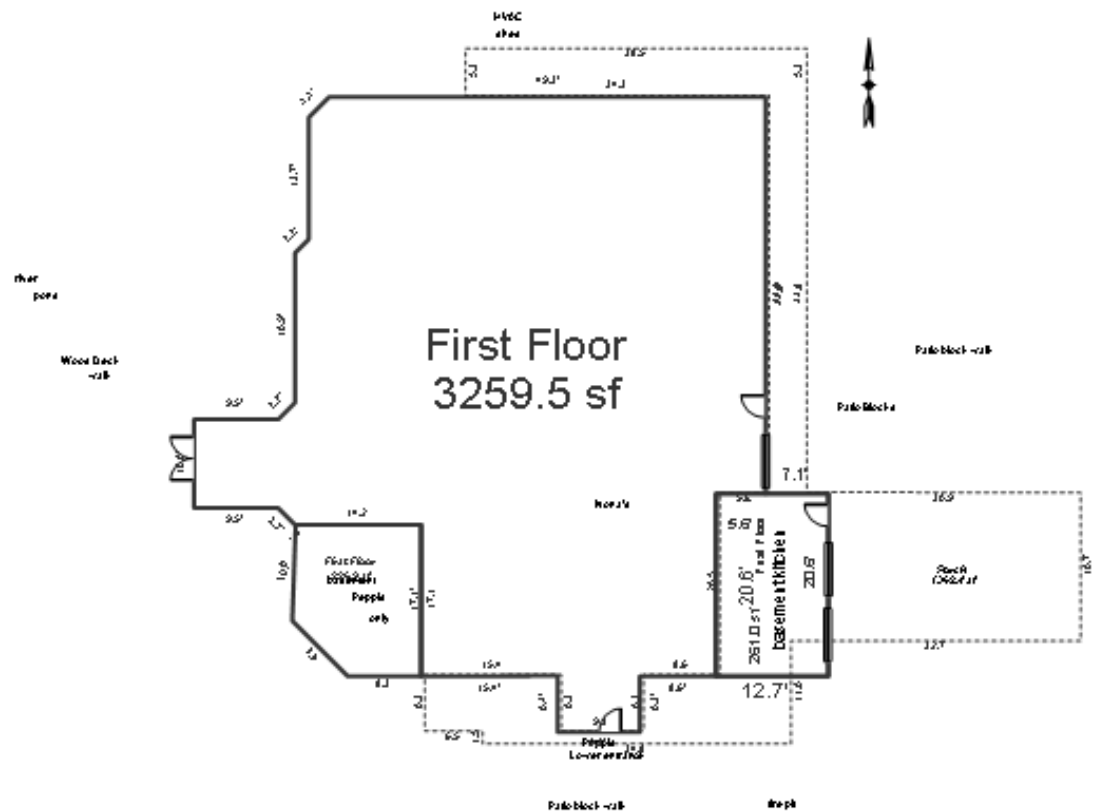
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: NONAS	
Calculator Occupancy: Restaurants	
Class: D	Construction Cost
Floor Area: 3,259	High
Gross Bldg Area: 7,663	Above Ave.
Stories Above Grd: 1	X
Average Sty Hght : 10	Ave.
Bsmnt Wall Hght : 8	Low
Depr. Table : 3%	** ** Calculator Cost Data ** **
Effective Age : 12	Quality: Average
Physical %Good: 69	Heat#1: Complete H.V.A.C. 100
Func. %Good : 100	Heat#2: Complete H.V.A.C. 0%
Economic %Good: 100	Ave. SqFt/Story: 3259
1982 Year Built	Ave. Perimeter: 282
2006 Remodeled	Has Elevators:
Overall Bldg Height	*** Basement Info ***
Comments: BASEMENT KITCHEN ADDITION 2018	Area: 3520
	Perimeter: 282
	Type: Finished Basement
	Heat: Forced Air Furnace
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<<< Calculator Cost Computations >>>>>>	
Class: D	Quality: Average
Stories: 1	Story Height: 10
Perimeter: 282	
Base Rate for Upper Floors = 153.02	
Finished Basement Basement, Base Rate for Basement = 95.20	
(Basement Fireproofing Rate = 0.00)	
(10) Heating system: Complete H.V.A.C. Cost/SqFt: 29.78 100%	
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 9.00	
Adjusted Square Foot Cost for Upper Floors = 182.80	
Adjusted Square Foot Cost for Basement = 104.20	
Total Floor Area: 3,259	Base Cost New of Upper Floors = 595,746
Basement Area: 3,520	Base Cost New of Basement = 366,784
Reproduction/Replacement Cost = 962,530	
Eff.Age:12	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 664,146	
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 => TCV of Bldg: 1 = 996,219
Replacement Cost/Floor Area= 295.35	Est. TCV/Floor Area= 305.68

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CQ'S & CAVANAUGH'S
 Calculator Occupancy: Restaurants

Class: D
 Floor Area: 4,093
 Gross Bldg Area: 7,663
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght : 8

Depr. Table : 3%
 Effective Age : 12
 Physical %Good: 69
 Func. %Good : 100
 Economic %Good: 100

1984 Year Built
 2004 Remodeled

Overall Bldg Height

Comments:
 1984 - 3 STRUCTURES AROUND TENNIS COURT.
 2018 MOVE COOLERS

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Package Heating & Cooling 100					
Heat#2: Complete H.V.A.C. 0%					
Ave. SqFt/Story: 4093					
Ave. Perimeter: 279					
Has Elevators:					
*** Basement Info ***					
Area: 1015					
Perimeter: 140					
Type: Finished Basement					
Heat: Package Heating & Cooling					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 279

Base Rate for Upper Floors = 142.15
 Finished Basement Basement, Base Rate for Basement = 116.78
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.29 100%
 Bsmnt Heating system: Package Heating & Cooling Cost/SqFt: 22.44
 Adjusted Square Foot Cost for Upper Floors = 160.44
 Adjusted Square Foot Cost for Basement = 139.22

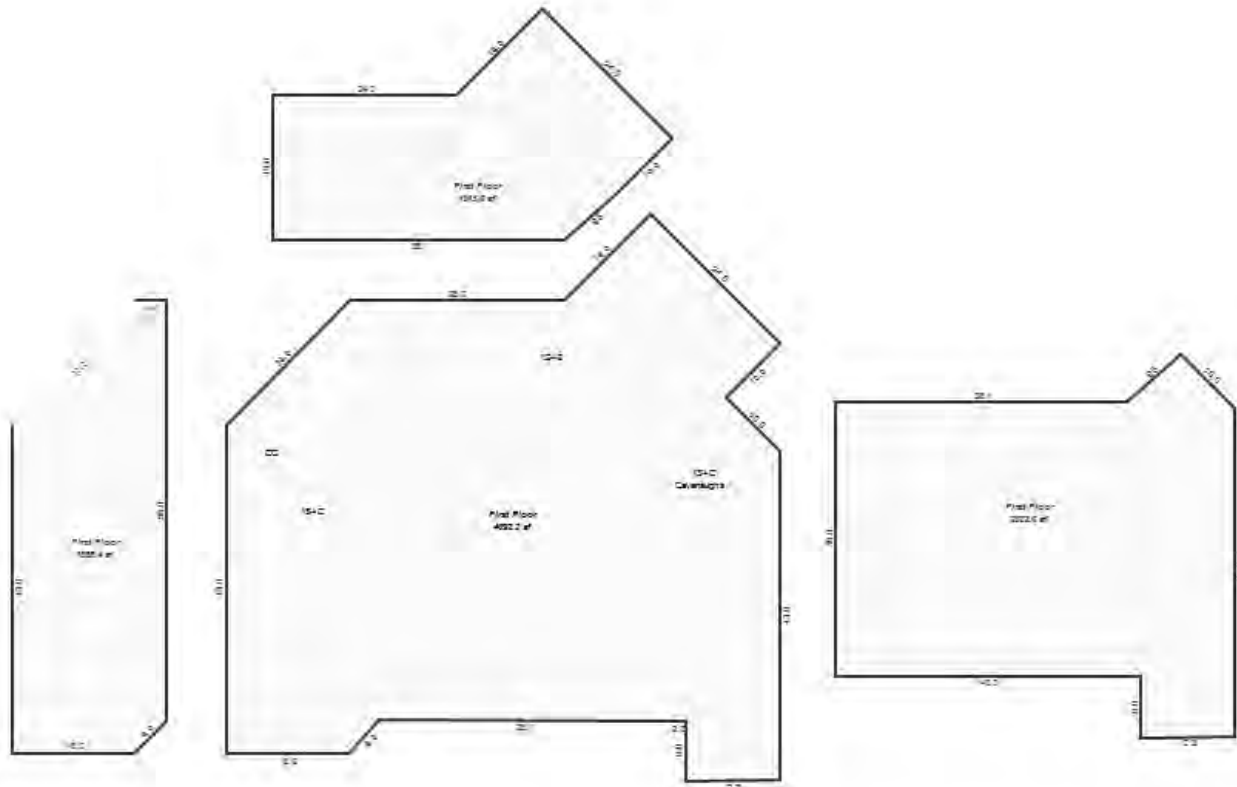
Total Floor Area: 4,093 Base Cost New of Upper Floors = 656,681
 Basement Area: 1,015 Base Cost New of Basement = 141,309

Reproduction/Replacement Cost = 797,990
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
 Total Depreciated Cost = 550,613

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 825,920
 Replacement Cost/Floor Area= 194.96 Est. TCV/Floor Area= 201.79

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

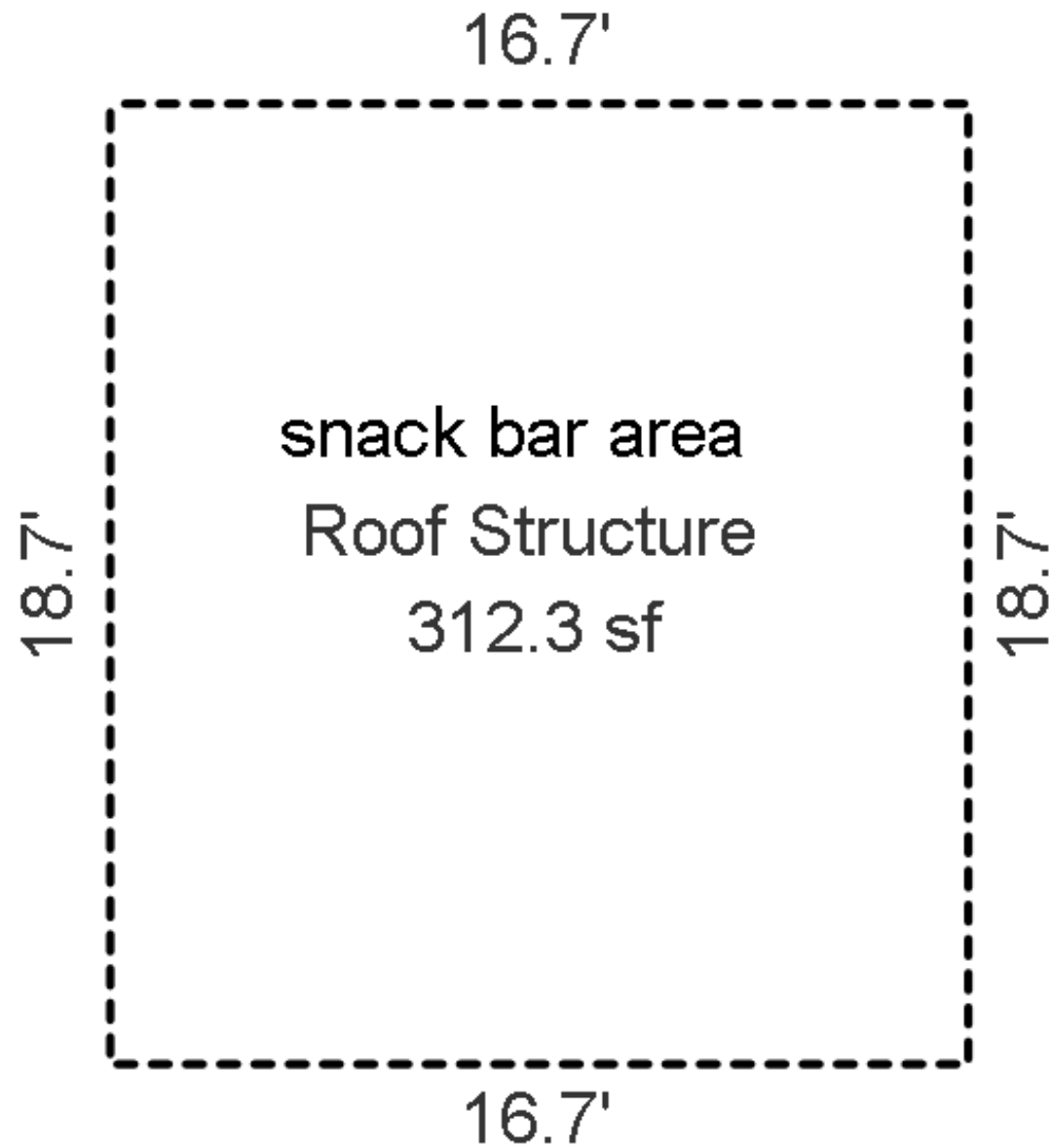


Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: OUTDOOR BAR Calculator Occupancy: Restaurants - Snack Bars		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 18 Perimeter: 70 Overall Building Height: 18 Base Rate for Upper Floors = 106.59 Adjusted Square Foot Cost for Upper Floors = 106.59 Total Floor Area: 311 Base Cost New of Upper Floors = 33,149 Reproduction/Replacement Cost = 33,149 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 21,878																																	
Class: D,Pole Floor Area: 311 Gross Bldg Area: 7,663 Stories Above Grd: 1 Average Sty Hght : 18 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>				High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 311 Ave. Perimeter: 70 Has Elevators:																								
High	Above Ave.	Ave.	X	Low																															
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="6" style="text-align: right;">Reproduction/Replacement Cost =</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Depreciated Cost =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New =						0	Reproduction/Replacement Cost =						0	Total Depreciated Cost =						0
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																													
Total Cost New =						0																													
Reproduction/Replacement Cost =						0																													
Total Depreciated Cost =						0																													
2018 Year Built Remodeled 18 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																													
Comments: MVS - SECTION 13 SNACK BARS OR CONCESSION STANDS HAVE NO SEATING AREA AND INCLUDE THE VERY MARGINAL SEASONAL CAMP-TYPE FACILITY TO THE BEST MUNICIPAL		* Sprinkler Info * Area: Type: Low																																	
(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:																													
(2) Foundation:		(8) Plumbing:				(39) Miscellaneous:																													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> <td style="width:10%;">Footings</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	Footings	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> <td style="width:10%;">Outlets:</td> <td style="width:10%;">Fixtures:</td> </tr> <tr> <td colspan="3"></td> <td style="width:10%;">Few Average Many Unfinished Typical</td> <td style="width:10%;">Few Average Many Unfinished Typical</td> </tr> <tr> <td colspan="3"></td> <td style="width:10%;">Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td style="width:10%;">Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>				Many Above Ave.	Average Typical	Few None	Outlets:	Fixtures:				Few Average Many Unfinished Typical	Few Average Many Unfinished Typical				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer										
X	Poured Conc	Brick/Stone	Block	Footings																															
Many Above Ave.	Average Typical	Few None	Outlets:	Fixtures:																															
			Few Average Many Unfinished Typical	Few Average Many Unfinished Typical																															
			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer																															
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>				Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners																				
Total Fixtures	Urinals																																		
3-Piece Baths	Wash Bowls																																		
2-Piece Baths	Water Heaters																																		
Shower Stalls	Wash Fountains																																		
Toilets	Water Softeners																																		
(4) Floor Structure:		(9) Sprinklers:				(40) Exterior Wall:																													
(5) Floor Cover:		(10) Heating and Cooling:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																										
Thickness	Bsmnt Insul.																																		
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>				Gas Oil	Coal Stoker	Hand Fired Boiler	(13) Roof Structure: Slope=0																										
Gas Oil	Coal Stoker	Hand Fired Boiler																																	
						(14) Roof Cover:																													

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)		Date	Number	Status		
S HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 16		2024 Est TCV 419,109 TCV/TFA: 1080.18							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD							
L256 P48 LOWER PARKING LOT PRT GOVT LOT 4 SEC 14 COM AT SE COR SD SEC TH N 88 DEG 56' 10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50' 16" W 876.16 FT TO SLY R/W HOMESTEAD RD & POB TH N 43 DEG 16' 04" W 118.52 FT TH N ALG CURVE TO RIGHT 169.31 FT CH-N 36 DEG 12' 44" W 168.88 FT TH ALG SD R/W N 29 DEG 09' 24" W 88.98 FT ALG SLY R/W HOMESTEAD RD TH N 82 DEG 30' 50" W 55.20FT TH N 37 DEG 16' 48" W 33.80 FT TH N 65 DEG 36' 57" W 125.39 FT TH S 10 DEG 04' 35" W 80 FT TH S 19 DEG 59' 40" E 143.12 FT TO SE COR CRYSTAL BEACH I S E M/L AD DB		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				HOMESTEAD	\$3.60/PSF	365.00	180.00	1.0000	0.0000	0 100* PARKING LOT	0
				* 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	3.26	78750	50	128,362			
				Total Estimated Land Improvements True Cash Value =				128,362			
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	118,300	91,300	209,600			133,422C	
		Rolling		2023	118,300	85,200	203,500			127,069C	
		Low		2022	118,300	74,000	192,300			121,019C	
		High		2021	118,300	68,400	186,700			117,153C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	04/25/2018	INSPECTED							
		PSC	08/19/2017	INSPECTED							
		TPC	09/25/2014	INSPECTED							

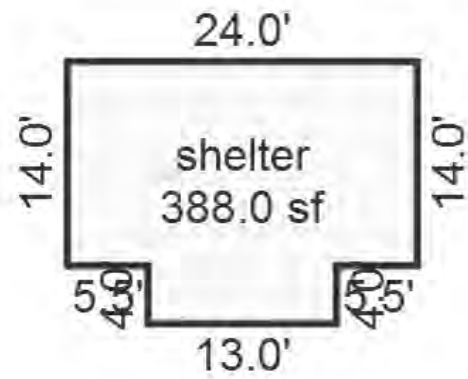
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Pavilions		Calculator Cost Computations	
Class: D		Class: D	Quality: Average
Floor Area: 388		Stories: 1	Story Height: 8
Gross Bldg Area: 388		Perimeter: 84	
Stories Above Grd: 1		Base Rate for Upper Floors = 125.91	
Average Sty Hght : 8		Adjusted Square Foot Cost for Upper Floors = 125.91	
Bsmnt Wall Hght		Total Floor Area: 388	
Depr. Table : 2%		Base Cost New of Upper Floors = 48,853	
Effective Age : 15		Reproduction/Replacement Cost = 48,853	
Physical %Good: 74		Eff. Age: 15 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0	
Func. %Good : 100		Total Depreciated Cost = 36,151	
Economic %Good: 100		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 54,227	
Year Built		Replacement Cost/Floor Area= 125.91 Est. TCV/Floor Area= 139.76	
Remodeled			
Overall Bldg Height			
Comments:			

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5460 S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/17/2017	PM17-0246	
Owner's Name/Address	P.R.E. 0%		Commercial, Add/Alter/Repa	06/30/2016	PB16-0221	100% FINIS
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 15		Mechanical	06/21/2016	PM16-0352	
	2024 Est TCV 3,935,299 TCV/TFA: 981.86		Mechanical	05/16/2016	PM16-0293	

X Improved		Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD				
Public Improvements			* 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

Tax Description		Land Improvement Cost Estimates					Cash Value
Description	Rate	Size	% Good				
Wood Frame	30.38	120	50			1,823	
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value	
X Gas		LAND IMPROVEMENTS 5	5,000.00	4	100	20,000	
X Electric		Total Estimated Land Improvements True Cash Value =				21,823	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Dirt Road	2024	1,501,500	466,100	1,967,600			1,635,546C
X	Gravel Road	2023	1,501,500	393,100	1,894,600			1,557,663C
X	Paved Road	2022	1,501,500	354,400	1,855,900			1,483,489C
X	Storm Sewer	2021	1,501,500	329,400	1,830,900			1,436,098C
X	Sidewalk							
X	Water							
X	Sewer							
X	Electric							
X	Gas							
X	Curb							
X	Street Lights							
X	Standard Utilities							
X	Underground Utils.							



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAFE MANITOU
 Calculator Occupancy: Restaurants

Class: C	Construction Cost					
Floor Area: 1,716	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 4,008	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Good					
Average Sty Hght : 8	Heat#1: Package Heating & Cooling 100					
Bsmnt Wall Hght	Heat#2: Complete H.V.A.C. 0%					
Depr. Table : 3%	Ave. SqFt/Story: 1716					
Effective Age : 16	Ave. Perimeter: 186					
Physical %Good: 61	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments: BATHHOUSES- 2, PRO SHOP BLDG, SNACK BAR BLDG	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type:						

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Good
 Stories: 1 Story Height: 8 Perimeter: 186

Base Rate for Upper Floors = 230.49

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.73 100%
 Adjusted Square Foot Cost for Upper Floors = 251.22

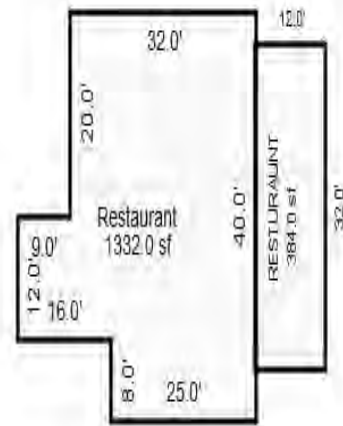
Total Floor Area: 1,716 Base Cost New of Upper Floors = 431,094

Reproduction/Replacement Cost = 431,094
 Eff. Age: 16 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 61 /100/100/100/61.0
 Total Depreciated Cost = 262,967

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 394,451
 Replacement Cost/Floor Area= 251.22 Est. TCV/Floor Area= 229.87

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	(40) Exterior Wall:		
(3) Frame:				3-Piece Baths				Wash Bowls				Mercury Transformer			
(4) Floor Structure:				2-Piece Baths				Water Heaters				Sodium Vapor			
(5) Floor Cover:				Shower Stalls				Wash Fountains				Thickness			
(6) Ceiling:				Toilets				Water Softeners				Bsmnt Insul.			
				(9) Sprinklers:				(13) Roof Structure: Slope=0							
				(10) Heating and Cooling:				(14) Roof Cover:							
				Gas Oil	Coal Stoker	Hand Fired Boiler									

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***



Desc. of Bldg/Section: BEHIND FLIP FLOPS
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: C
 Floor Area: 906
 Gross Bldg Area: 4,008
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 12
 Physical %Good: 61
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 906					
Ave. Perimeter: 147					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 147

Base Rate for Upper Floors = 43.41

Adjusted Square Foot Cost for Upper Floors = 43.41

Total Floor Area: 906 Base Cost New of Upper Floors = 39,329

Reproduction/Replacement Cost = 39,329

Eff. Age: 12 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 61 /100/100/100/61.0
 Total Depreciated Cost = 23,991

<<<<< 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				
Reproduction/Replacement Cost = 0				
Eff. Age: 12 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 61 /100/100/100/61.0				
Total Depreciated Cost = 0				
ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 3 = 35,986				
Replacement Cost/Floor Area= 43.41 Est. TCV/Floor Area= 39.72				

(1) Excavation/Site Prep:
 X Site Prep

(2) Foundation:
 X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures 3-Piece Baths Urinals
 2-Piece Baths Wash Bowls
 Shower Stalls Water Heaters
 Toilets Wash Fountains
 Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:
 Gas Oil Coal Stoker Hand Fired Boiler

(11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Many Unfinished Typical
 Few Average Many Unfinished Typical
 Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct
 Incandescent Fluorescent Mercury Sodium Vapor Transformer

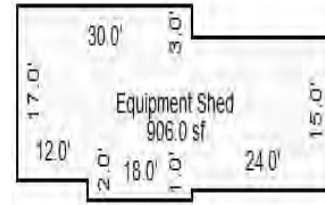
(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:
 Thickness Bsmnt Insul.

(40) Exterior Wall:

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: TENNIS COURT & SWIMMING POOL	
Calculator Occupancy: Arcade Buildings	
Class: C	Construction Cost
Floor Area	High Above Ave. Ave. X Low
Gross Bldg Area: 4,008	** ** Calculator Cost Data ** **
Stories Above Grd	Quality: Good
Average Sty Hght	Heat#1: Heat Pump System 0%
Bsmnt Wall Hght	Heat#2: Heat Pump System 0%
Depr. Table : 2.25%	Ave. SqFt/Story
Effective Age : 18	Ave. Perimeter
Physical %Good: 66	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
Year Built	Perimeter:
Remodeled	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
TENNIS COURT CC	3.27	6136	1.00	70	14,045
PLUMBING FIX FL DRAIN	444.43	1	1.00	70	311
PLUMBING FIX SHOWER	874.29	1	1.00	70	612
PLUMBING FIX DRK FNT	757.72	1	1.00	70	530
COMMERCIAL SWIM POOL	88.50	2200	1.00	70	136,290
PATIO	7.65	374	1.00	75	2,146
PAVING	4.01	295	1.00	75	887
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 =>	TCV of Bldg:	4	=	232,232

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Restroom Buildings		<<<< Calculator Cost Computations >>>> Class: C Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 0						
Class: C Floor Area: 869 Gross Bldg Area: 4,008 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 180.96
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 12 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 869 Ave. Perimeter Has Elevators:		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.46 100% Adjusted Square Foot Cost for Upper Floors = 187.42					
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 869 Base Cost New of Upper Floors = 162,868 Reproduction/Replacement Cost = 162,868 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 99,349					
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 5 = 149,024 Replacement Cost/Floor Area= 187.42 Est. TCV/Floor Area= 171.49					
Comments:	* Sprinkler Info * Area: Type: Low							

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Fixtures: Few Average Many Unfinished Typical	Thickness
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status			
S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
BAYBERRY GROUP INC KURAS PROPERTIES 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 16		2024 Est TCV 68,123 TCV/TFA: 619.30								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD							
L243 P887 PRT GOVT LOT 4 COM AT SE COR SD SEC 14 TH N 88 DEG 56' 10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50' 16" W 876.16 FT TO SLY R/W HOMESTEAD RD TH CONTINUING ALG SLY R/W N 43 DEG 16' 04" W 118.52 FT ALG ARC OF CURVE TO R 169.31 FT R-687.45 FT I-14 DEG 06' 40" CHORD-N 36 DEG 12' 44" W 168.88 FT TH N29 DEG 09' 24" W 88.98 FT FOR POB TH N 82 DEG 30' 50" W 55.20 FT TH N 37 DEG 16' 48" W 33.80 FT TO SLY LN SUN DANCE CONDO TH N 65 DEG 56' 40" E 48.24 FT TH ALG ARC OF CURVE TO R 26.15 FT R-334.60 FT I-04		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		HOMESTEAD	\$0.20/PSF	25.00	50.00	1.0000	0.0000	0	100*	0
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
		Storm Sewer		25 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =				1,210
		Sidewalk										
		Water										
		Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good			Cash Value		
		Gas		Commercial Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Arch	Mult	Cash Value		
		Street Lights		WATER WELL 8"-10"		0.00	1	89	100	0		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =							0	
		Underground Utils.										
Topography of Site												
Level												
Rolling												
Low												
High												
Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	600	33,500	34,100		31,531C			
TPC 10/22/2018 INSPECTED		2023	1,800	30,000	31,800			30,030C				
WAS 11/27/2007 INSPECTED		2022	1,800	26,800	28,600			28,600S				
		2021	9,100	24,800	33,900			33,477C				

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*** Information herein deemed reliable but not guaranteed***



Desc. of Bldg/Section:
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
 Floor Area: 110
 Gross Bldg Area: 110
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 15
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 FUNC - AGE

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 100
 Heat#2: Electric Wall Heaters 0%
 Ave. SqFt/Story: 110
 Ave. Perimeter: 44
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 44

Base Rate for Upper Floors = 48.17

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.91 100%
 Adjusted Square Foot Cost for Upper Floors = 54.08

Total Floor Area: 110 Base Cost New of Upper Floors = 5,949

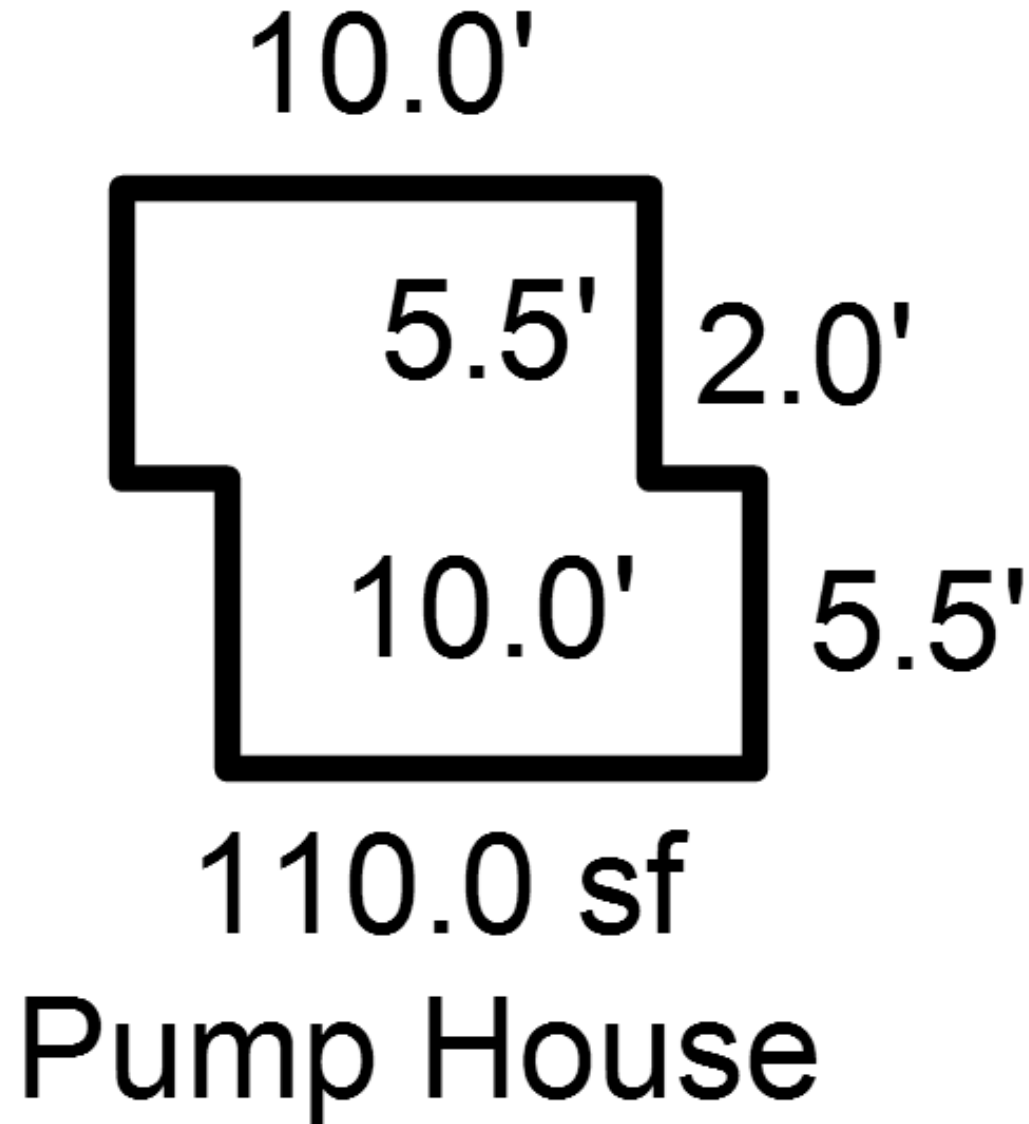
Reproduction/Replacement Cost = 5,949
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 3,212

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP 12 UTILITY PIPE DRAIN	16.43	4490	1.00	50	36,885
UIP 3 WATER WELL 8 TO 10"	45.11	200	1.00	50	4,511

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 66,913
 Replacement Cost/Floor Area= 806.74 Est. TCV/Floor Area= 608.30

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OBATA MAJEL CHANCE	OBATA NORI	0	11/09/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
OBATA NORI LIVING TRUST	OBATA NORI	0	12/11/2018	QC	09-FAMILY	1348P550	PROPERTY TRANSFER	0.0
OBATA NORI	OBATA NORI	0	12/11/2018	QC	09-FAMILY	1350P329	PROPERTY TRANSFER	0.0
OBATA NORI	OBATA NORI LIVING TRUST 9	0	12/08/2010	QC	09-FAMILY	2010 1075-477Q	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4040 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/03/2023					

Owner's Name/Address	MAP #: 15
OBATA NORI 4040 S SUNSET SHORES DR MAPLE CITY MI 49664	2024 Est TCV 2,280,692 TCV/TFA: 1001.1

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

X	Dirt Road		LK MI "A"	18000	100.00	343.60	0.9827	0.9198	18000	100	1,627,019
	Gravel Road		LK MI "A"	18000	2.94	343.60	0.9827	0.9198	18000	50	SURPLUS: ZONING 100 FT 2
	Paved Road		103 Actual Front Feet, 0.81 Total Acres Total Est. Land Value = 1,650,960								

Tax Description			Land Improvement Cost Estimates								
L251 P997 L270 P7 L192 P753 PRT GOVT LOT 1 SEC 14 BEG AT N 1/4 COR TH S 01 DEG 23' 25" W 100.01 ALG N-S 1/4 LN TH N 89 DEG 15' 05" W 357.77 FT TO A POINT NEAR SHR LAKE MICHIGAN TH N 17 DEG 26' 55" E 104.41 FT ALG SD SHR TO N SEC LN TH S 89 DEG 15' 05" E 328.89 FT TO POB SEC 14 T29N R14W.	X	Electric	Description	Rate	Size	% Good	Cash Value				

X	Gas		Residential Local Cost Land Improvements	Rate	Size	% Good	Cash Value				
X	Curb		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
	Street Lights		Total Estimated Land Improvements True Cash Value = 7,500								

Comments/Influences	Standard Utilities	Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain

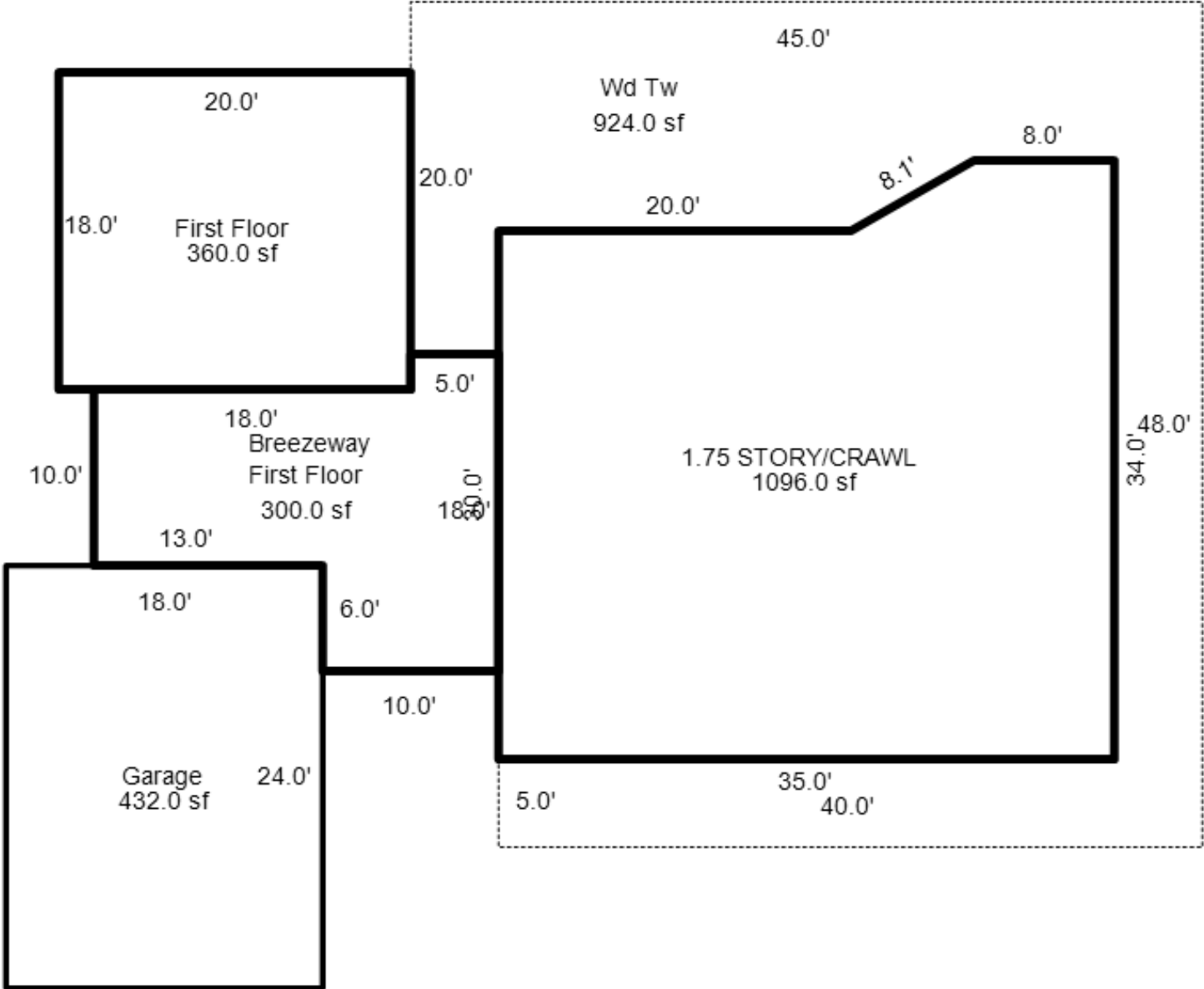


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	825,500	314,800	1,140,300			696,775C
TPC 12/09/2022	INSPECTED		2023	733,800	237,600	971,400			663,596C
TPC 09/12/2018	INSPECTED		2022	728,400	220,600	949,000			631,997C
TPC 09/23/2015	INSPECTED		2021	709,800	202,800	912,600			611,808C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 962 300	Type Treated Wood Brzwy, FW	Year Built: 1985 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 108 No Conc. Floor: 0																										
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X		Central Air Wood Furnace	Class: C +10 Effec. Age: 35 Floor Area: 2,278 Total Base New : 368,111 Total Depr Cost: 239,320 Estimated T.C.V: 622,232		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																												
Building Style: 1.75 STORY		Trim & Decoration	Ex	Ord	Min	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls C 10		Blt 1981																												
Yr Built 1981	Remodeled 1985	Size of Closets	Lg	X	Ord	Small	200	Amps Service	No./Qual. of Fixtures		Ex.		X	Ord.	Min																									
Condition: Average		Doors	Solid	X	H.C.	(13) Plumbing		No. of Elec. Outlets		Many		X	Ave.	Few	(11) Heating System: Electric Baseboard Ground Area = 1456 SF Floor Area = 2278 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,096</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>360</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>286,735</td> <td>186,427</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	1,096			1 Story	Siding	Crawl Space	360			Total:				286,735	186,427
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
1.75 Story	Siding	Crawl Space	1,096																																					
1 Story	Siding	Crawl Space	360																																					
Total:				286,735	186,427																																			
Room List		(5) Floors	Kitchen: Other: Hardwood Other:		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,518	987																							
Basement	5 1st Floor	(6) Ceilings	X	Drywall	No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Average Fixture(s)		1	4,777	3,105	Water/Sewer																								
2 2nd Floor	4 Bedrooms	(7) Excavation	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Average Fixture(s)		1	5,002	3,251	Garages																								
(1) Exterior		(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		Ceramic Tub Alcove Vent Fan		Water/Sewer		Average Fixture(s)		1	5,973	3,882	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																								
X Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Lump Sum Items:		Water/Sewer		Average Fixture(s)		1	21,025	13,666	Base Cost																								
X Insulation		(10) Floor Support	Joists: 2X8X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	1,526	992	Storage Over Garage																								
(2) Windows		Many Avg. Few		Large Avg. Small		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	-2,762	-1,795	Common Wall: 1 Wall																							
X Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	562	365	Door Opener																							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(14) Water/Sewer	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	2,845	1,849	Appliance Allow.																								
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	6,836	4,443	Fireplaces																							
X Asphalt Shingle		Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	12,843	8,348	Interior 2 Story																							
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	21,231	13,800	Deck																							
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	300	21,231	13,800	Treated Wood																						
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	300	21,231	13,800	Breezeways																						
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	300	21,231	13,800	Frame Wall																						
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	300	21,231	13,800	Frame Wall																						
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Average Fixture(s)		1	300	21,231	13,800	Frame Wall																						

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 19					
	2024 Est TCV 44,023 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L 244 P 226 . UPPER WATER TANK SITE DESCRIBED AS PRT OF NW 1/4 OF SE 1/4 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT FOR POB TH S 23 DEG 34' 28" W 42.00 FT TH N 66 DEG 25' 32" W 42.00 FT TH N 23 DEG 34' 28" E 42.00 FT TH S 66 DEG 25' 32" E 42.00 FT TO POB SEC 14 T29N R14W 0.04 A M/L.			Dirt Road	42.00	42.00	1.0000	0.0000	0	100*	0
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			HOMESTEAD 201 SITE	1742	SqFt	3.25000	100			5,663
			* denotes lines that do not contribute to the total acreage calculation.							
			42 Actual Front Feet, 0.04 Total Acres					Total Est. Land Value =		5,663

UPPER TANK-PUMP HOUSE

Topography of Site



- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,800	19,200	22,000			17,532C
2023	2,800	15,700	18,500			16,698C
2022	2,600	14,100	16,700			15,903C
2021	2,600	13,100	15,700			15,395C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PUMP HOUSE Calculator Occupancy: Apartment	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
Depr. Table : 2%	** ** Calculator Cost Data ** **
Effective Age : 40	Quality: Good
Physical %Good: 45	Heat#1: Electric, Cable or Baseboard 0%
Func. %Good : 100	Heat#2: Electric, Cable or Baseboard 0%
Economic %Good: 100	Ave. SqFt/Story
	Ave. Perimeter
	Has Elevators:
	*** Basement Info ***
Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat:
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP 11 WELDED ST WATR TAN	56828.58	1	1.00	45	25,573
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 =>	TCV of Bldg:	1	=	38,360

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit	(13) Roof Structure: Slope=0
(3) Frame:	3-Piece Baths	Rigid Conduit		(14) Roof Cover:
(4) Floor Structure:	2-Piece Baths	Armored Cable	
(5) Floor Cover:	Shower Stalls	Non-Metalic	
(6) Ceiling:	Toilets	Bus Duct	
	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas		
	Oil		
	Coal Stoker		
	Hand Fired Boiler		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 15					
	2024 Est TCV 68,753 TCV/TFA: 409.24					

X Improved		Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road								0	
Gravel Road									
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description
 L244 P226 LOWER WATER TANK SITE DESCRIBED AS PRT OF GOVT LOT 2 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT TH N 18 DEG 21' 38" W 743.53 FT FOR POB TH N 82 DEG 10' 17" W 104.88 FT TH N 01 DEG 49' 39" E 41.04 FT TH S 88 DEG 10' 21" E 104.31 FT TH S 01 DEG 49' 39" W 52.00 FT TO POB SEC 14 T29N R14W 0.11 A M/L.

Comments/Influences



Topography of Site	
Level	
Rolling	
Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,800	26,600	34,400			19,366C
2023	7,800	21,800	29,600			18,444C
2022	7,200	19,500	26,700			17,566C
2021	7,200	18,000	25,200			17,005C

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Desc. of Bldg/Section: PUMP HOUSE
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D	Construction Cost					
Floor Area: 168	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 168	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average					
Average Sty Hght : 8	Heat#1: Space Heaters, Gas with Fan 0%					
Bsmnt Wall Hght	Heat#2: Electric Wall Heaters 0%					
Depr. Table : 4%	Ave. SqFt/Story: 168					
Effective Age : 30	Ave. Perimeter: 52					
Physical %Good: 35	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
Area:						
Type: Average						

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 52

Base Rate for Upper Floors = 42.03

Adjusted Square Foot Cost for Upper Floors = 42.03

Total Floor Area: 168 Base Cost New of Upper Floors = 7,061

Reproduction/Replacement Cost = 7,061

Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 2,471

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
UIP 11 WELDED ST WATR TAN	54971.43	1	1.00	60	32,983

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 53,182
 Replacement Cost/Floor Area= 369.24 Est. TCV/Floor Area= 316.56

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:			Hand Fired Boiler								

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)		Date	Number	Status			
5000 S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		04/28/2016	PE16-0170					
Owner's Name/Address		P.R.E. 0%		Mechanical		10/19/2011	PM11-0337					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		REMODEL		02/24/2011	2011LU-2205	100% FINIS				
		2024 Est TCV 1,460,326 TCV/TFA: 324.88		REMODEL		01/18/2008	2008-016-75	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD								
PART OF L256 P48 CENTER BUILDING COM AT SE COR SD SEC TH N 88 DEG 56' 00"W 945.85 FT ALG S LN SD SEC TH N 508.66 FT TO SE COR LOT 30 PLAT SKIPPERS WOODS & N LN HOMESTEAD RD TH ALG N LN SD RD 71 FT ALG CURVE TO RIGHT RAD 687.58 FT &CHORD BEARS N 57 DEG 52' 10" W 70.97 FT N 54 DEG 54' 41" W 398.77 FT, 183.35 FT ALG CURVE TO L RAD 1385.53 FT CHORD BEARS N 58 DEG 42' 09" W 183.21 FT, N 62DEG 29' 36" W 29.08 FT, 39.85 FT ALG CURVE TO L RAD IS 502.44 FT CHORD BEARS N 64 DEG 45' 55" W 39.84 FT FOR POB TH ALG W LN SD PLAT 65.47 FT ALG CURVE TO L RAD IS 20.00 FT CHORD		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		209.52 205.82 1.0000 0.0000 0 100*								
		Paved Road		HOMESTEAD \$3.60/PSF 43124 SqFt 3.60000 100 155,248								
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		210 Actual Front Feet, 0.99 Total Acres Total Est. Land Value = 155,248								
		Water		Land Improvement Cost Estimates								
		Sewer		Description Rate Size % Good Cash Value								
		Electric		Wood Frame 43.87 106 80 3,720								
		Gas		Wood Frame 60.24 30 80 1,446								
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description Rate Size % Good Cash Value								
		Standard Utilities		LAND IMPROVEMENTS 75 7,500.00 1 97 7,275								
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 12,441								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	77,600	652,600	730,200			485,537C		
		X Rolling		2023	107,800	572,500	680,300			462,417C		
		X Low		2022	107,800	512,500	620,300			440,398C		
		X High		2021	107,800	504,700	612,500			426,330C		
		Landscaped		Who When What								
		Swamp		TPC 12/31/2015 INSPECTED								
		Wooded		WAS 02/03/2008 INSPECTED								
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: RECEPTION CENTER
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 4,190
 Gross Bldg Area: 4,495
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght : 12

Depr. Table : 2.25%
 Effective Age : 18
 Physical %Good: 66
 Func. %Good : 100
 Economic %Good: 100

1997 Year Built
 2008 Remodeled

Overall Bldg Height

Comments:
 2008 INT REMOD. SMALL MEETING ROOM ON 2ND FLOOR.

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Package Heating & Cooling 100					
Heat#2: Package Heating & Cooling 0%					
Ave. SqFt/Story: 4190					
Ave. Perimeter: 315					
Has Elevators:					
*** Basement Info ***					
Area: 3969					
Perimeter: 273					
Type: Office Basement					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1: 225					
Type #1: Office (No Rates)					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 315

Base Rate for Upper Floors = 127.06
 Office Basement Basement, Base Rate for Basement = 103.00
 (Basement Fireproofing Rate = 0.00)
 Mezzanine 1 Office Base Rate = 86.79

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.41 100%
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 30.85
 Adjusted Square Foot Cost for Upper Floors = 152.47
 Adjusted Square Foot Cost for Basement = 133.85

Total Floor Area: 4,190 Base Cost New of Upper Floors = 638,850
 Basement Area: 3,969 Base Cost New of Basement = 531,251
 Mezzanine 1 Area: 225 Base Cost New of Mezzanine = 19,528

Reproduction/Replacement Cost = 1,189,629
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 785,155

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020H	125.44	1104	1.00	50	69,243

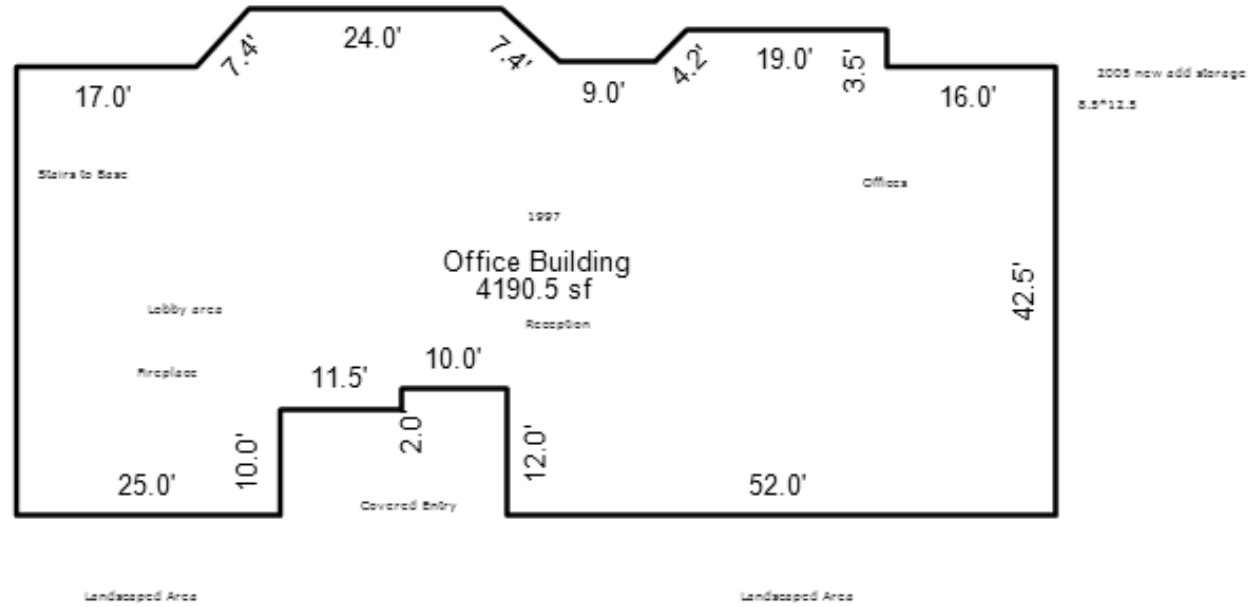
ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 1,281,597
 Replacement Cost/Floor Area= 316.97 Est. TCV/Floor Area= 305.87

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	Thickness
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Bsmnt Insul.
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	

*** Information herein deemed reliable but not guaranteed***

2 pages - see all

Pool & Landscaped Area with Docking



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SERVICE BLDG
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
 Floor Area: 169
 Gross Bldg Area: 4,495
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 17
 Physical %Good: 50
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Electric Wall Heaters 0%					
Heat#2: Electric Wall Heaters 0%					
Ave. SqFt/Story: 169					
Ave. Perimeter					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 44.48

Adjusted Square Foot Cost for Upper Floors = 44.48

Total Floor Area: 169 Base Cost New of Upper Floors = 7,518

Reproduction/Replacement Cost = 7,518

Eff. Age: 17 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 50 /100/100/100/50.0
 Total Depreciated Cost = 3,759

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
UIP 16 PDD	12.20	124	1.00	50	756

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 6,773
 Replacement Cost/Floor Area= 53.44 Est. TCV/Floor Area= 40.07

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2005 8.5*12.5 ATTACHED STORAGE
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
 Floor Area: 106
 Gross Bldg Area: 4,495
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 12
 Physical %Good: 61
 Func. %Good : 100
 Economic %Good: 100

2005 Year Built Remodeled

Overall Bldg Height

Comments:
 2018 ROLL MOVED TO LI

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: Electric Wall Heaters 0%					
Ave. SqFt/Story: 106					
Ave. Perimeter: 29					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 29

Base Rate for Upper Floors = 27.98

Adjusted Square Foot Cost for Upper Floors = 27.98

Total Floor Area: 106 Base Cost New of Upper Floors = 2,966

Reproduction/Replacement Cost = 2,966

Eff. Age: 12 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 61 /100/100/100/61.0
 Total Depreciated Cost = 1,809

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 3 = 2,714
 Replacement Cost/Floor Area= 27.98 Est. TCV/Floor Area= 25.60

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: GATE HOUSE Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 22						
Class: D Floor Area: 30 Gross Bldg Area: 4,495 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Electric Wall Heaters 100 Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 30 Ave. Perimeter: 22 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						
1997	Year Built Remodeled	ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 4 = 1,553 Replacement Cost/Floor Area= 78.43 Est. TCV/Floor Area= 51.77						
Overall Bldg Height Comments: 2018 ROLL MOVED TO LI								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil Coal Stoker Hand Fired Boiler					

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: NONE	Building Permit(s)	Date	Number	Status
1 VANTAGE PT A	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	10/08/2020	PP20-0259	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	07/18/2011	PE11-0230	100% FINIS
	MAP #:		Plumbing	06/27/2011	PP11-0089	
BAYBERRY GROUP INC % ROBERT KURAS RESIDENCE 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 1,694,661 TCV/TFA: 354.24		Mechanical	06/07/2011	PM11-0156	

X	Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
	Public Improvements		Description	Frontage	Depth	* Factors *	Rate %Adj. Reason	Value
						1.630 Acres	0 100	0
			H833 VANTA HOME SITE END			1 Units	520000.00000 100 1.63AC SITE	520,0
			H833 VANTA BACK SITES			1 Units	45000.00000 100 EXCESS	45,00
				1.63 Total Acres			Total Est. Land Value =	565,000

Tax Description	Improvements	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
2010 TAX DESCRIPTION UPDATE-KURAS RESIDENCE PARCEL PART OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTH 1/4 CORNER OF SAID SECTION 14; THENCE ALONG NORTH LINE OF SAID SECTION S88°51'41"E 110.00 FT TO NORTHWEST CORNER OF "VANTAGE POINTE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 28; THENCE ALONG WESTERLY BOUNDARY OF SAID "VANTAGE POINTE" S23°41'51"E 153.68 FT AND	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					
		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	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	282,500	564,800	847,300			183,502C
Rolling	2023	277,500	471,100	748,600			174,764C
Low	2022	207,500	525,500	733,000			166,442C
High	2021	207,500	530,100	737,600			161,125C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
COR SD			2024	282,500	564,800	847,300			183,502C
ALG S			2023	277,500	471,100	748,600			174,764C
			2022	207,500	525,500	733,000			166,442C
			2021	207,500	530,100	737,600			161,125C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 802 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B -5 Effec. Age: 35 Floor Area: 4,784 Total Base New : 908,674 Total Depr Cost: 590,611 Estimated T.C.V: 1,122,161			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY			Drywall Paneled		Plaster Wood T&G			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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: 749,771 487,323			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 4,378 2,846			Plumbing Average Fixture(s) 1 3,407 2,215 3 Fixture Bath 3 32,247 20,961			
Yr Built 1978	Remodeled 0		Trim & Decoration		Ex X Ord Min			No./Qual. of Fixtures X Ex. Ord. Min			Plumbing Areas Plumbing Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 802 58,305 37,898 Door Opener 2 1,574 1,023			
Condition: Average			Size of Closets		Lg X Ord Small			(13) Plumbing			Water/Sewer						
Room List			Doors Solid X H.C.		Many X Ave. Few			(14) Water/Sewer			Public Water 1 2,261 1,470 Public Sewer 1 2,261 1,470						
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Built-Ins Appliance Allow. 1 7,043 4,578			Fireplaces Interior 1 Story 1 8,113 5,273 Interior 2 Story 1 9,874 6,418						
(1) Exterior			(6) Ceilings		No. of Elec. Outlets			Water/Sewer Public Water 1 2,261 1,470 Public Sewer 1 2,261 1,470			Totals: 908,674 590,611			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 3189 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
(2) Windows			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Many Avg. X Few		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof					Gable Hip Flat												
	Gambrel Mansard Shed				Asphalt Shingle												

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: COMMERCIAL-IMPROV Zoning: NONE Building Permit(s) Date Number Status

5000 S WOODRIDGE RD School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address P.R.E. 0%

BAYBERRY GROUP INC MAP #:

5000 S WOODRIDGE RD 2024 Est TCV 476,207 TCV/TFA: 310.03

GLEN ARBOR MI 49636 X Improved Vacant Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Tax Description Public Improvements * Factors *

2009 UPDATED DESCRIPTION - POOL PARCEL Description Frontage Depth Front Depth Rate %Adj. Reason Value

PART OF THE NORTHEAST 1/4 OF SECTION 14, HOMESTEAD \$5.00/PSF 20038 SqFt 5.00000 100

TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN 0.46 Total Acres Total Est. Land Value = 100,188

ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN Undergroud Utills.

MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH 1/4 CORNER OF SAID Topography of Site

SECTION 14; THENCE ALONG NORTH LINE OF Level

SAID SECTION S88°51'41"E 110.00 FT Rolling

NORTHWEST CORNER OF "VANTAGE POINTE", Low

LEELANAU COUNTY CONDOMINIUM SUBDIVISION High

PLAN NO. 28; THENCE ALONG WESTERLY Landscaped

BOUNDARY OF SAID "VANTAGE POINTE" Swamp

S23°41'51"E 153.68 FT TO NORTHWEST CORNER Wooded

OF PARCEL "B", "BEALS HOUSE", LEELANAU Pond

COUNTY CONDOMINIUM SUBDIVISION PLAN NO. Waterfront

Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value

Who When What 2024 50,100 188,000 238,100 72,006C

Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

2023 50,100 153,400 203,500 68,578C

2022 50,100 137,800 187,900 65,313C

2021 50,100 127,800 177,900 63,227C

2024 50,100 188,000 238,100 72,006C

2023 50,100 153,400 203,500 68,578C

2022 50,100 137,800 187,900 65,313C

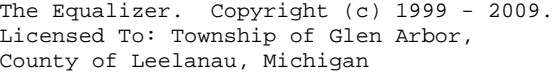
2021 50,100 127,800 177,900 63,227C

2024 50,100 188,000 238,100 72,006C

2023 50,100 153,400 203,500 68,578C

2022 50,100 137,800 187,900 65,313C

2021 50,100 127,800 177,900 63,227C



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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	SAML LLC	1	02/04/2012	WD	03-ARM'S LENGTH	1114P288	DEED	0.0
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SAML LLC HOMESTEAD 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 15, 19					
	2024 Est TCV 189,729					

Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD
Public Improvements			* Factors *
Description			Frontage Depth Front Depth Rate %Adj. Reason Value
Dirt Road			HOMESTEAD \$1.00/PSF 133729 SqFt 1.00000 100 133,729
Gravel Road			3.07 Total Acres Total Est. Land Value = 133,729

Tax Description
 L1114P288 PARCEL 1 GOLF COURSE EXHIBIT A A PARCEL OF LAND IN SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG SOUTH LINE OF SAID SECTION NORTH 88°58'52" WEST 1320.00 FEET; THENCE NORTH 01°29'09" EAST 2601.61 FEET TO SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER; THENCE NORTH 01°01'08" EAST. 424.39 FEET ALONG

Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Description	Rate	Size	% Good	Cash Value
Land Improvement Cost Estimates				
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RESP/LARPL	4.00	14000	100	56,000
Total Estimated Land Improvements True Cash Value =				56,000

EST QUARTER OF E NORTH 89°05'58" SOUTH LINE OF A AND REUSE PARCEL" 0, PAGES 798 THRU 08" EAST, 455.35 INIDNG NORTH EET TO SOUTHEAST N ON FILE***

Topography of Site

Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	66,900	28,000	94,900			67,396C
2023	100,300	0	100,300			64,187C
2022	100,300	0	100,300			61,131C
2021	100,300	0	100,300			59,179C

SE.
 ROM 114-016-01 &

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Who When What

TPC 10/22/2018 INSPECTED
 PSC 08/19/2017 INSPECTED
 TPC 12/11/2011 INSPECTED

2024	66,900	28,000	94,900			67,396C
2023	100,300	0	100,300			64,187C
2022	100,300	0	100,300			61,131C
2021	100,300	0	100,300			59,179C

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	SAML LLC	0	08/04/2021	QC	21-NOT USED/OTHER	2021006575	PROPERTY TRANSFER	0.0
BAYBERRY PROPERITES INC N	BAYBERRY MILLS INC	0	11/03/2017	OTH	09-FAMILY		OTHER	0.0
BAYBERRY GROUP INC	SAML LLC	1	02/04/2012	WD	03-ARM'S LENGTH	1114P288	DEED	0.0
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE RD	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE		07/01/2006	2007	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15, 19	2024 Est TCV 4,060,258 TCV/TFA: 462.34
SAML LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD
2021006575 PART OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH¼ CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SECTION S88°5L'41 "E 1312.10 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE ALONG SAID EAST 1/8 LINE S01°01 '08"W 2529.76 FEET TO THE NORTHEAST CORNER OF LOT 8 OF THE PLAT OF "SKIPPERS WOOD" AS RECORDED IN LIBER 7 OF PLATS, PAGES 49 THROUGH 51; THENCE ALONG THE			

ON THE FOLLOWING '52"W 330.07 FEET TO THE POINT TINUING ALONG THE SAID PLAT ON THE SES: S82°37'48"W 159.11 FEET AND THENCE CONTINUING N ON FILE***



Y
6-114-016-96 USED LAND USE PERMIT BACK

RCEL - BY VANTAGE

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Dirt Road	HOMESTEAD	\$0.20/PSF	1207483 SqFt	0.20000	100	TOPOGRAPHY - SKI & GOLF	2		
Gravel Road	27.72 Total Acres Total Est. Land Value =							241,497	
Paved Road	Land Improvement Cost Estimates								
Storm Sewer	Description	Rate	Size	% Good	Cash Value				
Sidewalk	Residential Local Cost Land Improvements								
Water	Description	Rate	Size	% Good	Cash Value				
Sewer	LAND IMPROVEMENTS 10	10,000.00	5	95	47,500				
Electric	Total Estimated Land Improvements True Cash Value =							47,500	
Gas	Topography of Site								
Curb	Level								
Street Lights	Rolling								
Standard Utilities	Low								
Underground Utils.	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2024	120,700	1,909,400	2,030,100		955,030C	
TPC 05/30/2021	INSPECTED		2023	271,700	1,641,700	1,913,400		909,553C	
TPC 11/26/2019	INSPECTED		2022	271,700	1,477,900	1,749,600		866,241C	
TPC 10/26/2011	INSPECTED		2021	271,700	1,372,300	1,644,000		838,269C	

*** Information herein deemed reliable but not guaranteed***



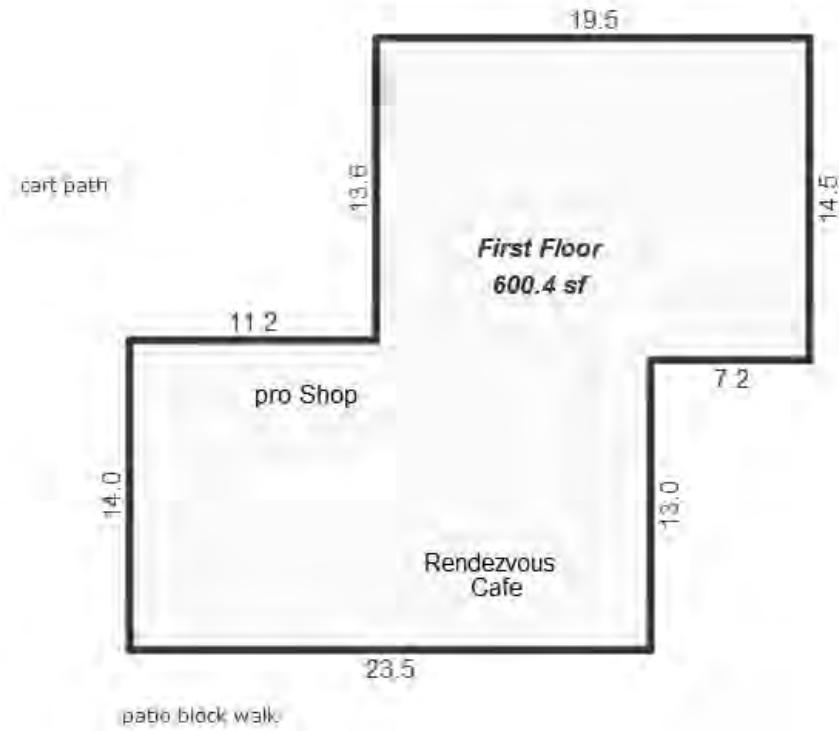
Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: RENDEZVOUS CAFE SKI/GOLF SHOP Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 600 Gross Bldg Area: 8,782 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 116		Base Rate for Upper Floors = 151.29	
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 600 Ave. Perimeter: 116 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 13.89 100% Adjusted Square Foot Cost for Upper Floors = 165.18		Total Floor Area: 600 Base Cost New of Upper Floors = 99,108 Reproduction/Replacement Cost = 99,108 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 59,465	
1985 Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 89,197 Replacement Cost/Floor Area= 165.18 Est. TCV/Floor Area= 148.66			
Comments:		*** Basement Info *** Area: Type #1: Area #2: Type #2: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average					

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:					
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical						
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Thickness Bsmnt Insul.					
(6) Ceiling:			Gas Oil Coal Stoker Hand Fired Boiler											

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 3 SKI CHAIR LIFTS Calculator Occupancy: Clubhouses	
Class: C Floor Area Gross Bldg Area: 8,782 Stories Above Grd Average Sty Hght Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
Year Built Remodeled	
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

<<<<< Segregated Cost Computations >>>>>	
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels	
Item Description	Cost # or Height Storys Col. Rate SqFt Adj. 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/SKIL/DOU1500350A	338.79 830 1.00 83 233,392
/CI17/SKIL/DOU1500350A	338.79 817 1.00 83 229,737
/CI17/SKIL/DOU1500350A	338.79 615 1.00 83 172,935
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 => TCV of Bldg: 3 = 954,096

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc Brick/Stone Block	Many Above Ave. Average Typical Few None	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(13) Roof Structure: Slope=0
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler	(14) Roof Cover:	

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: GOLF COURSE IMPROVEMENTS Calculator Occupancy: Clubhouses										<<<< Segregated Cost Computations >>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels														
Class: C Floor Area Gross Bldg Area: 8,782 Stories Above Grd Average Sty Hght Bsmnt Wall Hght					Construction Cost High Above Ave. Ave. X Low					Item Description Cost Col. Rate # or Height Storys SqFt Adj. Adj. Cost					Total Cost New = 0									
Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:					Architectural Multiplier: 0.00 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 0					Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0									
Year Built Remodeled Overall Bldg Height					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					Unit in Place Items /CI17/GOLC/SHOC/PARC3L 73585.72 9 1.00 100 662,271					Rate Quantity Arch %Good Depr.Cost ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 4 = 993,407									
Comments: MOUNTAIN FLOWERS PAR 3 COURSE										*** Basement Info *** Area #1: Type #1: Area #2: Type #2:					* Mezzanine Info * Area: Type:					* Sprinkler Info * Area: Type:				
(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:															
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:															
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical																
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:										
(4) Floor Structure:												Thickness	Bsmnt Insul.											
(5) Floor Cover:			(9) Sprinklers:			(10) Heating and Cooling:			(13) Roof Structure: Slope=0															
(6) Ceiling:						Gas Oil Coal Stoker Hand Fired Boiler			(14) Roof Cover:															

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY MILLS INC	BAYBERRY GROUP INC	0	08/04/2021	QC	21-NOT USED/OTHER	2021006576	OTHER	0.0
SAML LLC	BAYBERRY MILLS INC	0	04/11/2018	QC	09-FAMILY	1331P375	PROPERTY TRANSFER	0.0
SAML LLC	BAYBERRY MILLS INC	0	11/03/2017	OTH	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
32 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:					
	2024 Est TCV 8,494					

Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Tax Description	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
202106576 PART NOT IN SUBDIVISION PLAT TRANSFER PARCEL #2 PART OF THE NORTHWEST¼ OF THE SOUTHEAST¼ OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET. ALONG THE EASTERLY LINE OF PLAT OF SKIPPERS 49°36'06" EAST, 48°31'33" WEST, N THE EASTERLY NCE NORTH	HOMESTEAD 201 SITE	2614 SqFt	3.25000	100			8,494
	* Factors *						
	0.06 Total Acres Total Est. Land Value =						8,494

202106576 PART NOT IN SUBDIVISION PLAT TRANSFER PARCEL #2 PART OF THE NORTHWEST¼ OF THE SOUTHEAST¼ OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET. ALONG THE EASTERLY LINE OF PLAT OF SKIPPERS 49°36'06" EAST, 48°31'33" WEST, N THE EASTERLY NCE NORTH

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,200	0	4,200			2,064C
2023	4,200	0	4,200			1,966C
2022	3,900	0	3,900			1,873C
2021	3,900	0	3,900			1,814C

Who	When	What
TPC	11/03/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S THORESON RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15					
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US GOVT NATL PARK						
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SLEEPING BEAR DUNES NATL LAKE SHR						
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9922 W FRONT ST						
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EMPIRE MI 49630						
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Improved	X	Vacant
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Public Improvements	
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Dirt Road	
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Gravel Road	
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Paved Road	
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Storm Sewer	
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Sidewalk	
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Water	
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Sewer	
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Electric	
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Gas	
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Curb	
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Street Lights	
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Standard Utilities	
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Underground Utils.	
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Topography of Site	
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Level	
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Rolling	
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Low	
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High	
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Landscaped	
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Swamp	
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Wooded	
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Pond	
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Waterfront	
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Ravine	
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Wetland	
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Flood Plain	
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2024 Est TCV 0						
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Land Value Estimates for Land Table 090.090 EXEMPT						
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Who	When	What
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TPC 04/28/2017	INSPECTED	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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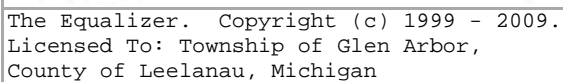
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s) Date Number Status

W SLEEPING BEAR DR School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 22 2024 Est TCV 0

Owner's Name/Address US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630

Improved X Vacant Land Value Estimates for Land Table 090.090 EXEMPT

Tax Description Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

L167 P529/73 L181 P61/75 L188 P962/77 Dirt Road EXEMPT - PARK 5.300 Acres 10,000 100 53,000

L165 P292/72 L197 P540/78 L167 P893 Gravel Road 5.30 Total Acres Total Est. Land Value = 53,000

ENTIRE SECTION 17 T29N R14W 5.30 A M/L. Paved Road Waterfront Ravine Wetland Flood Plain

Comments/Influences Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

Who When What 2024 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

TPC 04/28/2017 INSPECTED 2023 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

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County of Leelanau, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s) Date Number Status

S DUNE HWY School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address P.R.E. 0%

US GOVT NATL PARK MAP #: 23

SLEEPING BEAR DUNES NATL LAKE SHR 2024 Est TCV 0

9922 W FRONT ST Improved X Vacant Land Value Estimates for Land Table 090.090 EXEMPT

EMPIRE MI 49630 Public Improvements * Factors *

Tax Description Description Frontage Depth Front Depth Rate %Adj. Reason Value

GOVT LOTS 1, 2, 3 & 4 SEC 18 T29N R14W EXEMPT - PARK 204.50 Acres 10,000 100 2,045,000

204.5 A. 204.50 Total Acres Total Est. Land Value = 2,045,000

Comments/Influences Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

Who When What 2024 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

TPC 04/28/2017 INSPECTED 2023 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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US GOVT NATL PARK	MAP #: 24					
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SLEEPING BEAR DUNES NATL LAKE SHR	2024 Est TCV 0					
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9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT			
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EMPIRE MI 49630	Public Improvements	* Factors *					
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Tax Description	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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L179 P818/75 ENTIRE SECTION 19 T29N R14W	Gravel Road	EXEMPT - PARK	604.64	Acres	10,000	100				6,046,400
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640.64 A.	Paved Road	604.64 Total Acres		Total Est. Land Value =		6,046,400				
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Comments/Influences	Storm Sewer									
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	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 04/28/2017	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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			2022	0	0	0		0
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			2021	0	0	0		0
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC	10/21/2015	L15 -235	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Demolish	01/23/2006	PB06-0018		
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	MAP #: 25	2024 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Public Improvements			* Factors *				
Dirt Road			Description	Frontage	Depth	Rate %Adj. Reason	Value
Gravel Road			LK MI "A"	18000	1000.00	0.5566 0.9241 18000 100	9,258,636
Paved Road			4085 CONSE CE	1600/	95.04 Acres	1600 100	152,067
Storm Sewer			1000 Actual Front Feet,	103.08 Total Acres	Total Est. Land Value =		9,410,703

Tax Description	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
L197 P540/78 L167 P898 L216 P659/80 L182 P18/76 L179 P947/75 L196 P510&512 L191 P415/77 L219 P899/80 L195 P258/77 NW 1/4 SEC 20 EXCEPT PRIVATELY OWNED LAND SEC 20 T29N R14W 103.077 A M/L.								
Comments/Influences								
HISTORIC COAST GUARD STATION								



Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	2.77	19000 50	26,315
Total Estimated Land Improvements True Cash Value =			26,315

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
8000 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	01/06/2020	PB20-0002	100% FINIS
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	06/13/2016	L16 -138	100% FINIS
US GOVT NATL PARK	MAP #: 25		WELL/SEPTIC	06/03/2009	L09-064	100% FINIS
SLEEPING BEAR DUNES NATL LAKE SHR		2024 Est TCV 0	WELL/SEPTIC	05/05/2009	L09-045	100% FINIS

US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				EXEMPT - PARK			106.189 Acres	10,000	100	1,061,890
							106.19 Total Acres	Total Est. Land Value =		1,061,890

Tax Description	Improvements
L208 P462/72 P195 P210/77 L188 P515/77	Dirt Road
L230 P145/82 L211 P217/79 L211 P219/79	Gravel Road
L208 P462/79 L192 P664 L192 P630/77 L192	Paved Road
P461 L207 P834 L279 P648/87 L251 P252/84	Storm Sewer
L199 P173/78 SURVEY L8 P208 ENTIRE E 1/2	Sidewalk
SEC 20 EXC PLAT OF GLEN HAVEN (TOTAL	Water
ACREAGE INCLUDES PLAT OF GLEN HAVEN) SEC	Sewer
20 T29N R14W 160.189 A M/L.	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Comments/Influences	Topography of Site
CAMPGROUND	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2022	0	0	0			0
			2021	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEEKS GEORGE C TRUST	UNITED STATES OF AMERICA	1,002,600	10/12/2016	WD	03-ARM'S LENGTH	1275P556	PROPERTY TRANSFER	0.0
WEEKS GEORGE C TRUST	WEEKS GEORGE C TRUST	0	06/08/1999	QC	09-FAMILY	515P673	DEED	0.0
PEPPLER WILLIAM H & HELEN	WEEKS GEORGE C & MOLLIE R	30,000	10/01/1975	WD	03-ARM'S LENGTH	180P235	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	08/18/2022	PB22-0440	100% FINIS
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	MAP #: 26					
		2024 Est TCV 0				

	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements			* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L180P235 L515 P673/99 PRT GOVT LOT 4 COM NW SEC COR TH S 89 DEG 48' E 282.20 FT TH S 41 DEG 37' E 947.60 FT TO POB TH CONT S 41 DEG 37' E 77.40 FT TH S 50 DEG 53' E 20.78 FT TH N46 DEG 40' E 725.75 FT TO SHR LK MICH THN 31 DEG 00' W ALG SHR 100 FT TH S 46 DEG 40' W 744.17 FT TO POB SEC 20 T29N R14W.	X			Dirt Road							
	X			Gravel Road							
	X			Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
	X			Electric							
	X			Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				100 Actual Front Feet, 1.69 Total Acres Total Est. Land Value = 1,981,992							

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling							
X Low	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
High							
Landscaped							
X Swamp	2022	0	0	0			0
Wooded							
Pond							
X Waterfront	2021	0	0	0			0
Ravine							
Wetland							
Flood Plain							

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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 11/23/2022	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 04/28/2017	INSPECTED		2022	0	0	0			0
TPC 10/06/2016	INSPECTED		2021	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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US GOVT NATL PARK	MAP #: 27					
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SLEEPING BEAR DUNES NATL LAKE SHR	2024 Est TCV 0					
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9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT		
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EMPIRE MI 49630	Public Improvements	* Factors *			
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Tax Description	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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L230 P531/81 L221 P772 SW 1/4 SEC 20	Gravel Road	EXEMPT - PARK			150.000	Acres	10,000	100		1,500,000
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EXCEPT PLAT OF GLEN HAVEN SEC 20 T29N	Paved Road	150.00 Total Acres		Total Est. Land Value =		1,500,000
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R14W 150.00 A M/L.	Storm Sewer								
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Comments/Influences	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
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TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
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			2022	0	0	0		0
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			2021	0	0	0		0
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAAFFE MICHAEL R & TRAVIS	TRAVIS FAMILY TRUST	0	05/20/2021	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
PNC BANK	TRAVIS P & K 1/3 & TRAVIS	0	06/10/2010	QC	03-ARM'S LENGTH	1054P342	OTHER	100.0
TRAVIS ROBERT F TRUST	TRAVIS ROBERT F TRUST	0	08/18/2008	AFF	07-DEATH CERTIFICATE	2010 1054-337D	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
8721 W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST	ELECTRICAL	04/25/2002	PE02-0197		
Owner's Name/Address	P.R.E. 0%					
TRAVIS FAMILY TRUST 3440 CAMEO LN BLACKSBURG VA 24060	MAP #: 26					
	2024 Est TCV 577,579 TCV/TFA: 807.80					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
DC L534 P616 L534 P617/00 PRT OF GOVT LOT 3 SEC 20 COM AT NW COR SEC TH S 89 DEG 48' E ON SEC LN 282.20 FT TH S 41 DEG 37' E 1025 FT TH S 50 DEG 53' E 239.26 FT TH S 47 DEG 52' E 200.20 FT TH S 79 DEG 25' E 370.17 FT TH S 56 DEG 45' E 163.92 FT TO POB ON C/L CO HWY TH S 56 DEG 45' E ON C/L 100 FT TH S 33 DEG 15' W 273 FT TH N 56 DEG 45' W 100 FT TH N 33 DEG 15' E 273 FT TO POB. NELY 33 FT SUBJ TO R/W CO RD SEC 20 T29N R14W.	X			BACK LOT 4000/	100.00	273.00	1.0000	1.0000	4000	100	VIEW LOT	400,000
				100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 400,000								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Crushed Rock	2.33	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								



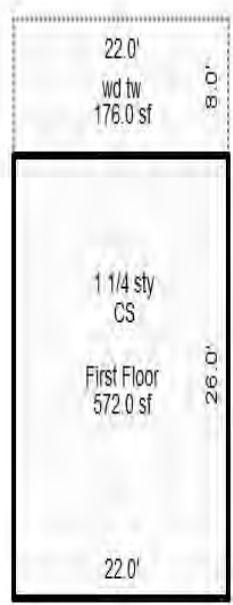
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Comments/Influences			Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			X	Level	2024	200,000	88,800	288,800			181,476C
				Rolling	2023	175,000	66,900	241,900			172,835C
				Low	2022	150,000	53,000	203,000			164,605C
				High	2021	140,000	49,400	189,400			159,347C
				Landscaped							
				Swamp							
			X	Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
			Who	When	What						
			WAS	11/23/2007	INSPECTED						

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	X	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:			
	Mobile Home		Insulation		Wood									Coal	Steam	176	Treated Wood
X	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	Interior 2 Story	88	Treated Wood	Class:			
	Duplex		Other Overhang		Forced Air w/ Ducts									2nd/Same Stack	Two Sided		
X	A-Frame	0			Forced Hot Water			1	Bath Heater	1	Exterior 1 Story				Exterior:		
	Wood Frame				Electric Baseboard									1	Vent Fan	Exterior 2 Story	
Building Style:		X	Drywall	Plaster	Elec. Ceil. Radiant			1	Hot Tub	1	Prefab 1 Story					Common Wall:	
A-FRAME			Paneled		Wood T&G	Radiant (in-floor)								1	Unvented Hood	1	Prefab 2 Story
Yr Built		0	Trim & Decoration			Electric Wall Heat			1	Vented Hood	1						
1965	Remodeled		Ex	X	Ord	Min	Space Heater							1	Intercom	1	
Condition: Average		Size of Closets			Wall/Floor Furnace			1	Jacuzzi Tub	1							
Room List		Lg	X	Ord	Small	Forced Heat & Cool								1	Jacuzzi repl.Tub	1	
Basement		(5) Floors			Heat Pump			1	Oven	1							
3 1st Floor		Kitchen:			No Heating/Cooling									1	Microwave	1	
1 2nd Floor		Other: Carpeted			Central Air			1	Standard Range	1							
2 Bedrooms		Other:			Wood Furnace									1	Self Clean Range	1	
(1) Exterior		(6) Ceilings			(12) Electric			1	Sauna	1							
X	Wood/Shingle	X Wood			120 Amps Service									1	Trash Compactor	1	
	Aluminum/Vinyl	No./Qual. of Fixtures			No. of Elec. Outlets			1	Central Vacuum	1							
X	Brick	Ex. X Ord. Min			Many X Ave. Few									1	Security System	1	
X	Insulation	X Wood			(13) Plumbing			1	Central Vacuum	1							
(2) Windows		(7) Excavation			Average Fixture(s)									1	Central Vacuum	1	
X	Many	X	Basement: 0 S.F.	Large	3 Fixture Bath			1	Central Vacuum	1							
	Avg.		Avg.		Crawl: 572 S.F.	2 Fixture Bath								1	Central Vacuum	1	
X	Few	X	Slab: 0 S.F.	Small	Softener, Auto			1	Central Vacuum	1							
	Wood Sash		Height to Joists: 0.0			Softener, Manual								1	Central Vacuum	1	
X	Metal Sash	(8) Basement			No Plumbing			1	Central Vacuum	1							
	Vinyl Sash	Conc. Block			Extra Toilet									1	Central Vacuum	1	
X	Double Hung	Poured Conc.			Extra Sink			1	Central Vacuum	1							
	Horiz. Slide	Stone			Separate Shower									1	Central Vacuum	1	
X	Casement	Treated Wood			Ceramic Tile Floor			1	Central Vacuum	1							
	Double Glass	Concrete Floor			Ceramic Tile Wains									1	Central Vacuum	1	
(3) Roof		(9) Basement Finish			Ceramic Tub Alcove			1	Central Vacuum	1							
X	Gable	X	Recreation SF			Vent Fan								1	Central Vacuum	1	
	Hip		Gambrel	Living SF			(14) Water/Sewer			1	Central Vacuum	1					
X	Flat	X	Walkout Doors (B)			Public Water			1					Central Vacuum	1		
	Asphalt Shingle		Mansard	No Floor SF			Public Sewer			1	Central Vacuum	1					
X	Chimney: Metal	X	Walkout Doors (A)			Water Well			1					Central Vacuum	1		
			(10) Floor Support			2000 Gal Septic				Notes:			1				
Chimney: Metal		Joists: 2X8X16			Lump Sum Items:			ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 176,124			1	Central Vacuum		1			Totals: 112,894 67,740
		Unsupported Len:											1				Central Vacuum
		Cntr.Sup:									1	Central Vacuum		1			

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MADELINE LLC	WALDECK GEORGE PHILLIP JR	1,600,000	08/15/2016	WD	03-ARM'S LENGTH	1269P665	PROPERTY TRANSFER	100.0
SOBIECK FAMILY LLC	MADELINE LLC	1	08/22/2005	QC	09-FAMILY	868:33	OTHER	100.0
BARROSO	SOBRIECK	700,000	10/27/2000	WD	03-ARM'S LENGTH	558:792	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8762 W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	09/16/2019	PP19-0252	100% FINIS
	P.R.E. 0%		Electrical	10/16/2009	PE09-0349	100% FINIS
Owner's Name/Address	MAP #: 26		Res. Add/Alter/Repair	08/31/2009	PB09-0206	100% FINIS
WALDECK GEORGE PHILLIP JR 24 NORTINGTON DR AVON CT 06001	2024 Est TCY 2,489,804 TCY/TFA: 1085.3					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
				Description	Frontage	Depth	Rate	Value			
L558 P792/00 L569 P049/01 L868 P33/05 NWLY 75 FT OF SELY 150 FT OF A PARCEL WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: A PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF & 1298.99 FT E OF NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB REF:TERMS & COND OF AGREEMENT L201 P525 SEC 20 T29N R14W.	X			LK MI "A" 18000	75.00	475.00	1.0637	0.9974	18000	100	1,432,186
				75 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =				1,432,186			

Tax Description	X	Public Improvements	* Factors * PROGRESSION <100'			
			Description	Rate	Size % Good	Cash Value
L558 P792/00 L569 P049/01 L868 P33/05 NWLY 75 FT OF SELY 150 FT OF A PARCEL WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: A PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF & 1298.99 FT E OF NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB REF:TERMS & COND OF AGREEMENT L201 P525 SEC 20 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Fencing: Wd, Split, 2 Rail	19.13	30 0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	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

Comments/Influences	Topography of Site
	Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain

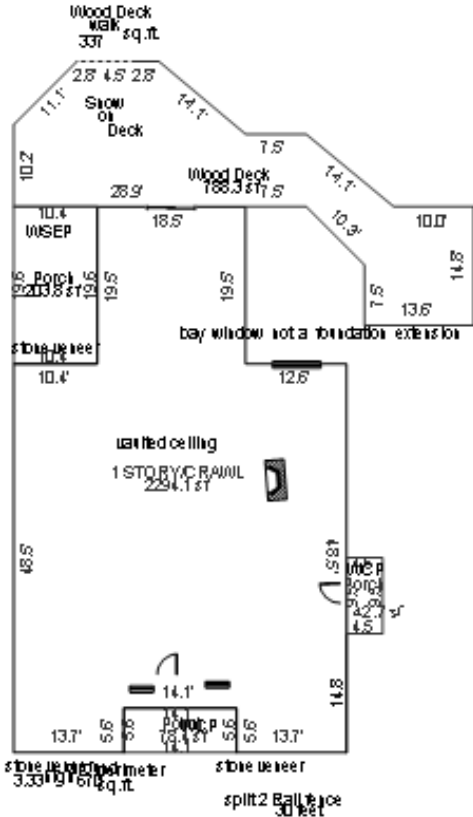


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	716,100	528,800	1,244,900			933,314C
TPC 11/06/2019	INSPECTED		2023	636,500	398,600	1,035,100			888,871C
TPC 04/20/2016	INSPECTED		2022	571,800	343,500	915,300			846,544C
TPC 12/17/2009	INSPECTED		2021	635,600	335,100	970,700			819,501C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: 3 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1032 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							24 WCP (1 Story) 203 WSEP (1 Story) 78 WCP (1 Story) 337 Treated Wood 788 Treated Wood				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,294 Total Base New : 504,973 Total Depr Cost: 403,978 Estimated T.C.V: 1,050,343			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1960 REM	Remodeled 2015	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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			Cls BC		Blt 1960			
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Total:		357,775		286,220		
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
6	Basement	(5) Floors		No. of Elec. Outlets			1 Story Siding Crawl Space 2,294									
1	1st Floor	Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile		Ex. X Ord. Min			Other Additions/Adjustments									
4	2nd Floor	X Drywall		Many X Ave. Few			Exterior Stone Veneer 420 20,143 16,114									
4	Bedrooms	(6) Ceilings		(13) Plumbing			Plumbing Average Fixture(s) 1 2,234 1,787									
(1) Exterior		X Drywall		1 3 Fixture Bath 2 2 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 1000 Gal Septic 1 2000 Gal Septic			Porches									
X	Insulation	Basement: 0 S.F. Crawl: 2294 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			WSEP (1 Story) 203 13,686 10,949									
(2) Windows		(8) Basement		Lump Sum Items:			WCP (1 Story) 78 5,480 4,384									
X	Many Avg. X Avg. Large Few Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well			Deck									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			Treated Wood 337 6,359 5,087									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood 788 11,150 8,920									
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 1 2000 Gal Septic			Garages									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)									
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:					Door Opener 3 2,108 1,686									
							Base Cost 1032 48,710 38,968									
Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

*** Information herein deemed reliable but not guaranteed***



shared Asphalt drive driveway



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS DAVID & JACQUELINE	ADAMS DAVID E & JACQUELIN	0	08/26/2013	WD	03-ARM'S LENGTH	1176P419	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8770 W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC	08/31/2016	L16 -209	100% FINIS	

Owner's Name/Address	MAP #: 26	2024 Est TCV 1,954,890 TCV/TFA: 1197.8
ADAMS DAVID E & JACQUELINE S 1630 WAGNER RD GLENVIEW IL 60025		

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
		* Factors * PROGRESSION <100'				
		Description	Frontage	Depth	Rate %Adj. Reason	Value
		LK MI "A"	18000	75.00	500.00 1.0637 1.0103 18000 100	1,450,669
		75 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =				1,450,669

Tax Description	Public Improvements	Land Improvement Cost Estimates				
NWLY 75 FT OF SELY 225 FT OF A PARCEL OF LAND WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF &1298.99 FT E OF THE NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB. SEC 20 T29N R14W.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric				
		Gas				
		Curb				
	Street Lights					
	Standard Utilities					
	Underground Utils.					

Comments/Influences



Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	725,300	252,100	977,400			245,282C
2023	644,700	190,400	835,100			233,602C
2022	580,600	164,300	744,900			222,479C
2021	643,800	161,400	805,200			215,372C

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 County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							234 120 768 96	CSEP (1 Story) Treated Wood Treated Wood Treated Wood			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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			Class: C Effec. Age: 35 Floor Area: 1,632 Total Base New : 287,929 Total Depr Cost: 191,074 Estimated T.C.V: 496,793			E.C.F. X 2.600		Cls C Blt 1964	
Yr Built 1964	Remodeled 1982	Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total:			203,545 132,305			
Condition: Average	Ex X Ord Min	Lg X Ord Small		120 Amps Service			1 Story Siding Slab 1,632			203,545			132,305			
Room List	Doors Solid X H.C.	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing						
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Tile Other:		Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 2000 Gal Septic Water Well, 100 Feet			987 987 3,105			
(1) Exterior		(6) Ceilings		(13) Plumbing			Porches			Deck						
X Wood/Shingle Aluminum/Vinyl Brick		X Drywall		(14) Water/Sewer			CSEP (1 Story)			Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Treated Wood Treated Wood			234 120 120 96 768		9,755 8,779 2,454 1,793 2,318 6,664	
X Insulation		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(2) Windows	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1632 S.F. Height to Joists: 0.0		Lump Sum Items:			Base Cost Door Opener			Appliance Allow.						
X Many Avg. X Large Avg. Small		(8) Basement		1 2000 Gal Septic			Built-Ins			Fireplaces						
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2000 Gal Septic			Appliance Allow. Exterior 1 Story			Exterior 1 Story			624 24,242 562 2,845 6,698		15,757 365 1,849 4,354	
(3) Roof	X Gable Hip Flat X Gambrel Mansard Shed	(9) Basement Finish					Fireplaces									
X Asphalt Shingle		(10) Floor Support					Exterior 1 Story									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Exterior 1 Story									

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 26					
SLEEPING BEAR DUNES NATL LAKE SHR	2024 Est TCV 0 TCV/TFA: 0.00					
9922 W FRONT ST						
EMPIRE MI 49630						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors *								
L155 P128/70 L515 P997/99 L586 P157/01 L607 P38/01 TRACT 19-177 PRT GOVT LOT 3 SEC 20 COM AT NW COR SEC 20 TH E ALG N LN SD SEC 282.20 FT TO C/L OF A RD TH S 41 DEG 37' E ALG SD C/L 1025.00 FT TH S 50 DEG 53' E ALG SD C/L 239.59 FT TH S 47 DEG 52' E ALG C/L 200.20 FT TH N 45 DEG 00' E ALG SE LN OF TH COAST GUARD STATION 632.17 FT TO SHR LK MICH TH S 45 DEG 04' E ALG SD SHR 224.91 FT TO POB TH S 45 DEG 04' E CONT ALG SD SHR 75.00 FT TH S 44 DEG 56' W 426.30 FT TO C/L ABOVE MENTIONED RD TH N 79 DEG 25' W TO A PT S	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road		LK MI "A" 18000	75.00	394.94	1.0637	0.9524	18000	100			1,367,602
Paved Road		75 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 1,367,602									
Storm Sewer		Land Improvement Cost Estimates									
Sidewalk		Description		Rate	Size	% Good	Cash Value				
Water		D/W/P: Asphalt Paving		2.77	2500	0	0				
Sewer		Residential Local Cost Land Improvements									
Electric		Description		Rate	Size	% Good	Cash Value				
Gas		LAND IMPROVEMENTS 5		5,000.00	1	97	4,850				
Curb		Total Estimated Land Improvements True Cash Value = 4,850									
Street Lights											
Standard Utilities											
Underground Utils.											

L155 P128/70 L515 P997/99 L586 P157/01 L607 P38/01 TRACT 19-177 PRT GOVT LOT 3 SEC 20 COM AT NW COR SEC 20 TH E ALG N LN SD SEC 282.20 FT TO C/L OF A RD TH S 41 DEG 37' E ALG SD C/L 1025.00 FT TH S 50 DEG 53' E ALG SD C/L 239.59 FT TH S 47 DEG 52' E ALG C/L 200.20 FT TH N 45 DEG 00' E ALG SE LN OF TH COAST GUARD STATION 632.17 FT TO SHR LK MICH TH S 45 DEG 04' E ALG SD SHR 224.91 FT TO POB TH S 45 DEG 04' E CONT ALG SD SHR 75.00 FT TH S 44 DEG 56' W 426.30 FT TO C/L ABOVE MENTIONED RD TH N 79 DEG 25' W TO A PT S



Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type WCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 575 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Wood Frame	(4) Interior			X			Class: BC Effec. Age: 35 Floor Area: 1,200 Total Base New : 267,141 Total Depr Cost: 173,640 Estimated T.C.V: 173,640			E.C.F. X 1.000			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 1950	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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			Cls BC Blt 1950				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,200			Total: 205,170 133,360				
Room List		Doors	Solid	H.C.	(12) Electric			Plumbing			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Average Fixture(s)			Plumbing			Average Fixture(s)				
(1) Exterior		Kitchen: Other: Other:			Ex. Ord. Min			Water/Sewer			Water/Sewer			Average Fixture(s)				
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many Ave. Few			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story)				
	Insulation	(7) Excavation			1 Average Fixture(s)			1000 Gal Septic Water Well, 100 Feet			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 575 32,999 21,449				
(2) Windows		Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.				
	Many Avg. Few Large Avg. Small	(8) Basement			1 Lump Sum Items:			Notes:			Totals: 267,141 173,640			ECF (090 EXEMPT) 1.000 => TCv: 173,640				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer													
(3) Roof		(9) Basement Finish																
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
	Gambrel Mansard Shed	(10) Floor Support																
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
8726 W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
CARLSON GLENN TRUST 13493 DEARBORN TRL HUNTLEY IL 60142		MAP #: 26		2024 Est TCV 1,957,434 TCV/TFA: 2912.8								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L464 P943/98 PRT OF GOVT LOT 3 SEC 20 BEG AT PT ON C/L PUB RD 1123.79 FT S OF & 1657.26 FT E OF NW COR SEC 20 TH N 44 DEG 56' E 426.3 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ON SHR 100 FT TH S 44 DEG 56' W 402.7 FT M/L TO C/L PUB RD TH N 56 DEG 45' W ON C/L 94.30 FT M/ L TH N 79 DEG 25' W ON C/L 5.70 FT TO POB SEC 20 T29N R14W .9 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A" 18000 100.00 426.00 0.9898 0.9706 18000 100 1,729,348								
		Paved Road		100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 1,729,348								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		Residential Local Cost Land Improvements								
		Sewer		Description Rate Size % Good Cash Value								
		Electric		LAND IMPROVEMENTS 5 5,000.00 1 97 4,850								
		Gas		Total Estimated Land Improvements True Cash Value = 4,850								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
CONSERVATION EASEMENT		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	864,700	114,000	978,700	244,865C				
WAS 11/23/2007 INSPECTED				2023	768,600	86,300	854,900	233,205C				
				2022	567,300	74,700	642,000	222,100C				
				2021	547,100	68,800	615,900	215,005C				

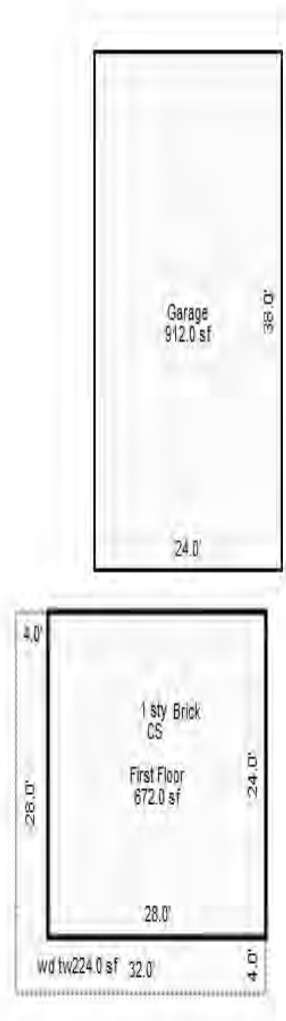


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type Treated Wood	Year Built: Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 45 Floor Area: 672 Total Base New : 157,194 Total Depr Cost: 85,860 Estimated T.C.V: 223,236		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace			Size of Closets			
Yr Built 1958	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5		Blt 1958	
Condition: Average		Lg	X	Ord	Small	100 Amps Service			(11) Heating System: Wall/Floor Furnace						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 672 SF Floor Area = 672 SF.						
4	Basement	(5) Floors				Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
4	1st Floor	Kitchen:				X			Building Areas						
2	2nd Floor	Other: Ceramic Tile				X			Stories Exterior Foundation Size Cost New Depr. Cost						
2	Bedrooms	Other: Carpeted				X			1 Story Brick Crawl Space 672						
(1) Exterior		(6) Ceilings				Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall				3 Fixture Bath			Plumbing						
X	Insulation	(7) Excavation				2 Fixture Bath			Average Fixture(s)						
(2) Windows		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0				Softener, Auto			Water/Sewer						
X	Many Avg.	X	Large Avg.	Softener, Manual		Solar Water Heat			1000 Gal Septic						
X	Few Small	(8) Basement				No Plumbing			Water Well, 100 Feet						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Extra Toilet			Deck						
(3) Roof		(9) Basement Finish				Extra Sink			Treated Wood						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Separate Shower			Garages						
X	Gambrel Mansard Shed	(10) Floor Support				Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:				Ceramic Tile Wains			Base Cost						
Chimney: Brick		(14) Water/Sewer				Ceramic Tub Alcove			Door Opener						
		Lump Sum Items:				Vent Fan			Built-Ins						
						Public Water			Appliance Allow.						
						Public Sewer			Fireplaces						
						Water Well			Exterior 1 Story						
						1 1000 Gal Septic			Notes:						
						1 2000 Gal Septic			ECF (4085 LAKE MICHIGAN) 2.600 => TCV:						
									Totals:			157,194		85,860	
												96,858		53,273	
														1,518 835	
														5,002 2,751	
														5,973 3,285	
														4,594 1,929 *	
														32,020 17,611	
														1,686 927	
														2,845 1,565	
														6,698 3,684	
														157,194 85,860	
														223,236	

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN PATRICK T & LYNN D	MORAN HOLDINGS	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS	MORAN HOLDINGSG LLLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS LLLC	MORAN LYNN D	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN LYNN D	MORAN HOLDINGS LLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 28					
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MORAN HOLDINGS LLC PO BOX 189 NEW HUDSON MI 48165	2024 Est TCV 1,992,027					
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Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
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Public Improvements			* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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LK MI "A" 18000	100.00	750.00	0.9898	1.1180	18000	100	1,992,027
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100 Actual Front Feet, 1.72 Total Acres					Total Est. Land Value =		1,992,027
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Tax Description	X	Dirt Road					
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L435 P674 L436 P644 L482 P724 L756	X	Gravel Road					
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P122/03 SURVEY L8 P219/03 W 100 FT OF E		Paved Road					
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600 FT OF GOVT LOT 1 LYING N OF C/L ST RD		Storm Sewer					
---	--	-------------	--	--	--	--	--

M-109 SEC 21 T29N R14W.		Sidewalk					
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Comments/Influences		Water					
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	X	Sewer					
--	---	-------	--	--	--	--	--

		Electric					
--	--	----------	--	--	--	--	--

	X	Gas					
--	---	-----	--	--	--	--	--

		Curb					
--	--	------	--	--	--	--	--

		Street Lights					
--	--	---------------	--	--	--	--	--

		Standard Utilities					
--	--	--------------------	--	--	--	--	--

		Underground Utils.					
--	--	--------------------	--	--	--	--	--

		Topography of Site					
--	--	--------------------	--	--	--	--	--

		Level					
--	--	-------	--	--	--	--	--

	X	Rolling					
--	---	---------	--	--	--	--	--

	X	Low					
--	---	-----	--	--	--	--	--

	X	High					
--	---	------	--	--	--	--	--

		Landscaped					
--	--	------------	--	--	--	--	--

		Swamp					
--	--	-------	--	--	--	--	--

		Wooded					
--	--	--------	--	--	--	--	--

		Pond					
--	--	------	--	--	--	--	--

	X	Waterfront					
--	---	------------	--	--	--	--	--

		Ravine					
--	--	--------	--	--	--	--	--

		Wetland					
--	--	---------	--	--	--	--	--

		Flood Plain					
--	--	-------------	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	996,000	0	996,000			619,862C
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2023	885,300	0	885,300			590,345C
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2022	790,500	0	790,500			562,234C
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2021	858,900	0	858,900			544,273C
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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES	HURLBUTT	600,000	10/28/1996	WD	03-ARM'S LENGTH	432:798	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6986 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	12/01/2023	PB23-0541	100% FINIS
Owner's Name/Address	P.R.E. 0%		DECK/PORCH	10/02/2023	LU23-30	100% FINIS
HURLBUTT DANIEL C JR & BARBARA FAMILY TRUST PO BOX 9090 KETCHUM ID 83340-7142	MAP #: 28		Mechanical	11/28/2022	PM22-1040	100% FINIS
	2024 Est TCV 2,502,636 TCV/TFA: 1475.6		Plumbing	11/28/2022	PP22-0382	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			LK MI "A"	18000	100.00	710.00	0.9898 1.1028 18000 100	1,964,919
			100 Actual Front Feet, 1.63 Total Acres					Total Est. Land Value = 1,964,919

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
L248 P124/84 L432 P798/96 PRT OF GOVT LOT 1 SEC 21 COM SE SEC COR TH N ALG E SEC LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD C/L 408.18 FT FOR POB TH S 78 DEG 31' W ALG SD C/L 102.04 FT TH N 718.10 FT TO SHR LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG SD SHR 100.19 FT TH S 704.04 FT TO POB SEC 21 T29N R14W.	X			Description	Rate	Size % Good	Cash Value	
				Fencing: Wd, Split, 2 Rail	16.95	50 50	424	
	X			Wood Frame	33.22	80 50	1,329	
	X			Total Estimated Land Improvements True Cash Value =				1,753

Comments/Influences	<ul style="list-style-type: none"> Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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Topography of Site	<ul style="list-style-type: none"> Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	982,500	268,800	1,251,300			420,826C
2023	873,300	188,400	1,061,700			393,549C
2022	777,700	157,000	934,700			368,809C
2021	847,200	144,400	991,600			357,028C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1961 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior														
	Building Style: 1 STORY	X	Drywall Paneled													
	Yr Built 1961		Plaster Wood T&G													
	Remodeled 2023		Trim & Decoration													
	Condition: Average		Ex X Ord													
	Room List		Min													
	Basement 5 1st Floor 2nd Floor 3 Bedrooms		Size of Closets													
	(1) Exterior		Lg X Ord													
X	Wood/Shingle Aluminum/Vinyl Brick		Small													
X	Insulation		Doors													
	(2) Windows		Solid X H.C.													
X	Many Avg. X Avg. Few		(5) Floors													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Kitchen: Other: Tile Other: Carpeted													
	(3) Roof		(6) Ceilings													
X	Gable Hip Flat		X Drywall													
X	Asphalt Shingle		(7) Excavation													
	Chimney: Brick		Basement: 0 S.F. Crawl: 1696 S.F. Slab: 0 S.F. Height to Joists: 0.0													
			(8) Basement													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
			(9) Basement Finish													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			(10) Floor Support													
			Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
			(11) Heating/Cooling													
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
			(12) Electric													
			150 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			(13) Plumbing													
			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			Central Air Wood Furnace													
			(16) Porches/Decks													
			287 CGEP (1 Story) 405 Treated Wood 683 Treated Wood													
			(17) Garage													
			Class: C +5 Effec. Age: 35 Floor Area: 1,696 Total Base New : 317,136 Total Depr Cost: 206,140 Estimated T.C.V: 535,964													
			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool 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: 236,621 153,806													
			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 1 4,777 3,105 2 Fixture Bath 1 3,197 2,078 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CGEP (1 Story) 287 16,436 10,683 Deck Treated Wood 405 6,764 4,397 Treated Wood 683 9,528 6,193 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,986 12,341 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 1 5,489 3,568 Totals: 317,136 206,140													
			Notes:													
			ECF (4085 LAKE MICHIGAN) 2.600 => TCv: 535,964													

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HURLBUTT YVONNE	HURLBUTT JAMES E & PATRIC	500,000	03/07/2012	WD	09-FAMILY	1116P404	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6976 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/01/2021	PM21-0446	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	09/13/2019	PE19-0537	100% FINIS
HURLBUTT JAMES E & PATRICIA 2135 NORTHGATE RD NORTHFIELD IL 60093-1011	MAP #: 28		Res. Garage Detached	10/09/2017	PB17-0595	100% FINIS
	2024 Est TCV 2,080,409 TCV/TFA: 1824.9		Electrical	10/03/2017	PE17-0544	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L240 P699 L274 P274 L398 P856 L398 P865 DC L398 P991 PRT GOVT LOT 1 SEC 21 COM SE SEC COR TH N ALG E SEC LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD C/L 321.45 FT FOR POB TH S 78 DEG 31' W ALG SD C/L 86.73 FT TH N 704.04 FT TO SHR LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG SD SHR 85.16 FT TH S 692.09 FT TO POB SEC 21 T29N R14W.	X		Dirt Road	18000	85.00	700.00	1.0309	1.0989	18000 100	1,733,280	
			Gravel Road	85 Actual Front Feet, 1.37 Total Acres Total Est. Land Value =							1,733,280

Tax Description	X	Land Improvement Cost Estimates								
		Description	Rate	Size	% Good	Cash Value				
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas	LAND IMPROVEMENTS 5	5,000.00	1	100				5,000
			Total Estimated Land Improvements True Cash Value =							5,000

Comments/Influences	Public Improvements
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Street Lights Standard Utilities Underground Utils.



Topography of Site	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

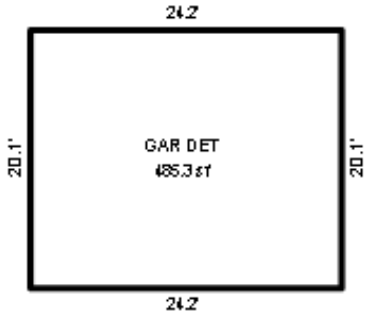
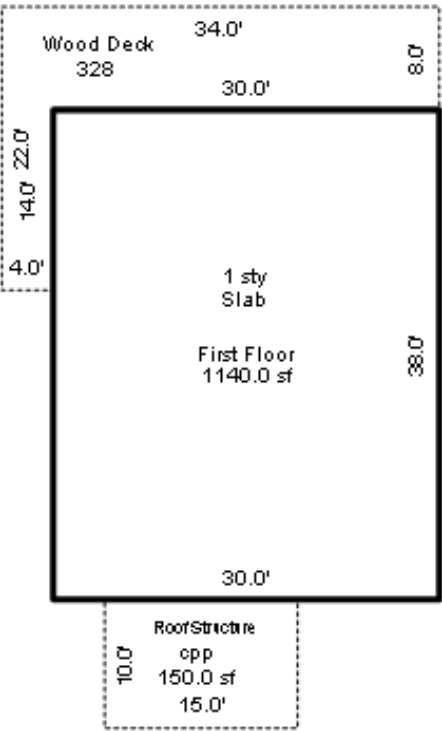
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	866,600	173,600	1,040,200			454,039C
2023	770,300	131,200	901,500			432,419C
2022	696,700	113,300	810,000			411,828C
2021	759,600	112,000	871,600			398,672C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 150 328	Type CPP Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 485 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Ex X Ord Min			No. of Elec. Outlets			Class: C Effec. Age: 35 Floor Area: 1,140 Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Yr Built 1968	Remodeled 0	Size of Closets		Lg X Ord Small			100 Amps Service			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Condition: Average		Doors		Solid X H.C.			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Room List		(5) Floors		Kitchen: Tile Other: Hardwood Other:			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
4	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchens: Tile Other: Hardwood Other:		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
(1) Exterior		(6) Ceilings		X Drywall			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
X	Many Avg. X Avg. Few	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
(3) Roof		(11) Heating/Cooling		Lump Sum Items:			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
X	Asphalt Shingle	(12) Electric		100 Amps Service			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Chimney: Brick		(13) Plumbing		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Chimney: Brick		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Chimney: Brick		(15) Fireplaces		Lump Sum Items:			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Chimney: Brick		(16) Porches/Decks		Lump Sum Items:			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Chimney: Brick		(17) Garage		Lump Sum Items:			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			
Chimney: Brick		Total		Lump Sum Items:			No. of Elec. Outlets			Total Base New : 202,443 Total Depr Cost: 131,588 Estimated T.C.V: 342,129		Storage Area: 0 No Conc. Floor: 0			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAND FAMILY LIMITED PARTN	ERDMANN E THOMAS III	2,800,000	01/26/2024	WD	19-MULTI PARCEL ARM'S LE	2024000538	PROPERTY TRANSFER	100.0
RAND DAVID C	RAND FAMILY LIMITED PARTN	0	09/14/2007	WD	03-ARM'S LENGTH	957:232	OTHER	0.0

Property Address: W HARBOR HWY
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 28

Owner's Name/Address: ERDMANN E THOMAS III
 6968 W HARBOR HWY
 GLEN ARBOR MI 49636

2024 Est TCV 200,000

Improved X Vacant Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value C> SITE 200000 200000 100 200,000
 15 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 200,000

Tax Description: L618 P754 L695 P790&793/02 W 15 FT OF E 315 FT OF GOVT LOT 1 LYING N OF ST RD M-109 SEC 21 T29N R14W .23 A M/L. 2008 ALL THREE INTEREST SPLITS COMBINED - NEW PARCEL #006-121-003-03

Comments/Influences: OWNED BY 770-001-03, NEIGHBORING PARCEL COMBINED 121-003-00,01,02

Comments/Influences: OWNED BY 770-001-03, NEIGHBORING PARCEL COMBINED 121-003-00,01,02

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	100,000	0	100,000			55,412C
2023	90,000	0	90,000			52,774C
2022	60,000	0	60,000			50,261C
2021	60,000	0	60,000			48,656C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHADEN VERONICA B	MCCLURE DOUGLAS & CATHERI	3,900,000	07/07/2023	WD	03-ARM'S LENGTH	2023002890	PROPERTY TRANSFER	100.0
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_883W	DEED	0.0
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_875W	DEED	0.0
RDV CORPORATION	TUBERGEN JERRY L TRUST	0	07/16/1999	QC	09-FAMILY	519P192	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7510 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/10/2020	PM20-0772	100% FINIS
	P.R.E. 100% 07/07/2023					

Owner's Name/Address	MAP #: 29	2024 Est TCV 3,822,257 TCV/TFA: 714.84
MCCLURE DOUGLAS & CATHERINE PO BOX 183 GLEN ARBOR MI 49636		

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DC L430 P949/96 L430 P951 L491 P969/98 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TH S 74 DEG 41'26" E 229.18 FT TO POB TH N 00 DEG 01'45" E 600 FT TO TRAVERSE LN LAKE MICHIGAN TH ALG SD LN S 74 DEG 41'30" E 114.63 FT TH S 00 DEG 01'48" W 600 FT TH N 74 DEG 41'26" W 114.630 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.52 A M/L.	X Dirt Road	18000	100.00	600.00	0.9579	1.0574	18000	100	1,823,231
	X Gravel Road	18000	14.00	600.00	0.9579	1.0574	18000	50	114 Actual Front Feet, 1.57 Total Acres

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Wood Frame		48.58	80	50	1,943

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X Street Lights	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
X Standard Utilities		0.00	0	100	0
X Underground Utils.					
Total Estimated Land Improvements True Cash Value =					6,943

Comments/Influences	Topography of Site



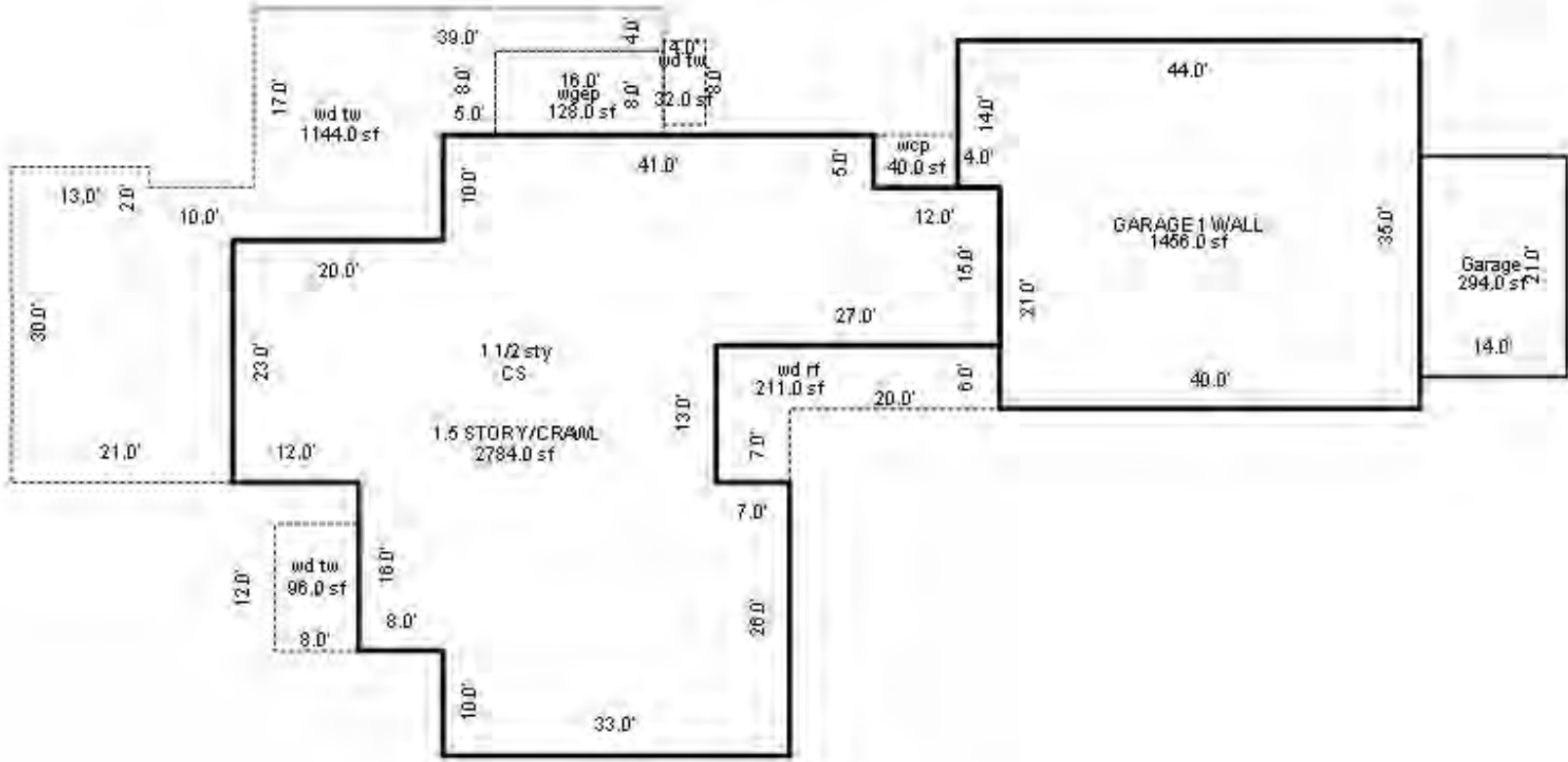
X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	975,400	935,700	1,911,100			1,911,100S
2023	867,000	754,500	1,621,500			742,431C
2022	662,300	551,700	1,214,000			707,078C
2021	617,200	584,300	1,201,500			684,490C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 128 35 108 979 32 211	Type WGEP (1 Story) WCP (1 Story) Treated Wood Treated Wood Treated Wood Pine	Year Built: 2000 Car Capacity: 3 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1465 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: B Effec. Age: 30 Floor Area: 5,347 Total Base New : 1,024,426 Total Depr Cost: 717,099 Estimated T.C.V: 1,864,457			E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:																																																																																																																																					
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G																																																																																																																																													
Yr Built 1985		Remodeled 2000			Ex	X	Ord		Min																																																																																																																																										
Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																																																																										
Room List		Doors			Solid		H.C.																																																																																																																																												
	Basement 2 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Other:																																																																																																																																														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures X Ex. Ord. Min																																																																																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		No. of Elec. Outlets Many X Ave. Few																																																																																																																																														
X	Insulation	(7) Excavation			(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																														
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 2784 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(10) Floor Support																																																																																																																																														
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish																																																																																																																																														
(3) Roof		X	Gable Hip Flat		Gambrel Mansard Shed																																																																																																																																														
Chimney: Brick		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																																																																														
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1985</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 2784 SF Floor Area = 5347 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,784</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>1171</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>805,935</td> <td>564,154</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <p>Plumbing</p> <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>3,407</td> <td>2,385</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>3</td> <td>32,247</td> <td>22,573</td> </tr> </tbody> </table> <p>Water/Sewer</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>6,288</td> <td>4,402</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>6,732</td> <td>4,712</td> </tr> </tbody> </table> <p>Porches</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>WGEP (1 Story)</td> <td></td> <td></td> <td>128</td> <td>16,073</td> <td>11,251</td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td></td> <td>35</td> <td>3,362</td> <td>2,353</td> </tr> </tbody> </table> <p>Deck</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>108</td> <td>3,092</td> <td>2,164</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>32</td> <td>1,588</td> <td>1,112</td> </tr> <tr> <td>Pine w/Roof (Deck Portion)</td> <td></td> <td></td> <td>211</td> <td>3,918</td> <td>2,743</td> </tr> <tr> <td>Pine w/Roof (Roof portion)</td> <td></td> <td></td> <td>211</td> <td>5,484</td> <td>3,839</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>979</td> <td>14,470</td> <td>10,129</td> </tr> </tbody> </table> <p>Garages</p> <p>Class: B Exterior: Siding Foundation: 42 Inch (Finished)</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Door Opener</td> <td></td> <td></td> <td>3</td> <td>2,361</td> <td>1,653</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1465</td> <td>94,888</td> <td>66,422</td> </tr> </tbody> </table> <p>Built-Ins</p> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	2,784			1 Story	Siding	Overhang	1171			Total:				805,935	564,154	Average Fixture(s)						3 Fixture Bath			1	3,407	2,385	3 Fixture Bath			3	32,247	22,573							1000 Gal Septic			1	6,288	4,402	Water Well, 100 Feet			1	6,732	4,712							WGEP (1 Story)			128	16,073	11,251	WCP (1 Story)			35	3,362	2,353							Treated Wood			108	3,092	2,164	Treated Wood			32	1,588	1,112	Pine w/Roof (Deck Portion)			211	3,918	2,743	Pine w/Roof (Roof portion)			211	5,484	3,839	Treated Wood			979	14,470	10,129							Door Opener			3	2,361	1,653	Base Cost			1465	94,888	66,422
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GWILLIAM JENNIFER B	GWILLIAM SCOTT L	0	01/29/2021	WD	09-FAMILY	2021007154	PROPERTY TRANSFER	0.0			
GWILLIAM SCOTT L	GWILLIAM SCOTT L IRR TRUS	0	01/29/2021	WD	09-FAMILY	2021007155	PROPERTY TRANSFER	0.0			
TUBERGEN JERRY L TRUST	GWILLIAM JENNIFER B	1,895,000	08/30/2018	WD	03-ARM'S LENGTH	1339P485	PROPERTY TRANSFER	100.0			
RDV CORPORATION	TUBERGEN JERRY L TRUST	0	07/16/1999	WD	09-FAMILY	519P192	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
7520 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		09/05/2019	PE19-0518	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		08/05/2019	PM19-0553	100% FINIS			
GWILLIAM SCOTT L IRR TRUST 1314 HINMAN AVE EVANSTON IL 60201		MAP #: 29		Res. Single Family Dwellin		07/19/2019	PB19-0258	100% FINIS			
		2024 Est TCV 4,622,578 TCV/TFA: 979.57		HOUSE		06/28/2019	LU19-17	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LK MI "A" 18000	100.00	600.00	0.9579	1.0574	18000	100	1,823,231
		Paved Road		LK MI "A" 18000	14.00	600.00	0.9579	1.0574	18000	50	SURPLUS: ZONING 100 FT 12
		Storm Sewer		114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value = 1,950,857							
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: Flagstone/Sand	30.28	220	0	0			
		Electric		D/W/P: 4in Ren. Conc.	11.93	1564	0	0			
		Gas		Residential Local Cost Land Improvements							
		Curb		Description	Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 10,000							
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	975,400	1,335,900	2,311,300			1,555,549C
		TPC 11/05/2020	INSPECTED		2023	867,000	1,016,300	1,883,300			1,481,476C
		TPC 06/01/2020	INSPECTED		2022	662,300	887,300	1,549,600			1,410,930C
		TPC 12/06/2019	INSPECTED		2021	617,200	823,500	1,440,700			1,365,857C

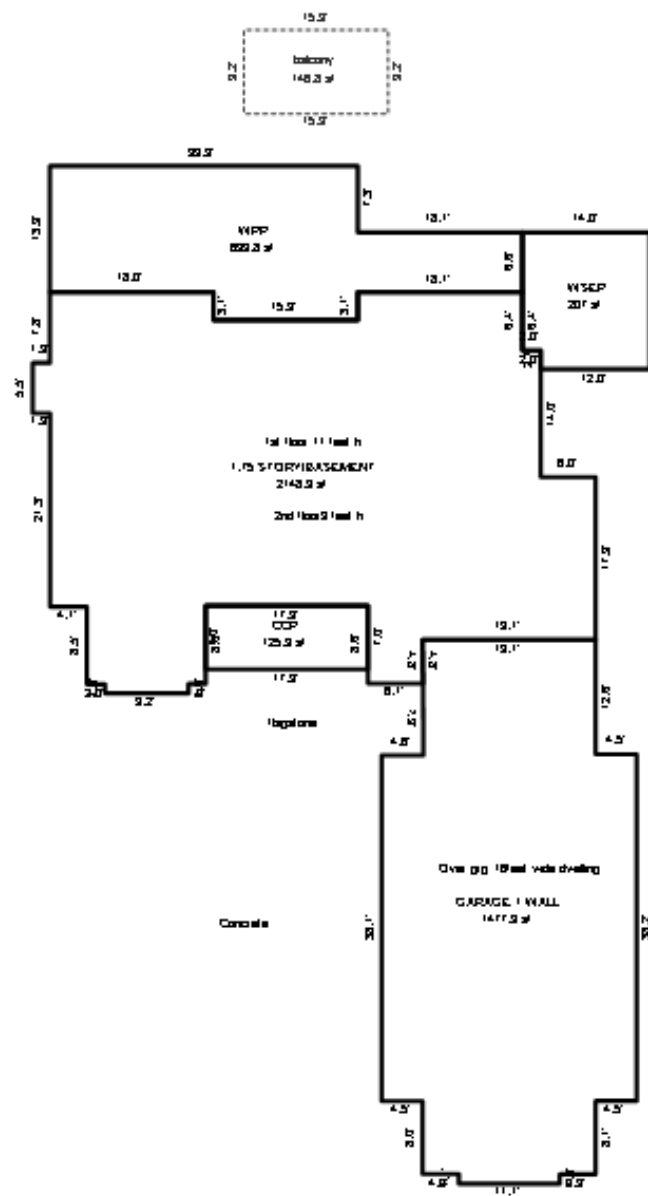


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 125 639 207 146	Type CCP (1 Story) WPP WSEP (1 Story) Wood Balcony	Year Built: 2020 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1477 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: B Effec. Age: 4 Floor Area: 4,719 Total Base New : 1,066,392 Total Depr Cost: 1,023,739 Estimated T.C.V: 2,661,721			E.C.F. X 2.600					
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B Blt 2020		
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service			Ground Area = 2148 SF Floor Area = 4719 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1.75 Story Siding Basement 2,148 960				
Room List		Doors	Solid	H.C.	(5) Floors			(13) Plumbing			1 Story Siding Overhang			Total: 805,089 772,886				
	Basement 1st Floor 2nd Floor 6 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior Stone Veneer 200 10,636 10,211 Basement, Outside Entrance, Below Grade 1 4,378 4,203 Plumbing Average Fixture(s) 1 3,407 3,271 3 Fixture Bath 7 75,243 72,233 Water/Sewer 2000 Gal Septic 1 12,259 11,769 Water Well, 50 Feet 1 3,176 3,049			Porches CCP (1 Story) 125 5,058 4,856 WPP 639 16,033 15,392 WSEP (1 Story) 207 15,875 15,240		
(1) Exterior		(7) Excavation		Basement: 2148 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Balcony Wood Balcony 146 8,331 7,998			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,749 -3,599 Door Opener 3 2,361 2,267 Base Cost 1477 95,665 91,838					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
(2) Windows		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Chimney:			Joists: Unsupported Len: Cntr.Sup:					
Many Avg. Few	Large Avg. Small	(3) Roof		X Gable Hip Flat			X Asphalt Shingle			Gambrel Mansard Shed								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHADEN VERONICA B TRUST	GWILLIAM SCOTT L 2012 IRR	150,000	07/19/2023	WD	03-ARM'S LENGTH	2023003142	PROPERTY TRANSFER	100.0
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_875W	DEED	0.0
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_883W	DEED	0.0
HOLDSWORTH ET AL	SCHADEN	75,000	10/20/1998	WD	03-ARM'S LENGTH	491:971	OTHER	0.0

Property Address: W HARBOR HWY
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0% Cond. 1st

Owner's Name/Address: GWILLIAM SCOTT L 2012 IRR TRUST
 MAP #: 29

1314 HINMAN AVE
 EVANSTON IL 60204
 2024 Est TCV 63,741

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			D 200' @ 1000/	138.15	217.88	1.0969	0.8413	1000	50	INTEREST SPLIT	63,741
			138 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =							63,741	

Tax Description	X	Value
L491 P971 L496 P634 L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 406.53 FT TO POB TH N 00 DEG 01'39" E 223.71 FT TH S 74 DEG 41'26" E 343.78 FT TH S 00 DEG 01' 48" W 138.15 FT TH N 89 DEG 06'00" W 331.66 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UND 1/2 INTEREST SEC 21 T29N R14W 1.38 A M/L. 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00	X	63,741

Comments/Influences: Topography of Site

Level	X
Rolling	X
Low	
High	X
Landscaped	
Swamp	
Wooded	X
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	31,900	0	31,900			31,900S
2023	25,500	0	25,500			17,456C
2022	25,000	0	25,000			16,625C
2021	25,000	0	25,000			16,094C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: W HARBOR HWY
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 29

Owner's Name/Address: TUBERGEN JERRY L & MARCIA D
 C/O BUTTONWOOD CAPITAL MANAGEMENT
 7505 RIVER ST STE 200
 ADA MI 49301

2024 Est TCV 63,741

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

D 200' @ 1000/ 138.15 217.88 1.0969 0.8413 1000 50 INTEREST SPLIT 63,741

138 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 63,741

Tax Description: L520 P310-313/99 PRT GOVT LOT 3 SEC 21
 COM SE CORN SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E
 406.53 FT TO POB TH N 00 DEG 01'39" E
 223.71 FT TH S 74 DEG 41'26" E 343.78 FT
 TH S 00 DEG 01' 48" W 138.15 FT TH N 89
 DEG 06'00" W 331.66 FT TO POB SUBJECT TO
 & TOGETHER WITH EASEMENT UNDIVIDED 1/2
 INTEREST SEC 21 T29N R14W 1.38 A M/L.
 1998 SPLIT FROM 009-121-004-00 &
 009-121-005-00

Comments/Influences: Topography of Site

Level X Rolling X High X Wooded X Pond Waterfront Ravine Wetland Flood Plain

Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value

2024 31,900 0 31,900 18,328C

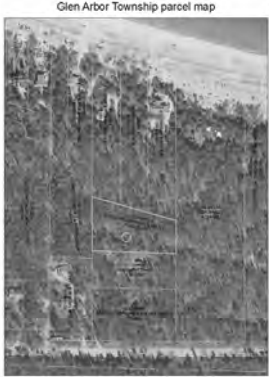
2023 25,500 0 25,500 17,456C

2022 25,000 0 25,000 16,625C

2021 25,000 0 25,000 16,094C

Who When What TPC 04/13/2017 INSPECTED TPC 07/16/2015 INSPECTED WAS 10/26/2007 INSPECTED

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Glen Arbor Township parcel map 004-00 &

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES MARTHA M	JONES WILLIAM H JR & MART	0	08/31/2022	WD	09-FAMILY	2022005027	PROPERTY TRANSFER	0.0
BONZELET	JONES	78,000	06/15/2000	WD	03-ARM'S LENGTH	546:273	OTHER	0.0
HOLDSWORTH ET AL	BONZELET	69,500	08/19/1999	WD	03-ARM'S LENGTH	521:193	PROPERTY TRANSFER	0.0
HOLDSWORTH ET AL	HOLDSWORTH ET	0	10/20/1998	WD	03-ARM'S LENGTH	491:951	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7504 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/28/2017	PM17-0581	100% FINIS
	P.R.E. 0%		MECHANICAL	01/13/2004	PM04-0023	100% FINIS
Owner's Name/Address	MAP #: 29		PLUMBING	10/16/2003	PP03-0441	100% FINIS
JONES WILLIAM H JR & MARTHA TRUST P.O. BOX 1111 ASHLAND KY 41105-1111	2024 Est TCV 603,265 TCV/TFA: 343.54		MECHANICAL	10/16/2003	PM03-0787	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L491 P951 L521 P193-198 L546 P273/00 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 255.75 FT TO POB TH N 150.78 FT TH S 89 DEG 06'00" E 331.66 FT TH S 00 DEG 01'48" W 150.78 FTTH N 89 DEG 06'00" W 331.65 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.15 A M/L.	X		Dirt Road	150.00	331.00	1.0746	0.9340	1000	100		150,543
	X		Gravel Road	150 Actual	Front Feet,	1.14	Total Acres	Total Est. Land Value =			150,543

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
	X		Residential Local Cost Land Improvements							
	X		Electric	LAND IMPROVEMENTS 5	5,000.00	1	100		5,000	
	X		Gas	Total Estimated Land Improvements True Cash Value =					5,000	

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2024	75,300	226,300	301,600			178,262C
	Rolling	2023	60,200	210,900	271,100			169,774C
	Low	2022	50,000	185,300	235,300			161,690C
	High	2021	50,000	175,400	225,400			156,525C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

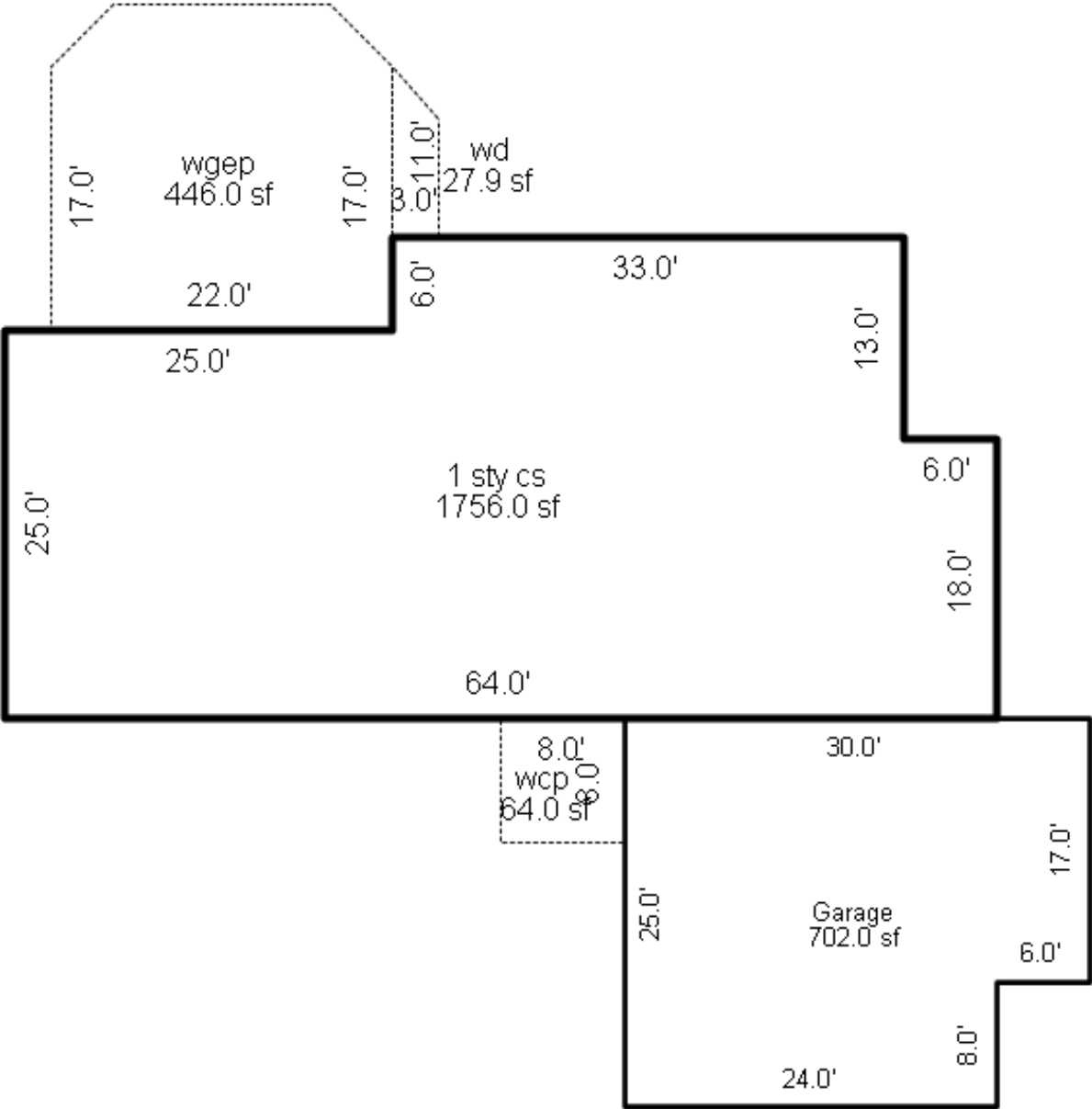


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 702 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					64	WCP (1 Story)																																																																																			
	Building Style: 1 STORY	X	Drywall Paneled Plaster Wood T&G							28	Treated Wood																																																																																			
	Yr Built 2003		Trim & Decoration																																																																																											
	Remodeled 0		Ex X Ord Min																																																																																											
	Condition: Average		Size of Closets																																																																																											
			Lg X Ord Small																																																																																											
	Room List		Doors Solid X H.C.		Central Air Wood Furnace																																																																																									
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																																																																																									
			Kitchen: Other: Hardwood Other:		200 Amps Service																																																																																									
	(1) Exterior				No./Qual. of Fixtures																																																																																									
					Ex. X Ord. Min																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets																																																																																									
X	Insulation	X	Drywall		Many X Ave. Few																																																																																									
	(2) Windows		(7) Excavation		(13) Plumbing																																																																																									
X	Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer																																																																																									
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																																																																																									
	(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																																									
X	Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																											
X	Asphalt Shingle		(10) Floor Support																																																																																											
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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 <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,756</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>255,530</td> <td>204,435</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>122</td> <td>4,763</td> <td>3,810</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,214</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>3,822</td> </tr> <tr> <td>Water/Sewer 2000 Gal Septic</td> <td>1</td> <td>9,941</td> <td>7,953</td> </tr> <tr> <td>Water/Sewer Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>4,778</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>64</td> <td>3,788</td> <td>3,030</td> </tr> <tr> <td>Deck Treated Wood</td> <td>28</td> <td>1,320</td> <td>1,056</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>702</td> <td>35,451</td> <td>28,361</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,762</td> <td>-2,210</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>562</td> <td>450</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>2,276</td> </tr> <tr> <td>Fireplaces Interior 1 Story</td> <td>1</td> <td>5,489</td> <td>4,391</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,756			Total:				255,530	204,435	Item	Quantity	Unit Cost	Total Cost	Exterior Stone Veneer	122	4,763	3,810	Plumbing Average Fixture(s)	1	1,518	1,214	Plumbing 3 Fixture Bath	1	4,777	3,822	Water/Sewer 2000 Gal Septic	1	9,941	7,953	Water/Sewer Water Well, 100 Feet	1	5,973	4,778	Porches WCP (1 Story)	64	3,788	3,030	Deck Treated Wood	28	1,320	1,056	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	702	35,451	28,361	Common Wall: 1 Wall	1	-2,762	-2,210	Door Opener	1	562	450	Built-Ins Appliance Allow.	1	2,845	2,276	Fireplaces Interior 1 Story	1	5,489	4,391	E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																									
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																														

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CULTON	SACK	92,000	09/07/2000	WD	03-ARM'S LENGTH	553:835	PROPERTY TRANSFER	0.0
SHIFFERD ET AL	CULTON	74,000	08/04/1999	WD	03-ARM'S LENGTH	520:488	PROPERTY TRANSFER	0.0
HOLDSWORTH	HOLDSWORTH	0	12/20/1998	WD	03-ARM'S LENGTH	491:954	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7500 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/27/2020	PE20-0333	100% FINIS
	P.R.E. 100% 05/01/2002		HOUSE	04/11/2001	1858A	100% FINIS
Owner's Name/Address	MAP #: 29					
SACK CHRISTOPHER R & HEATHER M P O BOX 661 GLEN ARBOR MI 49636	2024 Est TCV 447,016 TCV/TFA: 251.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L491 P954 L520 P488/99 L553 P835/00 PARCEL #6 - PRT OF GOVT LOT 3 SEC 21 COM AT SE COR SD LOT ALSO BEING THE S 1/4 COR SD SEC TH N 89 DEG 06' 00" W 331.64 FT ALG THE S LN SD GOVT LOT 3 & SEC 21 TH N 00 DEG 01' 39" E 255.75 FT TH S 89 DEG 06' 00" E 331.65 FT PAR WITH S LN TH S 00 DEG 01' 48" W 255.75 FT ALG E LN GOVT LOT 3 TO POB SEC 21 T29N R14W 1.38 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		E 200' @ 800/ E 200' @ 800/ 256 Actual Front Feet, 1.95 Total Acres	200.00 55.75	331.64 331.64	0.9404 0.9344	0.9344	800 800	100 50		140,594 19,595 160,190
	X	Electric		Wood Frame					26.06	108	50	1,407
	X	Gas		Residential Local Cost Land Improvements								
		Curb		Description					Rate	Size	% Good	Cash Value
		Street Lights		LAND IMPROVEMENTS 15					1,500.00	1	100	1,500
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								
		Underground Utils.										2,907



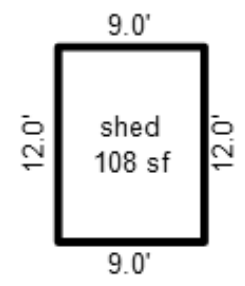
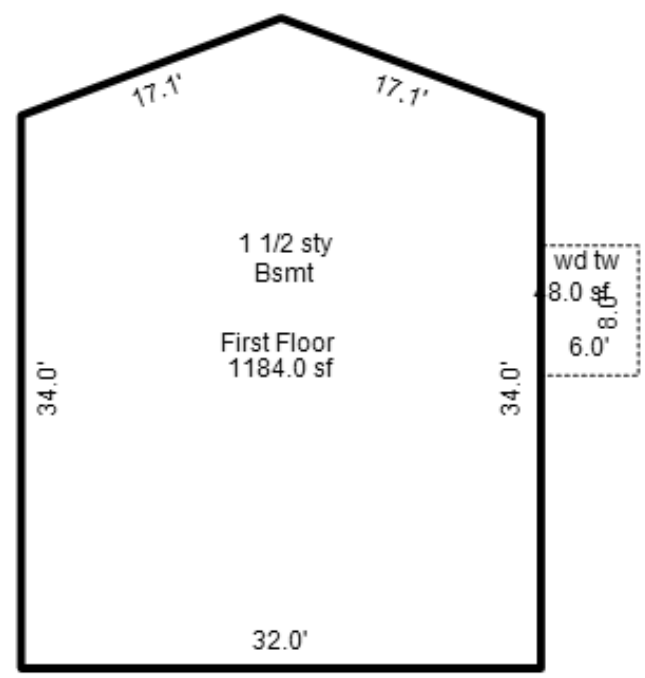
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	80,100	143,400	223,500			192,780C
X	Rolling		2023	50,100	133,500	183,600			183,600S
	Low		2022	55,100	119,800	174,900			174,900S
	High		2021	55,100	134,300	189,400			181,289C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC 02/01/2021	INSPECTED							
	TPC 11/05/2020	INSPECTED							
	TPC 04/13/2017	INSPECTED							

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 25 Floor Area: 1,776 Total Base New : 222,681 Total Depr Cost: 167,011 Estimated T.C.V: 283,919	54	Treated Wood	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 1.700					
Yr Built 2001	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(12) Electric 200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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		Cls CD		Blt 2001	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Hardwood Other:			No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size 1.5 Story Siding Basement 1,184		Cost New		Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow. Microwave Fireplaces Prefab 2 Story Local Cost Items GENERATOR		Total: 200,071		150,053	
X	Wood/Shingle Aluminum/Vinyl Brick	X	(7) Excavation Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:		200,071		150,053	
X	Insulation	X	(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Lump Sum Items:						Totals: 222,681		1		1	
(2) Windows		(9) Basement Finish								Totals: 222,681		1		1	
X	Many Avg. X Avg. Few Small	(10) Floor Support Joists: 2X12X16 Unsupported Len: Cntr.Sup:								Totals: 222,681		1		1	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens									Totals: 222,681		1		1	
X	Asphalt Shingle									Totals: 222,681		1		1	
Chimney: Brick										Totals: 222,681		1		1	

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
7566 W HARBOR HWY LLC	TUBERGEN	745,000	07/30/1999	WD	03-ARM'S LENGTH	520:310	PROPERTY TRANSFER	0.0
HOLDSWORTH ET AL	7566 W HARBOR	650,000	10/20/1998	WD	03-ARM'S LENGTH	491:977	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7566 W HARBOR HBR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	07/05/2023	PB23-0250	100% FINIS
Owner's Name/Address	P.R.E. 0%		DECK/PORCH	11/27/2022	LU22-36	100% FINIS
TUBERGEN JERRY L & MARCIA D C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	MAP #: 29		Electrical	05/16/2018	PE18-0244	100% FINIS
	2024 Est TCV 2,468,813 TCV/TFA: 1699.1		Mechanical	03/27/2018	PM18-0213	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L491 P977 L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TO POB TH N 00 DEG 01'39" E 600 FT TO TRAVERSE LN LAKE MICHIGAN TH ALG SD LN S 74 DEG 41'30" E 114.60 FT TH S 00 DEG 01'42" W 600 FT TH N 74 DEG 41'26" W 114.59 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.52 A M/L. 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00	X			LK MI "A" 18000	100.00	600.00	0.9579	1.0574	18000	100		1,823,231	
	X			LK MI "A" 18000	14.00	600.00	0.9579	1.0574	18000	50	SURPLUS: ZONING	127,626	
				114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =									1,950,857
				Land Improvement Cost Estimates									
				Description					Rate	Size	% Good	Cash Value	
				Wood Frame					29.54	80	50	1,181	
				Residential Local Cost Land Improvements									
				Description					Rate	Size	% Good	Cash Value	
				LAND IMPROVEMENTS 5					5,000.00	1	100	5,000	
				Total Estimated Land Improvements True Cash Value =									6,181



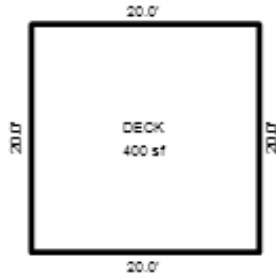
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	975,400	259,000	1,234,400			665,683C
		2023	867,000	179,600	1,046,600			613,889C
		2022	662,300	154,900	817,200			584,657C
		2021	617,200	142,400	759,600			565,980C

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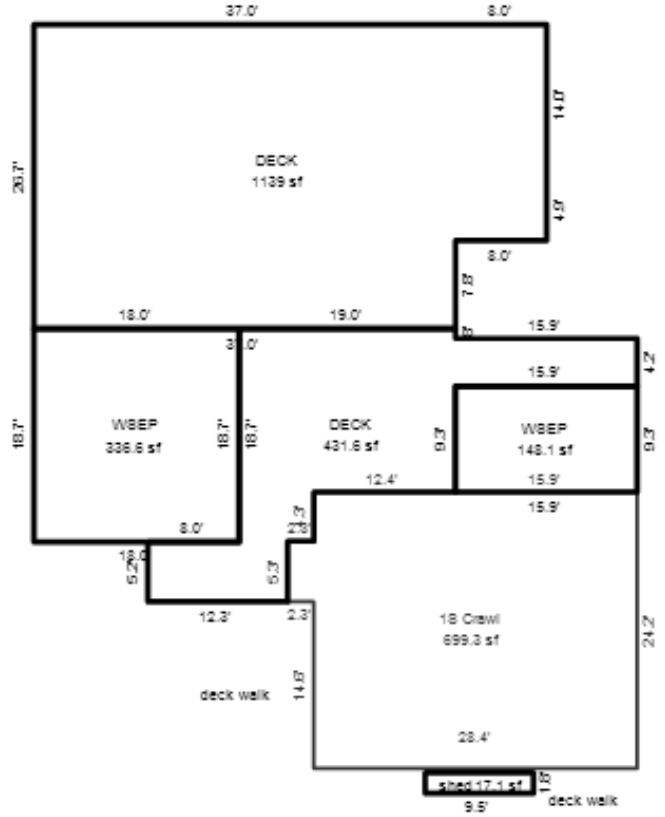
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							336 WSEP (1 Story) 148 WSEP (1 Story) 431 Treated Wood 400 Treated Wood 330 Treated Wood					
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1976 200		Remodeled 2018		Ex	X	Ord	Min										
Condition: Average		Size of Closets		Lg	X	Ord	Small										
Room List		Doors	Solid	X	H.C.												
5	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Hardwood Other: Tile Other:		(12) Electric													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		100	Amps Service												
X	Insulation	X	Drywall	No./Qual. of Fixtures													
(2) Windows		(7) Excavation		Ex.	X	Ord.	Min										
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 699 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few										
(3) Roof		(8) Basement		(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer													
Chimney: Brick		(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 699 SF Floor Area = 699 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 699 Total: 88,338 61,836												E.C.F. X 2.600		Cls CD Blt 1976			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 885 Water/Sewer 2000 Gal Septic 1 9,379 6,565 Water Well, 100 Feet 1 5,800 4,060 Porches WSEP (1 Story) 336 13,971 9,780 WSEP (1 Story) 148 7,419 5,193 Deck Treated Wood 431 6,887 4,821 Treated Wood 400 6,552 4,586 Treated Wood 330 5,785 4,049 Built-Ins Appliance Allow. 1 1,989 1,392 Fireplaces Exterior 1 Story 1 5,869 4,108 Totals: 153,254 107,275												Notes: 7572 W HARBOR HWY: NEAR LAKE ECF (4085 LAKE MICHIGAN) 2.600 => TCX: 278,916					

*** Information herein deemed reliable but not guaranteed***



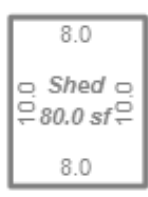
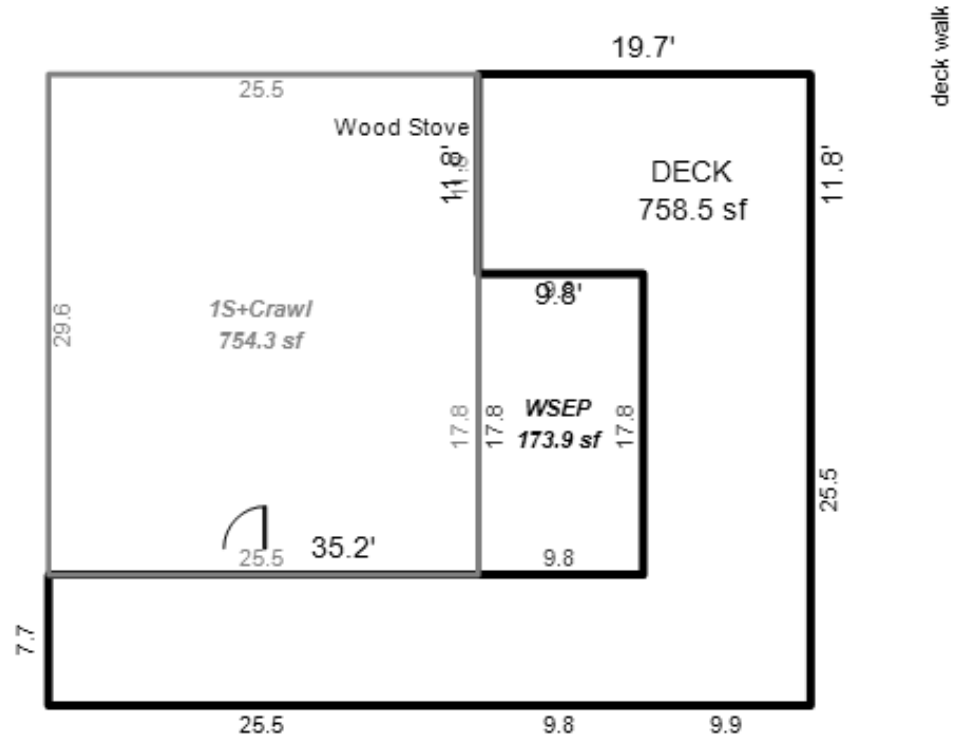
deck walk



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 173 758	Type WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 754 Total Base New : 127,944 Total Depr Cost: 89,561 Estimated T.C.V: 232,859		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (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		Cls CD Blt 1976			
Yr Built 1976	Remodeled 2018	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1 Story Siding Crawl Space		Total: 94,839 66,388				
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		754					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other: Tile			150 Amps Service			Plumbing		Average Fixture(s)				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water/Sewer		Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 754 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		Average Fixture(s)				
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins		Average Fixture(s)				
(2) Windows		Many	X	Large	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic			Fireplaces		Average Fixture(s)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Wood Stove		Average Fixture(s)				
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Deck		Average Fixture(s)				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Notes: FURTHER FROM LAKE ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 232,859			Treated Wood		Average Fixture(s)				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Notes: FURTHER FROM LAKE ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 232,859			Totals:		Average Fixture(s)					
X	Asphalt Shingle	(10) Floor Support		Notes: FURTHER FROM LAKE ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 232,859			Totals:			Average Fixture(s)						

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRONDYK DANIEL J & SUSAN	BRONDYK DANIEL J & SUSAN	0	06/01/2020	WD	15-LADY BIRD	2021001494	PROPERTY TRANSFER	0.0
LAURETO PAMELA & JACKLIN	BRONDYK DANIEL J & SUSAN	905,000	08/23/2013	WD	03-ARM'S LENGTH	1176P813	PROPERTY TRANSFER	100.0
JACKLIN PHILLIP D TRUST	LAURETO PAMELA J	0	04/12/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
JACKLIN PHILLIP D TRUST	LAURETO PJ & JACKLIN W II	1	04/08/2011	QC	03-ARM'S LENGTH	1083-424	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7604 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	11/08/2023	PB23-0519	0%
Owner's Name/Address	P.R.E. 0%		Electrical	10/11/2023	PE23-0743	0%
BRONDYK DANIEL J & SUSAN K 205 NORWOOD AVE SE GRAND RAPIDS MI 49506	MAP #: 29		Mechanical	10/03/2023	PM23-0857	0%
	2024 Est TCV 2,246,176 TCV/TFA: 1754.8		Plumbing	10/03/2023	PP23-0312	0%

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	18000	100.00	495.81	0.9810	1.0081	18000	100	1,780,107
X	Gravel Road	18000	3.67	495.81	0.9810	1.0081	18000	50	SURPLUS: ZONING 100 FT 3
	Paved Road	104 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =							1,812,771

Tax Description
 L1176P813 PARCEL A PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 AND THE SOUTH QUARTER CORNER OF SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FEET, (PREVIOUSLY RECORDED AS (331.64 FEET)), ALONG THE SOUTH LINE OF SAID SECTION 21, AND THE CENTERLINE OF STATE HIGHWAY M-109; THENCE NORTH 00°00'21" EAST 730.06 FEET (PREVIOUSLY RECORDED



X	Description	Rate	Size	% Good	Cash Value
X	Electric				
X	Gas	5,000.00	1	100	5,000
X	Curb	10,000.00	1	100	10,000
	Street Lights	Total Estimated Land Improvements True Cash Value =			15,000

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	906,400	216,700	1,123,100			613,377C
	Rolling		2023	805,700	244,600	1,050,300			649,121C
	Low		2022	603,700	211,000	814,700			618,211C
	High		2021	573,500	193,900	767,400			598,462C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

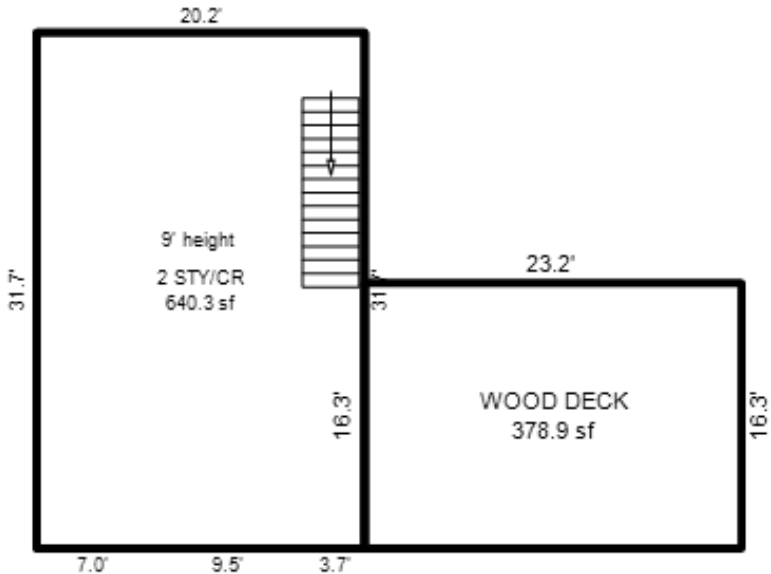
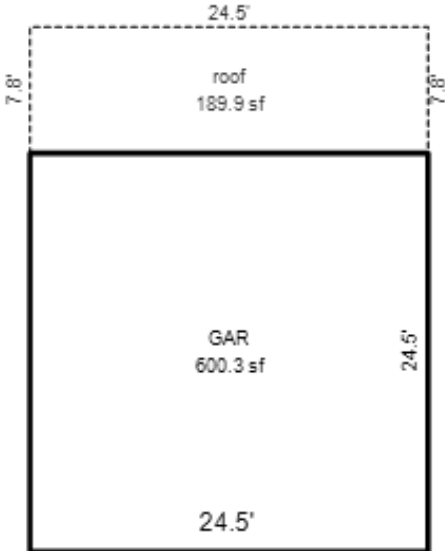
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/20/2023	INSPECTED	2023	805,700	244,600	1,050,300			649,121C
TPC	11/14/2023	INSPECTED	2022	603,700	211,000	814,700			618,211C
TPC	11/14/2017	INSPECTED	2021	573,500	193,900	767,400			598,462C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 65 378 189	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Class: C Effec. Age: 25 Floor Area: 1,280 Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Bsmnt Garage:				
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Carpport Area: Roof:		
Yr Built 2018		Remodeled 2023		Trim & Decoration			Central Air Wood Furnace			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Bsmnt Garage:	
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
Room List		Doors		(12) Electric			Ground Area = 640 SF Floor Area = 1280 SF.			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
Basement 4 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets			Building Areas			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
X	Insulation	X	Drywall	Many X Ave. Few			2 Story Siding Crawl Space 640			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 640 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1000 Gal Septic Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Notes: 2018 ADDITION - 2023 ORIGINAL LOG DEMO ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 418,405			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 600 26,226 19,669			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: 2018 ADDITION - 2023 ORIGINAL LOG DEMO ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 418,405			Total Base New : 214,569 Total Depr Cost: 160,925 Estimated T.C.V: 418,405			E.C.F. X 2.600		Cls C Blt 2018	

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKLIN D & K & JACKLIN W	LAURETO PAMELA J & THOMAS	100,000	08/23/2013	QC	09-FAMILY	1176P591	PROPERTY TRANSFER	66.0
JACKLIN PHILLIP D TRUST	LAURETO PJ & JACKLIN W II	0	04/12/2011	QC	03-ARM'S LENGTH	1083-424	PROPERTY TRANSFER	100.0
JACKLIN PHILLIP D TRUST		0	08/09/2010	QC	03-ARM'S LENGTH	2010 1056_515	DEED	0.0
JACKLIN PHILLIP D TRUST		0	08/09/2010	OTH	33-TO BE DETERMINED	2010 1056_524E	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7676 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/13/2017	PM17-0808	100% FINIS
	P.R.E. 100% 09/15/2016		SHED	05/31/2017	LU17-12	100% FINIS

Owner's Name/Address	MAP #: 29	Mechanical	Date	Number	Status
LAURETO PAMELA J & THOMAS PO BOX 649 GLEN ARBOR MI 49636	2024 Est TCV 2,185,733 TCV/TFA: 2142.8	Plumbing	10/29/2015	PP15-0248	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
PARCEL B (10/349) PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMM SE CNR GOV LOT 3, AND SOUTH 1/2 CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND CENTERLINE OF STATE HIGHWAY M-109; THENCE NORTH 00°00'21" EAST, 375.01 FT; (PREVIOUSLY RECORDED AS NORTH 00°01'39"EAST), TO POB; THENCE NORTH 89°06'00" WEST 165.86 FT;	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			LK MI "A"	18000	65.001447.50	1.1024 1.3178	18000 100	1,699,690
			65 Actual Front Feet, 2.16 Total Acres				Total Est. Land Value =	1,699,690

Public Improvements	Land Improvement Cost Estimates			
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value
	D/W/P: Flagstone/Sand	21.61	80 0	0
X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	36.07	64 50	1,154
	Wood Frame	25.70	192 50	2,467
	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 =			5,121

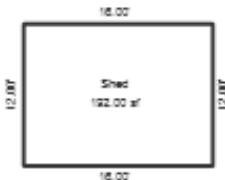
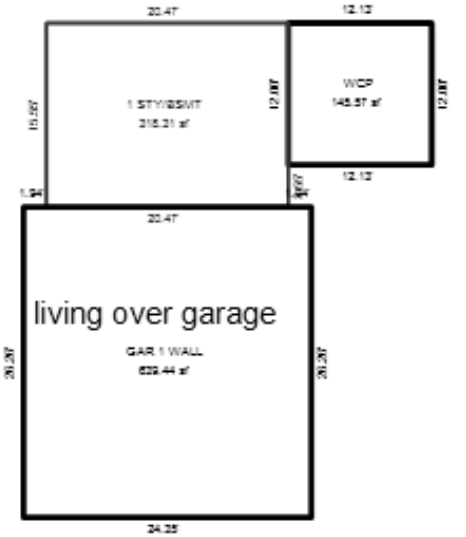
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2024	849,800	243,100	1,092,900			439,908C
	2023	755,400	166,600	922,000			418,960C
	2022	630,100	143,600	773,700			399,010C
	2021	537,700	134,700	672,400			386,264C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 145 80	Type WCP (1 Story) Treated Wood	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 639 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																														
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace																																																																																																																																																																																						
	Building Style: 1.5 STORY	Drywall Paneled	Plaster Wood T&G		(12) Electric			0 Amps Service																																																																																																																																																																																						
	Yr Built 2016	Remodeled 0	Trim & Decoration	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY																																																																																																																																																																																							
	Condition: Average	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 381 SF Floor Area = 1020 SF.																																																																																																																																																																																						
	Room List	Lg	Ord	Small	Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95																																																																																																																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Building Areas																																																																																																																																																																																							
	(1) Exterior	(6) Ceilings		Average Fixture(s)			Stories Exterior Foundation																																																																																																																																																																																							
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		3 Fixture Bath			1 Story Siding																																																																																																																																																																																							
	Insulation	Basement: 381 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding																																																																																																																																																																																							
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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing																																																																																																																																																																																							
	(3) Roof	318		Lump Sum Items:			Average Fixture(s)																																																																																																																																																																																							
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			3 Fixture Bath																																																																																																																																																																																							
	Asphalt Shingle	(10) Floor Support		1			Solar Water Heat																																																																																																																																																																																							
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1			No Plumbing																																																																																																																																																																																							
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*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKLIN LIVING TRUST	JACKLIN DAVID W & KERI S	0	12/05/2011	QC	09-FAMILY	1105/84	PROPERTY TRANSFER	0.0
JACKLIN LIVING TRUST	JACKLIN DAVID W & KERI S	1	12/03/2011	QC	09-FAMILY	1105-84 201106	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7682 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 03/05/2011					
Owner's Name/Address	MAP #: 29					
JACKLIN DAVID W & KERI S PO BOX 398 GLEN ARBOR MI 49636	2024 Est TCV 667,487 TCV/TFA: 451.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description
 2011 ADDITION OF - TRANSFER PARCEL PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT SE CNR GOV LOT 3, AND SOUTH ¼ CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND THE CENTERLINE OF STATE HIGHWAY M-109 THENCE NORTH 00°00'21" EAST, 275.00 FT (PREVIOUSLY RECORDED AS NORTH 00°01 '39 EAST) TO POB; THENCE NORTH 89°06'00"



Dirt Road											
Gravel Road											
Paved Road											
Storm Sewer											
Sidewalk											
Water											
Sewer											
Electric											
Gas											
Curb											
Street Lights											
Standard Utilities											
Underground Utils.											

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

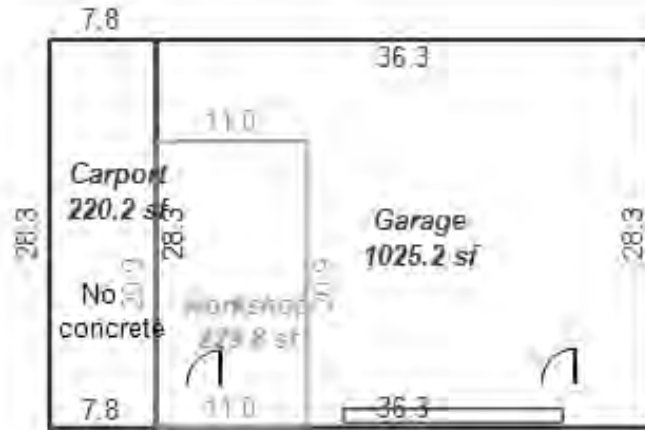
Who	When	What	2024	2023	2022	2021
			76,800	62,400	59,600	59,600
			256,900	239,200	210,000	187,000
			333,700	301,600	269,600	246,600
			211,548C	201,475C	191,881C	185,752C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1254 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
	Building Style: 1 STORY	X	Drywall Paneled				Plaster Wood T&G										
	Yr Built 2002		Trim & Decoration		Ex	X	Ord		Min								
	Remodeled 0		Size of Closets														
	Condition: Average		Lg	X	Ord				Small								
	Room List		Doors				Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors														
	(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:														
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings														
X	Insulation	X	Drywall														
	(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Basement: 1480 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
	(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		1480 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														
	Chimney: Metal		(14) Water/Sewer														
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
			Lump Sum Items:														
			(12) Electric														
			200 Amps Service														
			No./Qual. of Fixtures														
			Ex.	X	Ord.				Min								
			No. of Elec. Outlets														
			Many	X	Ave.				Few								
			(13) Plumbing														
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
			(14) Water/Sewer														
			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 219,199 186,317 Other Additions/Adjustments Recreation Room 1480 29,422 14,711 Basement, Outside Entrance, Below Grade 1 2,632 2,237 Plumbing Average Fixture(s) 1 1,518 1,290 3 Fixture Bath 1 4,777 4,060 Water/Sewer 1000 Gal Septic 1 5,002 4,252 Water Well, 100 Feet 1 5,973 5,077 Porches WSEP (1 Story) 176 9,516 8,089 Deck Treated Wood 67 2,131 1,811 Treated Wood 254 4,978 4,231 Treated Wood 16 751 638 Treated Wood w/Roof (Deck Portion) 24 1,127 958 Treated Wood w/Roof (Roof portion) 24 555 472 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 1 703 598 Base Cost 1254 70,538 59,957 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

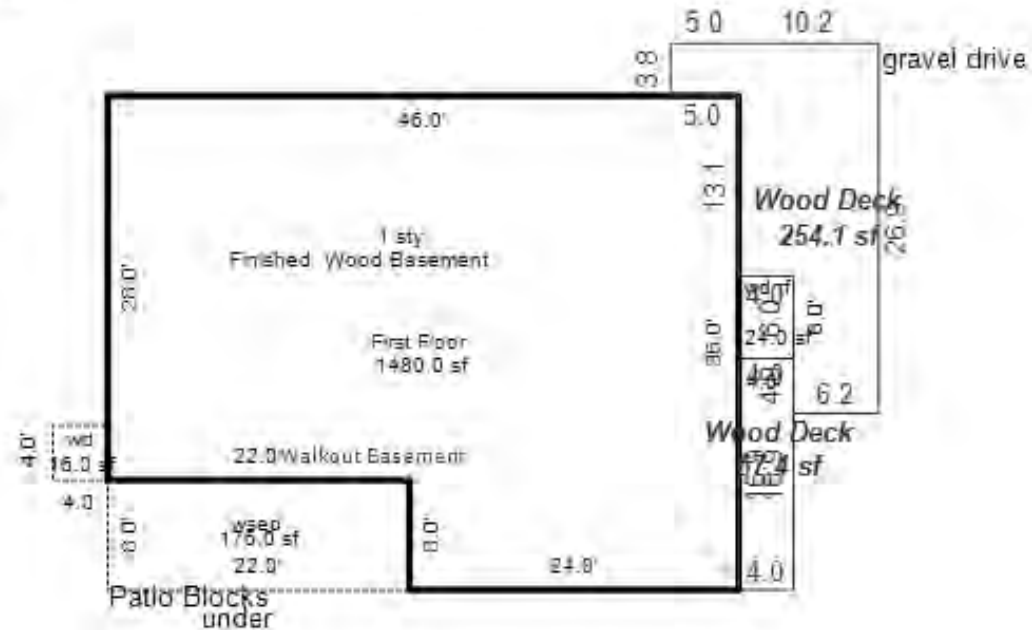
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concrete apron

shed
48 sq.ft

Lean to
Shed
48 sq.ft



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ BARBARA A	SCHWARTZ BARBARA A TRUST	0	05/08/2015	WD	03-ARM'S LENGTH	1230P420	PROPERTY TRANSFER	0.0
PERRY DOUGLAS E & HEATHER	SCHWARTZ BARBARA A	334,000	08/27/2010	WD	03-ARM'S LENGTH	2010 1058_831W	PROPERTY TRANSFER	100.0
WALKER MICHAEL & CAROL	PERRY DOUGLAS E & HEATHER	334,000	08/03/2005	WD	03-ARM'S LENGTH	865:673	OTHER	100.0
MCLAUGHLIN V KATHLEEN	WALKER MICHAEL & CAROL	105,000	02/06/2004	WD	03-ARM'S LENGTH	788:579	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5804 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/20/2012	PM12-0561	
	P.R.E. 0%		Plumbing	12/20/2012	PP12-0207	
Owner's Name/Address	MAP #: 35		Electrical	10/11/2012	PE12-0431	
SCHWARTZ BARBARA A TRUST 725 N LINN ST IOWA CITY IA 52245	2024 Est TCV 691,195 TCV/TFA: 446.22		Res. Add/Alter/Repair	10/03/2012	PB12-0290	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 100' @ 2200/	85.00	132.00	1.0415	0.7422	2200 100	144,547
85 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =						144,547

Tax Description	X	Description	Rate	Size % Good	Cash Value
L265 P439 L286 P186 L294 P191 L425	X	Dirt Road			
P835/96 L502 P987/99 DC L786 P2/04 DC	X	Gravel Road			
L788 P577 L788 P578 L788 P579/04 L865	X	Paved Road			
P673/05 PRT OF SW 1/4 OF SE 1/4 SEC 22	X	Storm Sewer			
BEG 198 FT W OF NE COR THEREOF TH S 85 FT	X	Sidewalk			
TH W 132 FT TH N 85 FT TH E 132 FT TO POB	X	Water	19.13	100 50	956
SEC 22 T29N R14W .25 A.	X	Sewer	39.40	100 50	1,970
Comments/Influences		Electric	Residential Local Cost Land Improvements		
		Gas	Description Rate Size % Good Cash Value		
		Curb	LAND IMPROVEMENTS 5	5,000.00	1 100 5,000
		Street Lights	Total Estimated Land Improvements True Cash Value = 7,926		
		Standard Utilities			
		Underground Utils.			



Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

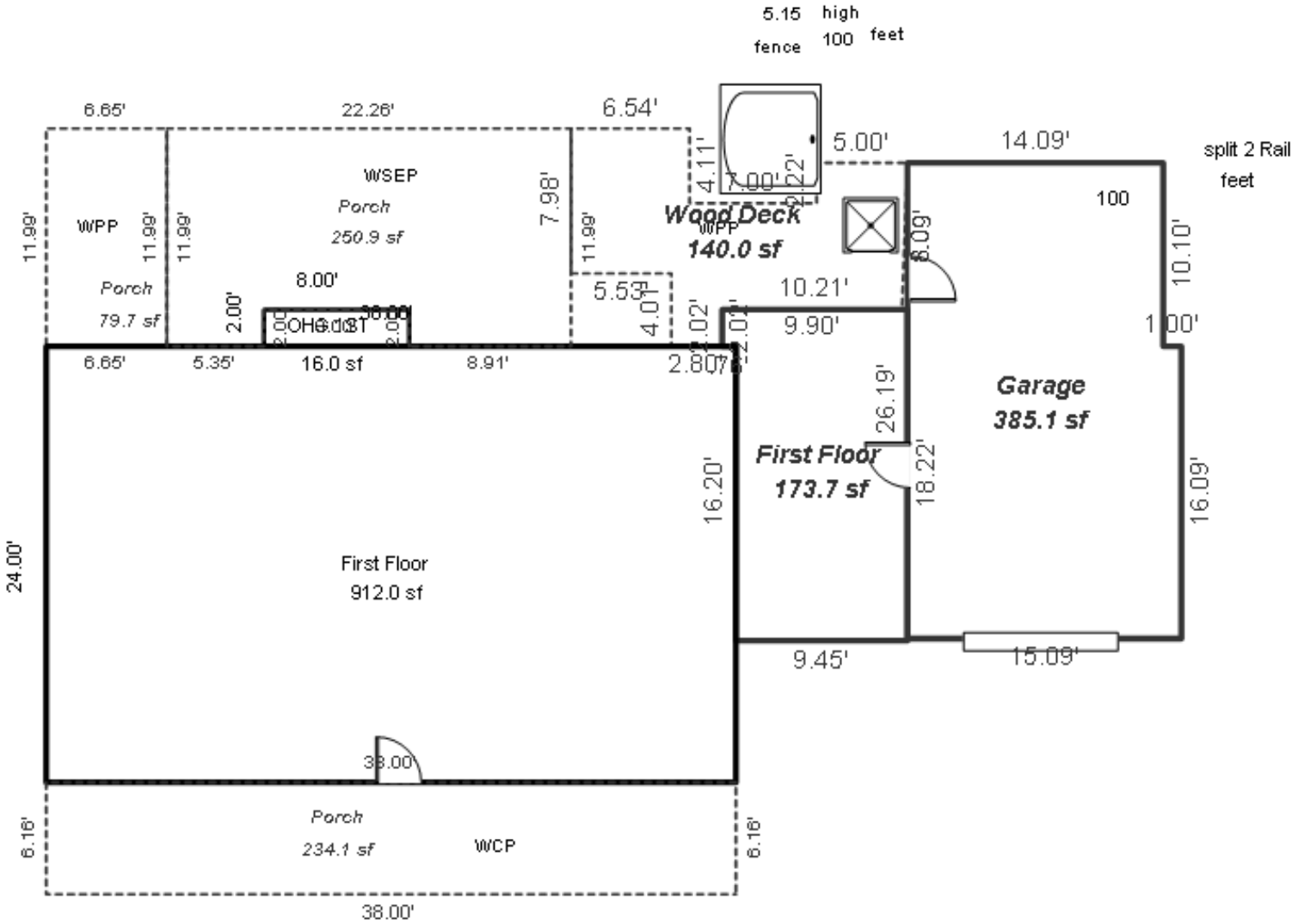
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	72,300	273,300	345,600			231,737C
2023	62,400	254,700	317,100			220,702C
2022	51,000	223,700	274,700			210,193C
2021	51,000	199,500	250,500			203,479C

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 County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 234 250 140	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 2013 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 385 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 2005 201		Remodeled 2013			(12) Electric												
Condition: Average		Ex	X	Ord			Min										
Room List		Size of Closets			0 Amps Service												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Lg	X	Ord			Small										
(1) Exterior		Doors		Solid	X	H.C.											
	(5) Floors	Kitchen:			No./Qual. of Fixtures												
	Other:	Other:			Ex.			X	Ord.								
	Other:	Other:			No. of Elec. Outlets												
	(6) Ceilings																
	(7) Excavation																
	Basement: 912 S.F. Crawl: 173 S.F. Slab: 0 S.F. Height to Joists: 0.0																
	(8) Basement																
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
	(9) Basement Finish																
	(10) Floor Support																
	Joists: Unsupported Len: Cntr.Sup:																
	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
	(14) Water/Sewer																
	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
	Lump Sum Items:																
	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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: 258,951 233,056																
	Other Additions/Adjustments																
	Plumbing																
	Average Fixture(s)																
	3 Fixture Bath																
	2 Fixture Bath																
	Softener, Auto																
	Softener, Manual																
	Solar Water Heat																
	No Plumbing																
	Extra Toilet																
	Extra Sink																
	1 Separate Shower																
	Water/Sewer																
	1000 Gal Septic																
	Water Well, 100 Feet																
	Porches																
	WCP (1 Story)																
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	Garages																
	Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																
	Base Cost																
	Common Wall: 1/2 Wall																
	Door Opener																
	Built-Ins																
	<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																

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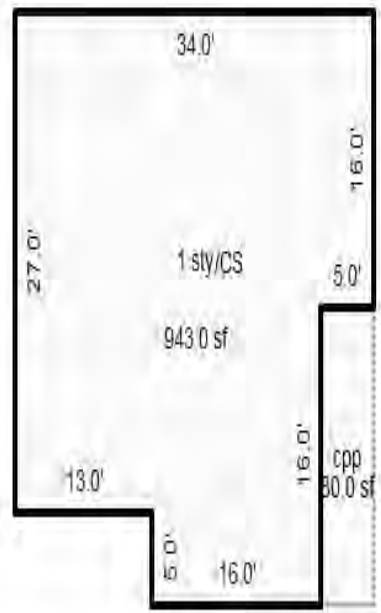
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RICHARDSON JESSIE L	RICHARDSON JESSE & REBECC	0	08/17/2023	QC	09-FAMILY	2023004771	PROPERTY TRANSFER	0.0		
RICHARDSON CHRISTOPHER DU	ROCHARDSON JESSE LOREN	0	07/03/2023	QC	09-FAMILY	2023004518	DEED	0.0		
RICHARDSON BARBARA ESTATE	RICHARDSON J & RICHARDSON	0	04/13/2023	WD	06-COURT JUDGEMENT	2023003870	PROPERTY TRANSFER	0.0		
RICHARDSON IAN R	RICHARDSON JESSE LOREN	100,000	04/13/2023	WD	09-FAMILY	2023004062	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status	
6333 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
RICHARDSON JESSIE & REBECCA TRUST & ELLISON KENNETH & AMY MARIE 6242 KNAPP ST NE ADA MI 49301		MAP #: 32 & 35								
		2024 Est TCV 419,534 TCV/TFA: 444.89								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
LIBER 10 PAGE 116 AS SURVEYED A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE NORTH 00°00'26" WEST, 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO AT-IRON AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED SOUTH 89° 11'50" EAST 528.42 FEET TO THE POINT OF		Public Improvements		* Factors *		OFF OAK ST				
				Description	Frontage	Depth	Rate	%Adj. Reason	Value	
				B 100' @ 2000/	164.64	433.91	0.8828	0.9994	2000 100	290,508
				165 Actual Front Feet, 1.64 Total Acres					Total Est. Land Value =	290,508
				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	
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	145,300	64,500	209,800		72,132C
		TPC 08/31/2016 INSPECTED			2023	115,500	60,100	175,600		175,600C
		WAS 09/24/2007 INSPECTED			2022	55,800	52,800	108,600		108,600C
					2021	55,800	47,100	102,900		63,337C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type CPP	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 760 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			(12) Electric			Class: D -10 Effec. Age: 45 Floor Area: 943 Total Base New : 136,394 Total Depr Cost: 75,015 Estimated T.C.V: 127,526		Storage Area: 0 No Conc. Floor: 0			
Yr Built 1900	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D-10		Blt 1900		
Condition: Fair		Lg	X	Ord	Small	60 Amps Service			Ground Area = 943 SF Floor Area = 943 SF.		Cost New		Depr. Cost		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Total:		96,071 52,838		
5	Basement	(5) Floors			Ex. X Ord. Min			Building Areas		Size		943			
1	1st Floor	Kitchen: Tile			Many X Ave. Few			Stories Exterior Foundation		Total:		96,071		52,838	
2	2nd Floor	Other: Carpeted			(13) Plumbing			1 Story Siding Crawl Space		Average Fixture(s)		1		1,054 580	
3	Bedrooms	Other:			1 Average Fixture(s)			Other Additions/Adjustments		Average Fixture(s)		1		4,384 2,411	
(1) Exterior		(6) Ceilings			1 3 Fixture Bath			Plumbing		Water/Sewer		1		4,384 2,411	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			2 Fixture Bath			Average Fixture(s)		1000 Gal Septic		1		5,662 3,114	
X	Insulation	(7) Excavation			Softener, Auto			Water/Sewer		Solar Water Heat		1		4,384 2,411	
(2) Windows		Basement: 0 S.F. Crawl: 943 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual			Plumbing		No Plumbing		1		4,384 2,411	
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small			No Plumbing			Average Fixture(s)		Water Well, 100 Feet		1		5,662 3,114	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Extra Toilet			Porches		CPP		80		1,488 818	
(3) Roof		Conc. Block Poured Conc. Stone			Extra Sink			Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		760		21,804 11,992	
X	Gable Hip Flat	Gambrel Mansard Shed			Separate Shower			Built-Ins		Appliance Allow.		1		1,685 927	
X	Asphalt Shingle	(9) Basement Finish			Ceramic Tile Floor			Fireplaces		Interior 1 Story		1		4,246 2,335	
Chimney: Metal		Treated Wood Concrete Floor			Ceramic Tile Wains			Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:		127,526			
(10) Floor Support		Concrete Floor			Ceramic Tub Alcove			Lump Sum Items:							
(14) Water/Sewer		1 Public Water			1 Public Sewer										
		1 Water Well			1 1000 Gal Septic										
		1 2000 Gal Septic													

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

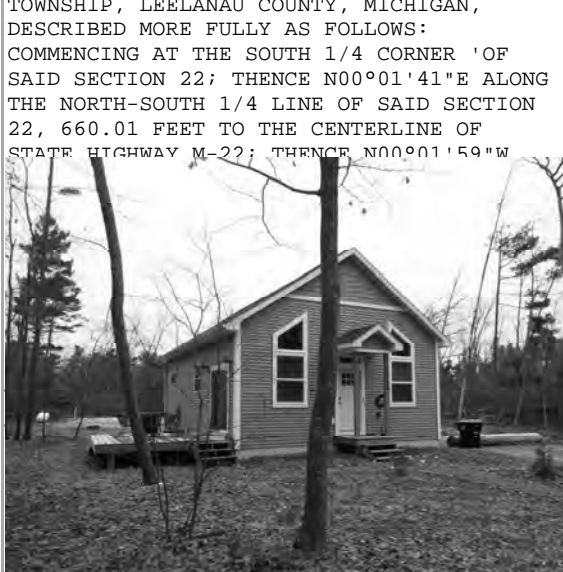
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERIDAN MICHAEL L & DIAN	SMITH KYLE R & AMANDA E	96,000	06/19/2020	WD	03-ARM'S LENGTH	2020003697	PROPERTY TRANSFER	100.0
SHERIDAN MICHAEL L & DIAN	SHERIDAN MICHAEL L & DIAN	0	09/01/2017	WD	09-FAMILY	1307P982	PROPERTY TRANSFER	0.0
SHERIDAN MICHAEL & DIANNA	SHERIDAN FAMILY TRUST	0	05/25/2004	QC	09-FAMILY	808:327	OTHER	0.0
RICHARDSON DUANE E & BARB	SHERIDAN MICHAEL & DIANNA	125,000	08/27/2003	WD	03-ARM'S LENGTH	771:389	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6314 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/03/2020	PM20-0839	100% FINIS
	P.R.E. 0%		Plumbing	12/03/2020	PP20-0363	100% FINIS
Owner's Name/Address	MAP #: 32		Electrical	12/02/2020	PE20-0669	100% FINIS
SMITH KYLE R & AMANDA E 14769 OLD TOWN CT RIVERVIEW MI 48193	2024 Est TCV 420,170 TCV/TFA: 448.90		Res. Single Family Dwellin	08/21/2020	PB20-0242	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			B 100' @ 2000/	99.00	164.69	1.0025 0.7844	2000 100 LOCATION	155,704
			99 Actual Front Feet, 0.37 Total Acres				Total Est. Land Value =	155,704

Tax Description	Land Improvement Cost Estimates			
L760 P41/03 RE-REC L771 P389/03 L808 P327/04 L809 P615/04 2003 SPLIT FROM 006-122-002-00 2005 DESCR REVISED (REF: SPLIT 006-122-002-60) PART OF GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER 'OF SAID SECTION 22; THENCE N00°01'41"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE N00°01'59"W	Description	Rate	Size % Good	Cash Value
	D/W/P: Crushed Rock	2.33	120 50	140
	Total Estimated Land Improvements True Cash Value =			140



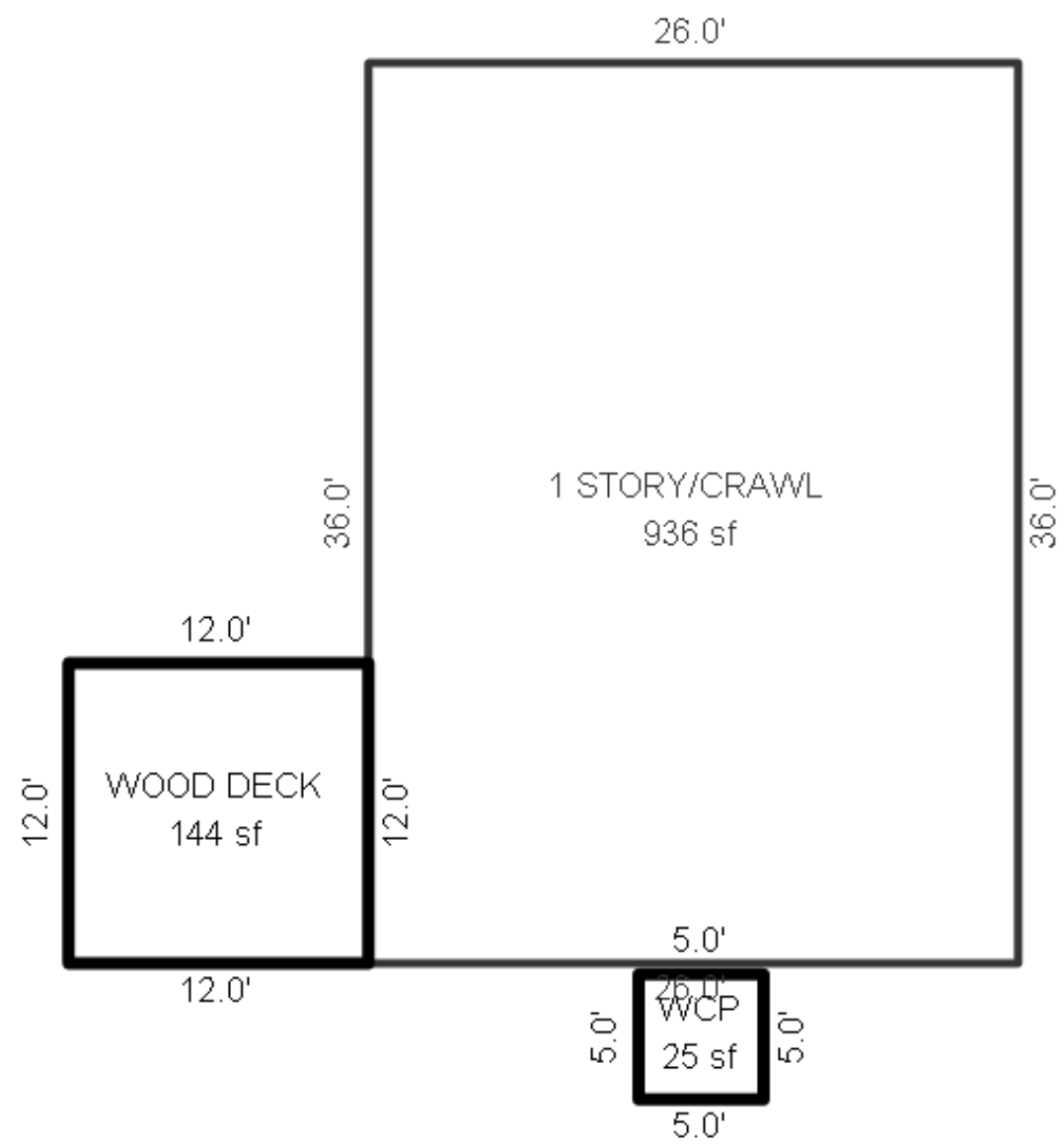
Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	77,900	132,200	210,100			172,541C
			2023	62,300	123,100	185,400			164,325C
			2022	50,000	106,500	156,500			156,500S
			2021	50,000	16,600	66,600			66,600S

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 25 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	2021	0	Remodeled	
	Mobile Home														0	Front Overhang	0	Other Overhang	Class: C Effec. Age: 2 Floor Area: 936 Total Base New : 158,659 Total Depr Cost: 155,486 Estimated T.C.V: 264,326	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Cls C Blt 2021					
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
A-Frame		Plaster Wood T&G		Ex. Ord Min			1 Story Siding Crawl Space			936					
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Other Additions/Adjustments			Total:		133,111		130,449	
Building Style: 1 STORY		Ex Ord Min		Many Ave. Few			Plumbing			Average Fixture(s)		1		1,518 1,488	
Yr Built		Size of Closets		(13) Plumbing			Water/Sewer			3 Fixture Bath		1		4,777 4,681	
2021		Lg Ord Small		1 Average Fixture(s)			1000 Gal Septic			3 Fixture Bath		1		5,002 4,902	
Condition: Average		Doors Solid H.C.		2 3 Fixture Bath			Water Well, 100 Feet			Solar Water Heat		1		5,973 5,854	
Room List		(5) Floors		No. of Elec. Outlets			Porches			No Plumbing		25		2,000 1,960	
Basement		Kitchen:		1 Many 1 Ave. 1 Few			Deck			Extra Toilet		144		3,433 3,364	
1st Floor		Other:		2 1 Average Fixture(s)			Built-Ins			Extra Sink		1		2,845 2,788	
2nd Floor		Other:		3 3 Fixture Bath			Appliance Allow.			Separate Shower		158,659		155,486	
2 Bedrooms		(6) Ceilings		2 3 Fixture Bath			Notes:			Ceramic Tile Floor		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		264,326	
(1) Exterior		No. of Elec. Outlets		2 2 Fixture Bath			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC			Ceramic Tile Wains					
Wood/Shingle		Many Ave. Few		2 2 Fixture Bath						Ceramic Tub Alcove					
Aluminum/Vinyl		Basement: 0 S.F.		2 2 Fixture Bath						Vent Fan					
Brick		Crawl: 936 S.F.		2 2 Fixture Bath											
Insulation		Slab: 0 S.F.		2 2 Fixture Bath											
(2) Windows		Height to Joists: 0.0		2 2 Fixture Bath											
Many Avg. Few		(8) Basement		2 2 Fixture Bath											
Large Avg. Small		Conc. Block		2 2 Fixture Bath											
Wood Sash		Poured Conc.		2 2 Fixture Bath											
Metal Sash		Stone		2 2 Fixture Bath											
Vinyl Sash		Treated Wood		2 2 Fixture Bath											
Double Hung		Concrete Floor		2 2 Fixture Bath											
Horiz. Slide		(9) Basement Finish		2 2 Fixture Bath											
Casement		Recreation SF		2 2 Fixture Bath											
Double Glass		Living SF		2 2 Fixture Bath											
Patio Doors		Walkout Doors (B)		2 2 Fixture Bath											
Storms & Screens		No Floor SF		2 2 Fixture Bath											
(3) Roof		Walkout Doors (A)		2 2 Fixture Bath											
X Gable		(10) Floor Support		2 2 Fixture Bath											
Hip		Joists:		2 2 Fixture Bath											
Flat		Unsupported Len:		2 2 Fixture Bath											
Gambrel		Cntr.Sup:		2 2 Fixture Bath											
Mansard				2 2 Fixture Bath											
Shed				2 2 Fixture Bath											
X Asphalt Shingle				2 2 Fixture Bath											
Chimney:				2 2 Fixture Bath											

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TROMBETT MARCUS	TROMBETTA MARCUS & LAURA	0	11/22/2022	QC	09-FAMILY	2022006620	PROPERTY TRANSFER	0.0				
SHERIDAN MICHAEL L & DIAN	TROMBETTA MARCUS	92,800	01/19/2018	WD	03-ARM'S LENGTH	1319P393	PROPERTY TRANSFER	100.0				
SHERIDAN FAMILY TRUST	SHERIDAN MICHAEL L & DIAN	0	09/01/2017	WD	09-FAMILY	1307P982	PROPERTY TRANSFER	0.0				
SHERIDAN FAMILY TRUST	SHERIDAN MICHAEL L & DIAN	0	07/27/2006	QC	09-FAMILY	910:356	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
6300 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/03/2020	PM20-0456	100% FINIS				
Owner's Name/Address		P.R.E. 100% 11/30/2021		Mechanical		06/26/2020	PM20-0355	100% FINIS				
TROMBETTA MARCUS & LAURA F PO BOX 274 GLEN ARBOR MI 49636		MAP #: 32		Mechanical		10/03/2019	PM19-0763	100% FINIS				
		2024 Est TCV 634,466 TCV/TFA: 325.37		Plumbing		10/03/2019	PP19-0281	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 2000/	99.00	165.00	1.0025	0.7848	2000	100		155,778
				99 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 155,778								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Flagstone/Sand	21.61	144	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				Gas	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500			
				Total Estimated Land Improvements True Cash Value = 1,500								
		Topography of Site										
		X Level	Rolling									
		X Low	High									
		X Landscaped	Swamp									
		X Wooded	Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	77,900	239,300	317,200				256,790C
		TPC 05/12/2022	INSPECTED		2023	62,300	222,900	285,200				244,562C
		TPC 05/10/2021	INSPECTED		2022	50,000	197,600	247,600				232,917C
		TPC 11/05/2020	INSPECTED		2021	50,000	177,800	227,800	227,800D			225,477C

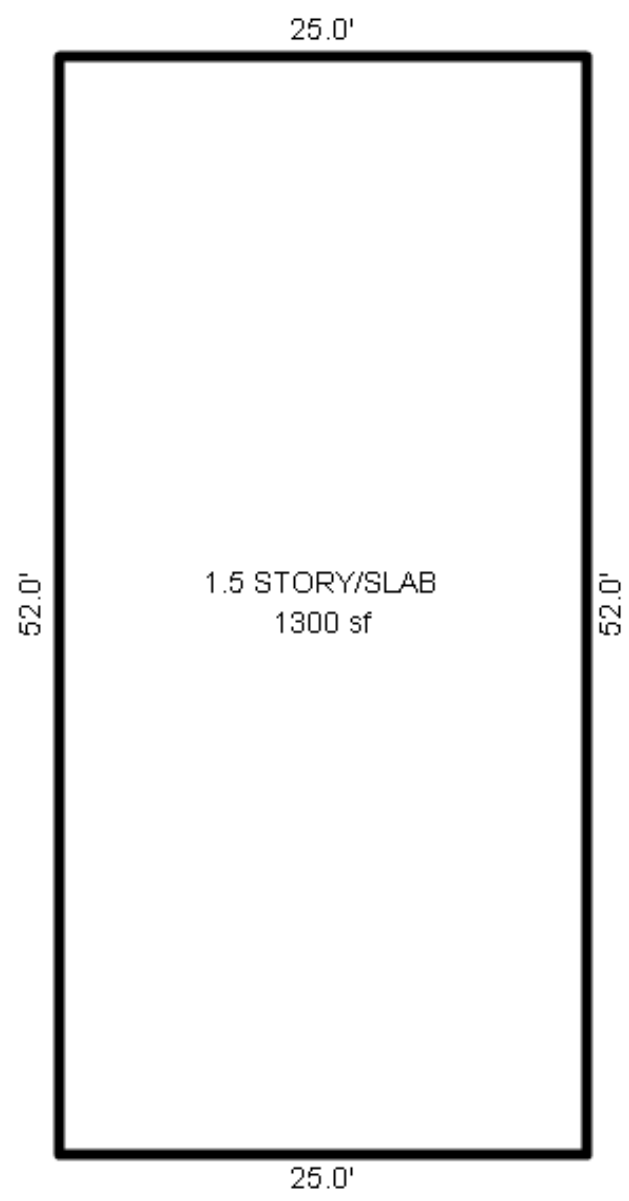


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:			
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									Class:	Exterior:			
Building Style: 1.5 STORY														Brick Ven.:	Stone Ven.:		
Yr Built 2020	Remodeled 0	Ex	Ord	Min										Common Wall:	Foundation:		
Condition: Average		Size of Closets Lg Ord Small												Finished ?	Auto. Doors:		
Room List		Doors	Solid	H.C.										Mech. Doors:	Area:		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors												% Good:	Storage Area:		
		Kitchen: Other: Other:												Roof:			
(1) Exterior		(6) Ceilings			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			E.C.F.		Cls C 10 Blt 2020				
X	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures Ex. Ord. Min			0 Amps Service			(11) Heating System: Forced Heat & Cool			X 1.700						
	Insulation	No. of Elec. Outlets Many Ave. Few			No Heating/Cooling			Ground Area = 1300 SF Floor Area = 1950 SF.									
(2) Windows		(7) Excavation			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1300 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1.5 Story Siding			Stories Exterior Foundation Size										
(3) Roof		(9) Basement Finish			(14) Water/Sewer			1.5 Story Siding Slab									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments								
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Plumbing									
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat Water/Sewer 1000 Gal Septic Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove									
Totals:														265,065		257,123	
Notes:														289,371		280,699	
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv:														477,188			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAWSON JUDITH & FORTNER C	KMW PROPERTY MANAGEMENT L	350,000	03/30/2017	WD	31-SPLIT IMPROVED	1292P432	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6324 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	12/01/2017	PB17-0722	100% FINIS
Owner's Name/Address	P.R.E. 0%		Commercial, New Building	12/01/2017	PB17-0722	100% FINIS
KMW PROPERTY MANAGEMENT LLC PO BOX 220 GLEN ARBOR MI 49636	MAP #: 35		COMMERCIAL ADD/ALT	11/14/2017	LU17-47	100% FINIS
	2024 Est TCV 731,493 TCV/TFA: 282.76		Mechanical	11/02/2017	PM17-0703	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements		* Factors *						
L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; PARCEL "A-1" ON SURVEY PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00'18'07" WEST, ALONG THE NORTH AND SOUTH 9. UARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89'05'37" EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 863.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89"05'37" EAST, ALONG SAID THE NORTHERLY LINE OF STATE HIGHWAY M-22, 141.00 FEET; THENCE NORTH 00'21'21" EAST, 162.19 FEET; THENCE NORTH 89'00'12' WEST, 46.44 FEET; THENCE NORTH	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		2000 COMME \$12/SQFT	141.00	0.00	1.0000	1.0000	0	100
Paved Road		141 Actual Front Feet, 0.70 Total Acres	30530 SqFt		12.00000		100		366,360
Storm Sewer		Total Est. Land Value = 366,360							
Sidewalk		Land Improvement Cost Estimates							
Water		Description		Rate	Size	% Good	Cash Value		
Sewer		D/W/P: 4in Concrete		7.31	650	100	4,752		
Electric		D/W/P: Crushed Rock		2.38	14000	100	33,320		
Gas		Total Estimated Land Improvements True Cash Value = 38,072							
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; PARCEL "A-1" ON SURVEY PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00'18'07" WEST, ALONG THE NORTH AND SOUTH 9. UARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89'05'37" EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 863.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89"05'37" EAST, ALONG SAID THE NORTHERLY LINE OF STATE HIGHWAY M-22, 141.00 FEET; THENCE NORTH 00'21'21" EAST, 162.19 FEET; THENCE NORTH 89'00'12' WEST, 46.44 FEET; THENCE NORTH



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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Who	When	What	2024	183,200	182,500	365,700						346,846C
TPC 09/26/2018	INSPECTED		2023	183,200	172,700	355,900						330,330C
TPC 04/12/2017	INSPECTED		2022	183,200	131,400	314,600						314,600S
TPC 05/19/2016	INSPECTED		2021	229,000	104,000	333,000						321,242C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Warehouse Discount

Class: D
 Floor Area: 2,587
 Gross Bldg Area: 2,587
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 2
 Physical %Good: 92
 Func. %Good : 100
 Economic %Good: 100

2018 Year Built
 Remodeled

26 Overall Bldg
 Height

Comments:
 BLDG PERMIT CODE 2-1
 USE TYPE VB OCC 61

Construction Cost

High	Above Ave.	Ave.	X	Low
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** ** Calculator Cost Data ** **

Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 2587
 Ave. Perimeter: 209
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type: Low

Calculator Cost Computations

Class: D Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 209
 Overall Building Height: 26

Base Rate for Upper Floors = 51.46

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.05 100%
 Adjusted Square Foot Cost for Upper Floors = 71.51

Total Floor Area: 2,587 Base Cost New of Upper Floors = 184,997

Reproduction/Replacement Cost = 184,997
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
 Total Depreciated Cost = 170,197

Segregated Cost Computations

Costs taken from Segregated Cost Section 3: Stores & Commercial

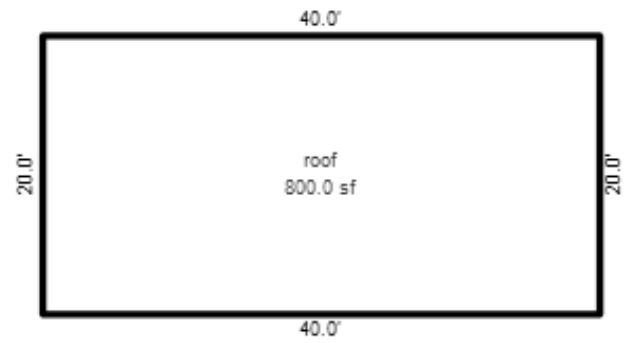
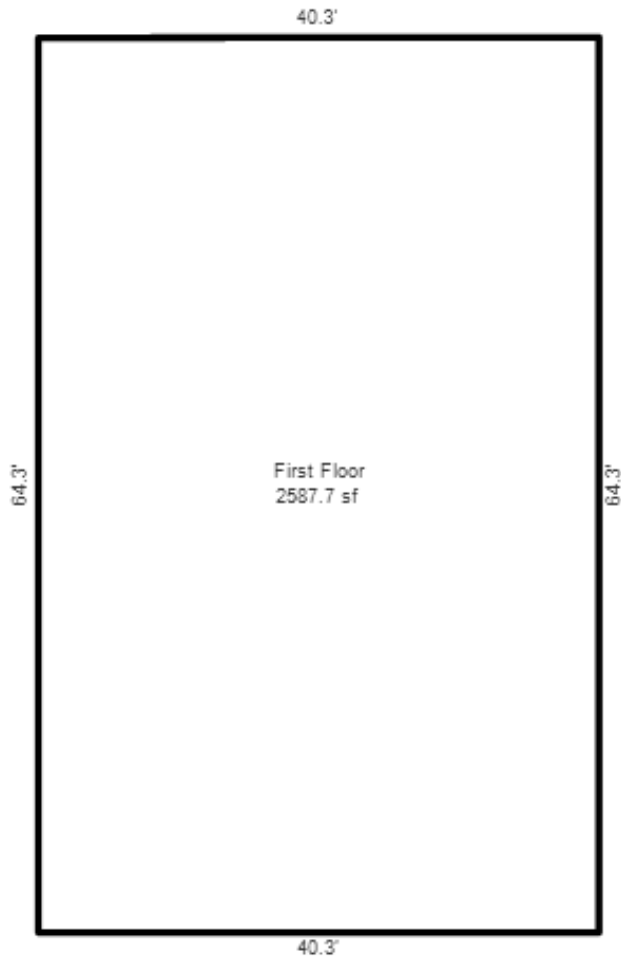
Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt Adj.	Adj.
Total Cost New =				0
Reproduction/Replacement Cost =				0
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0				0
Total Depreciated Cost =				0

Architectural Multiplier: 0.00

<<<< Calculations too long. See Valuation printout for complete pricing. >>>>

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAWSON JUDITH & FORTNER C	CRYSTAL RIVER INVESTMENTS	475,000	04/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021003564	REALTOR	100.0

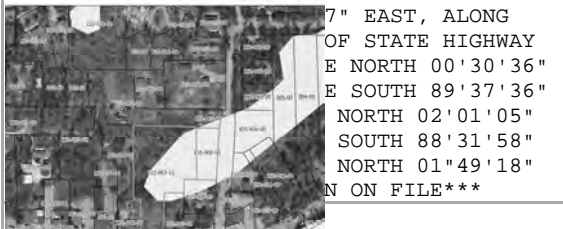
Property Address	Class: RESIDENTIAL-VACAN	Zoning: COM (	Building Permit(s)	Date	Number	Status
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 35					
CRYSTAL RIVER INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222		2024 Est TCV 385,224				

Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B> RESI SITE B					150000	100	150,000
2000 COMME \$12/SQFT	21780 SqFt	12.00000	90	LIMITED COMMERCIAL FRONTAGE-			
294 Actual Front Feet, 2.50 Total Acres	Total Est. Land Value =						385,224

Tax Description
 L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; REMAINDER PARCEL EXCLUDING PART OF LOT 8 WHISPERING PINES ASSESSED ON PIN 006-835-008-00 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00'18'07" WEST, ALONG THE NORTH AND SOUTH QUARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89'05'37" EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 763.47 FEET

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	192,600	0	192,600			170,730C
X Rolling	2023	162,600	0	162,600			162,600S
X Low	2022	162,600	0	162,600			162,600S
X High	2021	222,000	0	222,000			112,233C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



G; THENCE 7" EAST, ALONG OF STATE HIGHWAY E NORTH 00'30'36" E SOUTH 89'37'36" NORTH 02'01'05" SOUTH 88'31'58" NORTH 01'49'18" N ON FILE***

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/10/2021	INSPECTED	2023	162,600	0	162,600			162,600S
TPC	02/07/2020	INSPECTED	2022	162,600	0	162,600			162,600S
TPC	05/19/2016	INSPECTED	2021	222,000	0	222,000			112,233C

T 8 WHISPERING 7 completed ;
 2-003-00;
 -003-10,
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 County of Leelanau, Michigan

Who When What
 TPC 05/10/2021 INSPECTED
 TPC 02/07/2020 INSPECTED
 TPC 05/19/2016 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	192,600	0	192,600			170,730C
2023	162,600	0	162,600			162,600S
2022	162,600	0	162,600			162,600S
2021	222,000	0	222,000			112,233C

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARIBEAU DOUGLAS & THERES	GLEN ARBOR TOWNSHIP	13,500	03/18/1985	WD	03-ARM'S LENGTH	253P284	DEED	0.0
WEPKING GEORGE E & JESSIE	BARIBEAU DOUGLAS & PATTON	0	07/27/1983	QC	09-FAMILY	293P828	DEED	0.0
TOBIN FRANK A & NELLIE E	BARIBEAU JESSIE MAE	2,800	03/29/1973	WD	08-ESTATE	170P793	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (Building Permit(s)	Date	Number	Status
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W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST	ELECTRICAL	04/03/2003	PE03-0129		
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Owner's Name/Address	P.R.E. 0%					
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GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 35					
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	2024 Est TCV 0					
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Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
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Public Improvements	* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

Dirt Road	70.00	477.92	1.0000	0.0000	0	100*	0
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Gravel Road	2000	COMME \$6.00/SQFT	33460	SqFt	6.00000	100	200,760
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* denotes lines that do not contribute to the total acreage calculation.

Storm Sewer	70	Actual Front Feet,	0.77	Total Acres	Total Est. Land Value =	200,760
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Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value

D/W/P: Asphalt Paving	2.97	4000 97	11,524
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Total Estimated Land Improvements			True Cash Value =	11,524
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
------	------------	----------------	----------------	-----------------	----------------	---------------

2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
------	--------	--------	--------	--	--	--------

2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
------	--------	--------	--------	--	--	--------

2022	0	0	0			0
------	---	---	---	--	--	---

2021	0	0	0			0
------	---	---	---	--	--	---

Who	When	What
-----	------	------

TPC 10/19/2017	INSPECTED	
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TPC 04/09/2015	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OAK & BEARS III LLC	CRYSTAL RIVER INVESTMENTS	1,475,000	01/23/2023	WD	03-ARM'S LENGTH	2023000394	PROPERTY TRANSFER	100.0
TURNER	OAK&BEARS III LLC	442,500	02/28/2001	WD	03-ARM'S LENGTH	570:713	PROPERTY TRANSFER	0.0
HAZELTON	SUTHERLAND	10,000	11/07/1992	LC	16-LC PAYOFF	352:933	OTHER	0.0
MEINKE	SUTHERLAND	155,000	04/16/1992	WD	03-ARM'S LENGTH	342:576	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6548 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/07/2024	PE24-0124	
	P.R.E. 0%		Electrical	02/15/2024	PE24-0088	
Owner's Name/Address	MAP #: 33		Electrical	02/15/2024	PE24-0089	
CRYSTAL RIVER INVESTMENTS IV LLC 901 S GARFIELD AVE SUITE 200 TRAVERSE CITY MI 49686	2024 Est TCV 1,764,580 TCV/TFA: 206.77		Electrical	02/14/2024	PE24-0074	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
7/2015 COMBINED PRIOR YEAR 1998 DIVISION W/-005-05 & -005-15 FOR HEALTH DEPARTMENT COMPLIANCE: 006-122-005-00 DESCRIPTION: A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS TO-WIT: AS FURNISHED: LAND IN GOV LOT 4, SEC22,T29N,R14W COMM AT THE S 1/4 CORNER SEC22; THENCE N 00DEG27'W, ALONG THE N AND S 1/4 LINE AND THE CENTERLINE OF LAKE STREET, 693.05 FT; THENCE N 89DEG32'40"W, 233.96' TO POB ON THE NORTHERLTY ROW OF STATE HIGHWAY M-22; THENCE CONTINUING N89DEG32'40"W, ALONG SAID ROW LINE, 144.05' TO THE E LINE OF MANITOW BLVD			* Factors *									

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2023	155,700	544,300	700,000			556,290C
													2022	155,700	409,100	564,800			529,800C
													2021	194,100	367,300	561,400			512,876C

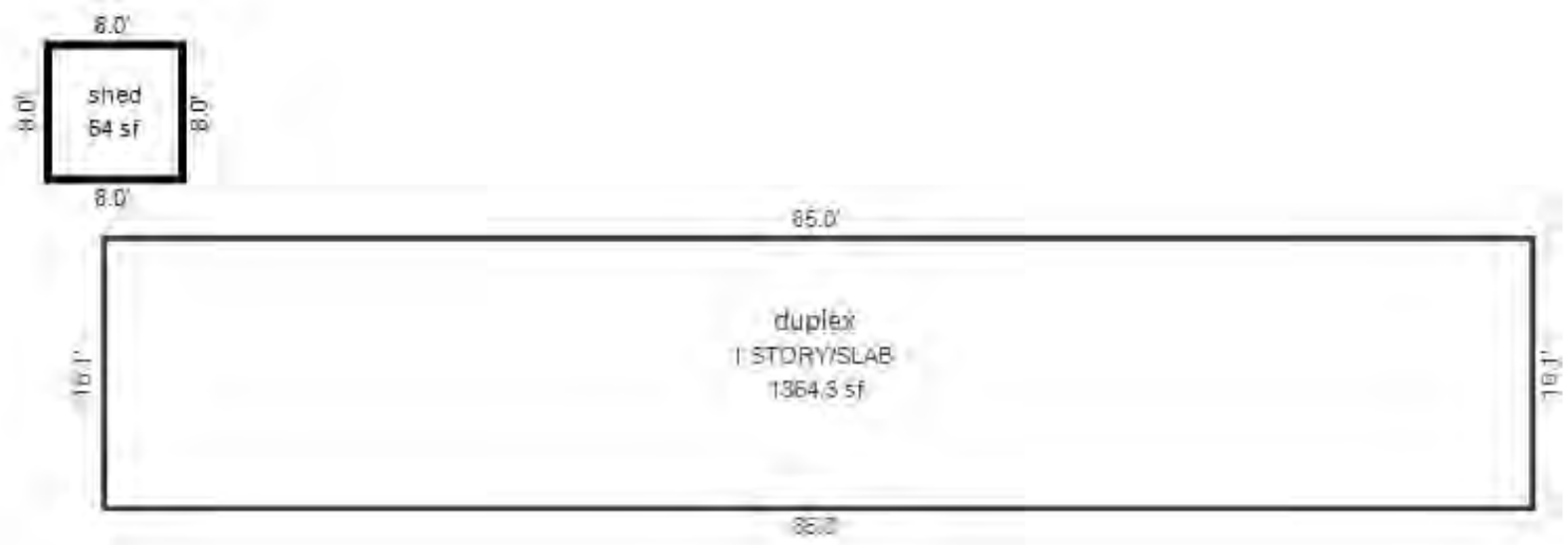


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior		X			Class: C Effec. Age: 1 Floor Area: 1,364 Total Base New : 350,438 Total Depr Cost: 346,934 Estimated T.C.V: 555,094		99 Wood Balcony		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric									
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service										
Condition: Average Part. Construct.: 80%		Lg	Ord	Small	No./Qual. of Fixtures			No. of Elec. Outlets										
Room List		Doors	Solid	H.C.	(5) Floors			Ex. Ord. Min										
	Basement 1st Floor 2nd Floor 1 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			Many Ave. Few		(13) Plumbing									
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 682 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Duplex 2 STORY Exterior Units: 2 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 682 SF Floor Area = 1364 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99		Cls C		Blt 2024				
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Story Siding Slab			Building Areas		Size		Cost New		Depr. Cost		
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Other Additions/Adjustments			Stories		Total:						
Many Avg. Few	Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Exterior		1,518		1,503				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			Foundation		9,941		9,842				
(3) Roof		Asphalt Shingle		Lump Sum Items:			2000 Gal Septic			Slab		8,838		8,750				
X	Gable Hip Flat	Gambrel Mansard Shed				Balcony			Siding		5,808		5,750					
Chimney:								Built-Ins			Appliance Allow.		2,845		2,817			
								Notes:			Totals:		350,438		346,934			
								ECF (2201 COMMERCIAL) 1.600 => TCV: 555,094 80% Completed => Est. True Cash Value 2024 =										

*** Information herein deemed reliable but not guaranteed***

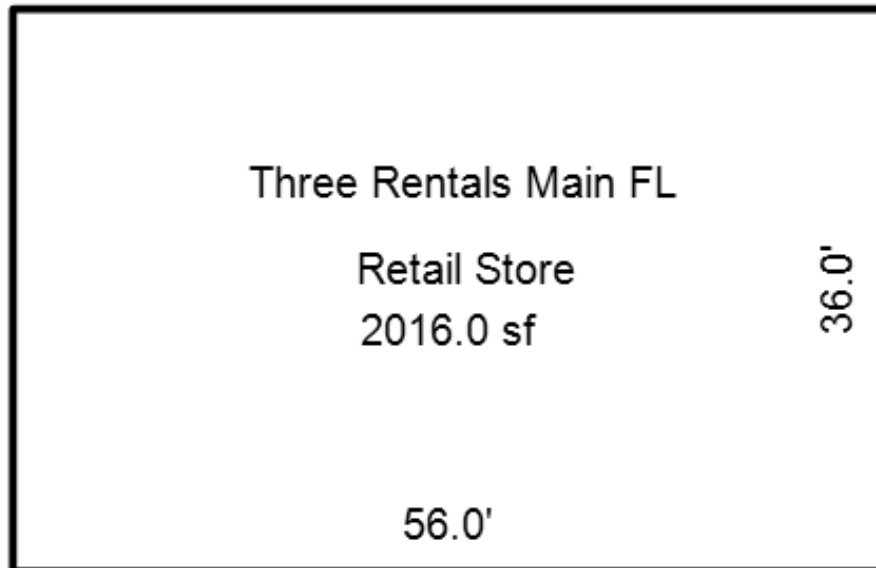
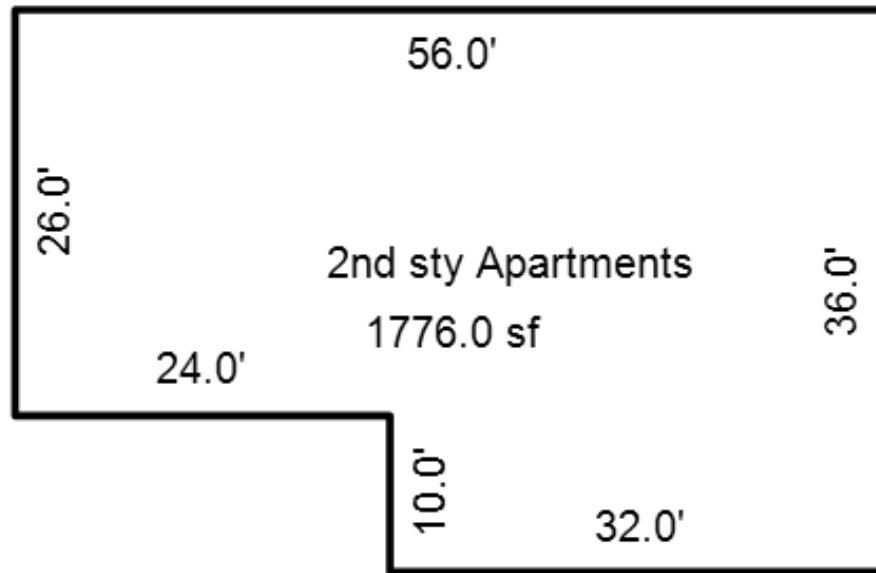


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2ND FLOOR WITH RESI RENTAL Calculator Occupancy: Lodges		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 3,792		Stories: 2 Story Height: 12 Perimeter: 184	
Gross Bldg Area: 5,806		Base Rate for Upper Floors = 153.21	
Stories Above Grd: 2		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 21.58 100%	
Average Sty Hght : 12		Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00	
Bsmnt Wall Hght : 7		Adjusted Square Foot Cost for Upper Floors = 174.79	
Depr. Table : 2.5%		Adjusted Square Foot Cost for Basement = 36.82	
Effective Age : 15		Total Floor Area: 3,792 Base Cost New of Upper Floors = 662,803	
Physical %Good: 68		Reproduction/Replacement Cost = 662,803	
Func. %Good : 100		Eff. Age:15 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0	
Economic %Good: 100		Total Depreciated Cost = 450,706	
1985 Year Built		Basement Area: 2,016 Base Cost New of Basement = 74,229	
1994 Remodeled		Eff. Age:15 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 40 /100/40 /100/16.0	
Overall Bldg Height		Total Depreciated Cost = 11,877	
Comments: 2ND STORY 1776 SQFT WITH RESIDENTIAL RENAL UNITS		Total Depreciated Cost (Upper floors and basement) = 462,583	
Construction Cost		<<<<< Segregated Cost Computations >>>>>	
High Above Ave. X Ave. Low		Costs taken from Segregated Cost Section 2: Multiples & Motels	
** ** Calculator Cost Data ** **		Cost # or Height Storys	
Quality: Average		Item Description Col. Rate SqFt Adj. Adj. Cost	
Heat#1: Zoned A.C. Warm & Cooled Air 100		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Heat#2: Package Heating & Cooling 0%			
Ave. SqFt/Story: 1896			
Ave. Perimeter: 184			
Has Elevators:			
*** Basement Info ***			
Area: 2016			
Perimeter: 184			
Type: Utility Basement			
Heat: No Heating or Cooling			
* Mezzanine Info *			
Area #1:			
Type #1:			
Area #2:			
Type #2:			
* Sprinkler Info *			
Area:			
Type: Average			

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:		(8) Plumbing:			Outlets:			3 Appliance Allowance, Multiple R		
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical
(3) Frame:		Total Fixtures			Urinals			Flex Conduit		
		3-Piece Baths			Wash Bowls			Rigid Conduit		
		2-Piece Baths			Water Heaters			Armored Cable		
		Shower Stalls			Wash Fountains			Non-Metalic		
		Toilets			Water Softeners			Bus Duct		
(4) Floor Structure:		1776 SqFt, Typical, Multiple Residences			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(5) Floor Cover:		(9) Sprinklers:			(14) Roof Cover:			Thickness		
		(10) Heating and Cooling:						Bsmnt Insul.		
(6) Ceiling:		Gas Oil			Coal Stoker			Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: B&B
 Calculator Occupancy: Lodges - Inns and Cottages Bed and Breakfast

Class: D
 Floor Area: 2,014
 Gross Bldg Area: 5,806
 Stories Above Grd: 2
 Average Sty Hght : 8
 Bsmnt Wall Hght : 8

Depr. Table : 2.5%
 Effective Age : 20
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

1875 Year Built
 1992 Remodeled

Overall Bldg Height

Comments:
 SEE SEGREGATED COSTS FOR ITEMS NOT INCLUDED IN CAL COSTS:
 FIREPLACES, BUILT-IN APPLIANCES, BALCONIES OR PORCHES, SPRINKLERS, FURNISHINGS OR SERVICE

Construction Cost

High	Above Ave.	X	Ave.	Low
------	------------	---	------	-----

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Forced Air Furnace 100
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1007
 Total # Units: 6
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type: Unfinished Basement
 Heat: No Heating or Cooling

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Total Floor Area: 2014 # of Units: 6

Base Rate for Upper Floors = 105.47

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.20 100%
 Adjusted Square Foot Cost for Upper Floors = 112.67

Total Floor Area: 2,014 Base Cost New of Upper Floors = 226,918

Reproduction/Replacement Cost = 226,918
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 136,151

<<<<< Segregated Cost Computations >>>>>

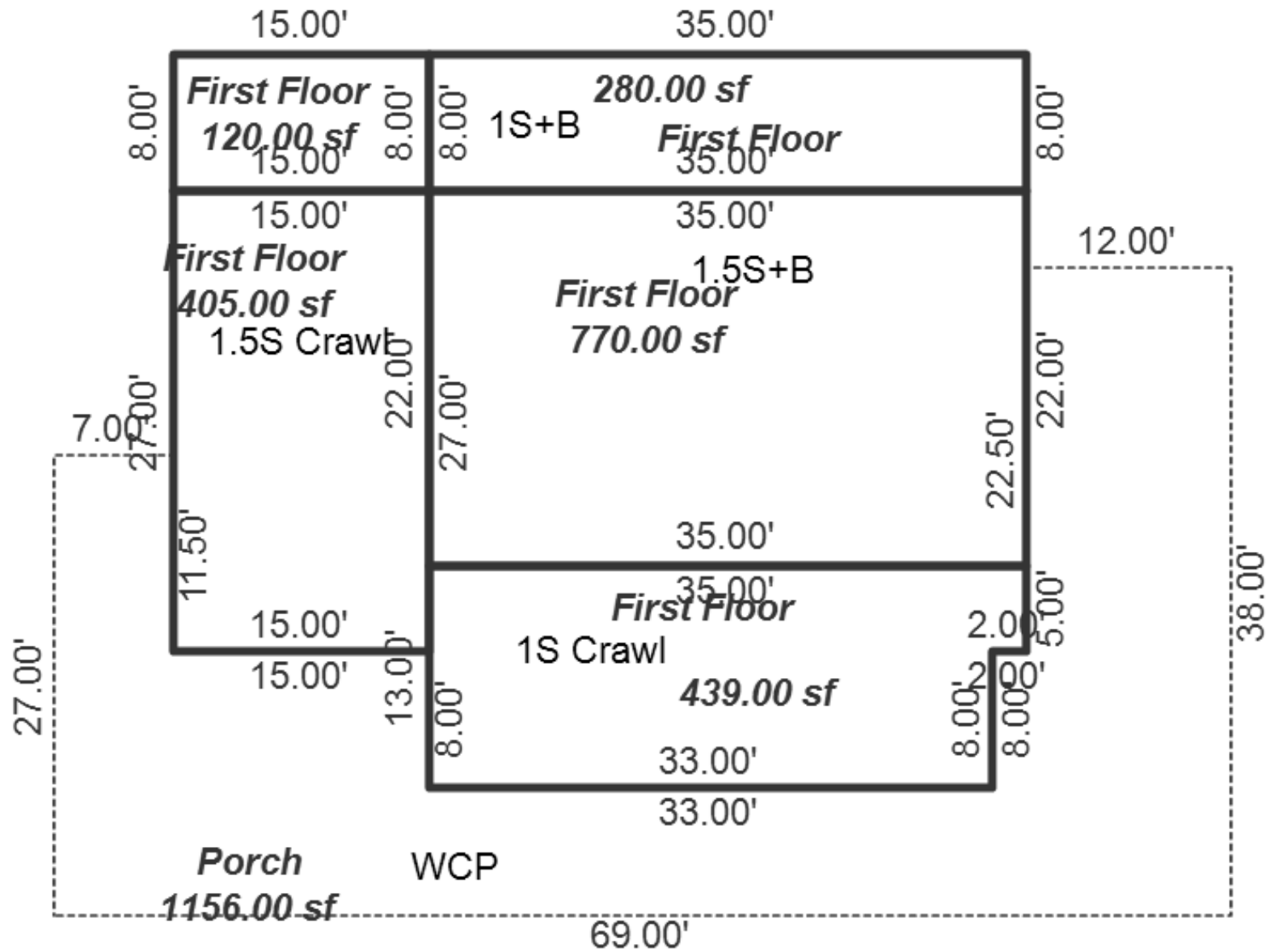
Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height	Adj.	Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Wood Frame	2 Up	41.37	1156	1.000	1.000		47,824
Total Cost of Lump-Sum Items =							47,824
Total Cost New =							47,824

Architectural Multiplier: 0.50
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	1156 Wood Frame			
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Bsmnt Insul.			
				Gas Oil											
				Coal Stoker											
(6) Ceiling:				Hand Fired Boiler											

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
DUFF PROPERTY INVESTMENTS	CRYSTAL RIVER INVESTMENTS	575,000	04/15/2022	LC	03-ARM'S LENGTH	2022002396	PROPERTY TRANSFER	100.0	
DUFF JAMES G REVOCABLE TR	DUFF PROPERTY INVESTMENTS	10	04/26/2016	WD	09-FAMILY	1259P822	PROPERTY TRANSFER	0.0	
DUFF PROPERTY INVESTMENTS	DUFF JAMES G REVOCABLE TR	10	07/22/2014	QC	09-FAMILY	1205P113	PROPERTY TRANSFER	100.0	
DUFF JAMES G REVOCABLE TR	DUFF PROPERTY INVESTMENTS	10	06/28/2014	QC	09-FAMILY	1202P95	DEED	100.0	
Property Address		Class: COMMERCIAL-VACANT		Zoning: COM (Building Permit(s)		Date	Number	Status
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Tents		06/16/2015	PB15-0184	100% FINIS	
Owner's Name/Address		P.R.E. 0%		TENTS		03/24/2015	LU15-06	100% FINIS	
CRYSTAL RIVER INVESTMENTS III LLC 2602 S LINDEN COURT DENVER CO 80222		MAP #: 33		Tents		06/03/2014	PB14-0151	100% FINIS	
		2024 Est TCV 375,195		Tents		06/13/2013	PB13-0158	100% FINIS	
		Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
Tax Description		Public Improvements		* Factors *					
2011 JBOR CORRECTED - L342 P574 L367 P754/93 L598 P734/01 L823 P419/04 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH N 0 DEG 27'26" W ALG N-S 1/4 LN & C/L LAKE ST 693.94 FT TH N 89 DEG 32' 40" W ALG NLY R/W LN ST HWY M-22 33.01 FT TO POB TH CONT N 89 DEG 32' 40" W 190.97 FT TH N 00 DEG 40' 55" E 132 FT TH S 89 DEG 28' 34" E 188.35 FT TO WLY R/W LN LAKE ST TH S 00 DEG 27' 26" E 131.73 FT TO POB SEC 22 T29N R14W. MERGED BACK - NOT CONTIG 2011 ROLL MERGED WITH 006-031-034-31 L342 P574 L367 P754/93 L598 P734/01 L823		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		Gravel Road		100.00 132.00 1.0000 0.0000 0 100* CORNER 0					
		Paved Road		90.00 132.00 1.0000 0.0000 0 100* EXCESS/NOPURC 0					
		Storm Sewer		2000 COMME \$12/SQFT 25013 SqFt 12.00000 125 CORNER & CENTER OF TOWN VACA					
		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.					
		Water		190 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 375,195					
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	187,600	0	187,600	187,600S	
TPC 12/06/2019 INSPECTED				2023	187,600	0	187,600	187,600S	
TPC 03/30/2018 INSPECTED				2022	187,600	0	187,600	155,734C	
PSC 08/19/2017 INSPECTED				2021	234,500	0	234,500	150,759C	



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORSLEY DONALD & CAROL	WORSLEY TRUST	0	07/27/2021	QC	09-FAMILY	2021006366	PROPERTY TRANSFER	0.0
		269,000	03/21/1997	WD	03-ARM'S LENGTH	441:30	OTHER	0.0
BALL	WORSLEY	269,000	03/29/1977	WD	03-ARM'S LENGTH	441:30	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6362 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/07/2023	PE23-0082	100% FINIS
	P.R.E. 0%		Mechanical	02/06/2023	PM23-0135	100% FINIS
Owner's Name/Address	MAP #: 35		Mechanical	12/30/2015	PM15-0722	100% FINIS
WORSLEY TRUST 721 N OLD WOODWARD AVE BIRMINGHAM MI 48009	2024 Est TCV 646,877 TCV/TFA: 221.38		Res. Add/Alter/Repair	10/01/2015	PB15-0363	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
L257 P84 L280 P143 L441 P026-031/97 GA 158-1 L 197 P 544 BEG AT PT 660 FT E OF & 693 FT N OF S 1/4 COR TH N 221.15 FT TH E 100.00 FT TH S 221.15 FT TH W 100.00 FT TO POB SEC 22 T29N R14W.	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			2000 COMME \$12/SQFT	100.00	221.15	1.0000 0.0000 0 100*	0
			* 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

Comments/Influences	X Electric	X Gas	Land Improvement Cost Estimates			
THYME INN 05/16/2006 HEALTH DEPT. PERMIT #L06-091 5- BED ROOMS 4- BATHS 1- GARBAGE DISPOSAL NEW WELL	X	X	Description	Rate	Size % Good	Cash Value
			D/W/P: Asphalt Paving	3.19	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			



Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X						X					

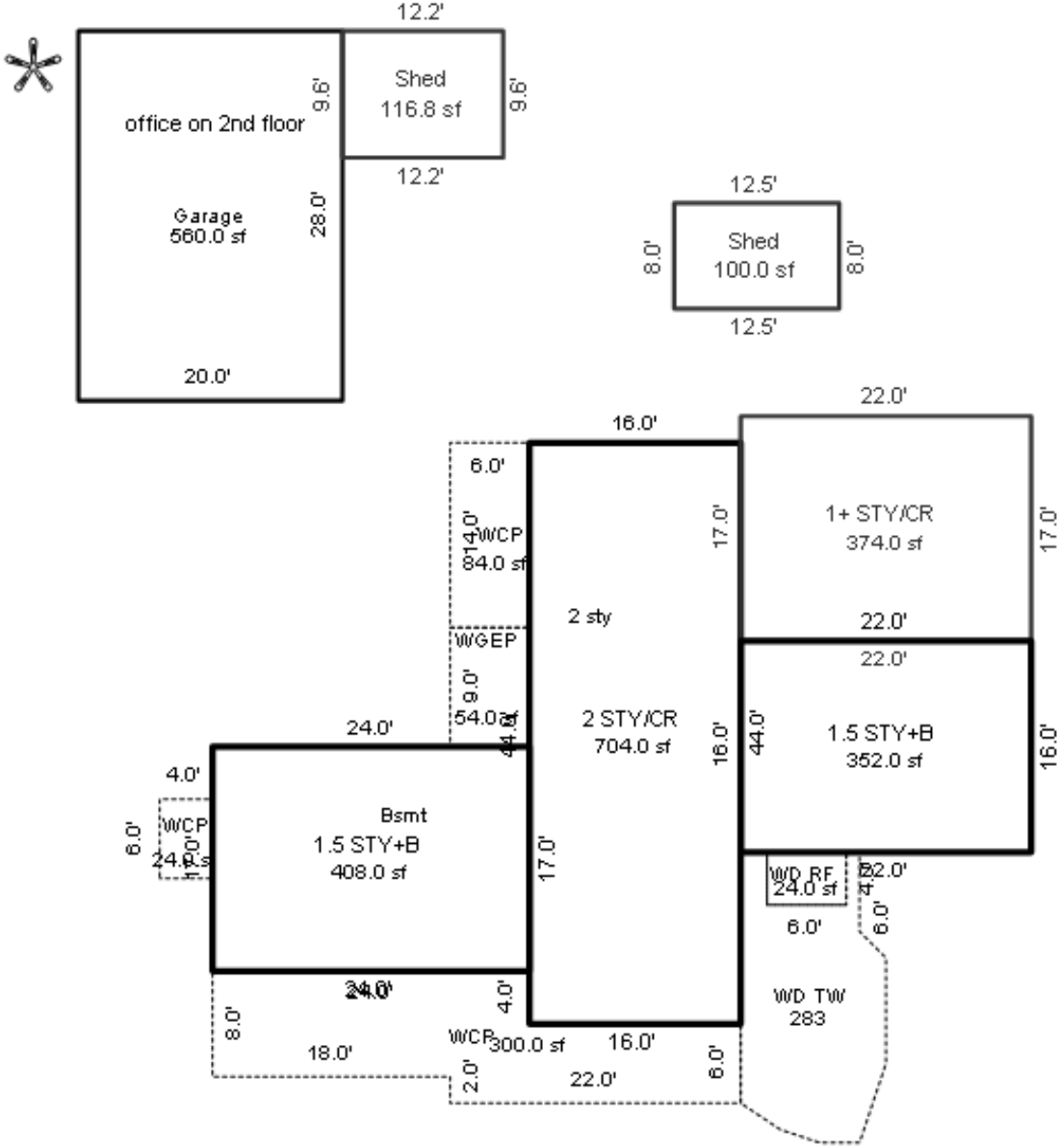
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	132,800	190,600	323,400			293,370C
2023	132,800	146,600	279,400			279,400S
2022	132,800	167,800	300,600			266,406C
2021	166,000	168,000	334,000			257,896C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 896 % Good: 0 Storage Area: 896 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	X	Ex	Ord	Min	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 40 Floor Area: 2,922 Total Base New : 513,392 Total Depr Cost: 238,187 Estimated T.C.V: 376,335	308 WCP (1 Story) 24 WCP (1 Story) 54 WGEF (1 Story) 84 WCP (1 Story) 283 Treated Wood 24 Treated Wood	E.C.F. X 1.580	Bsmnt Garage: Carport Area: 336 Roof: Comp.Shingle	
Building Style: 2 STORY		Size of Closets		X	Lg	Ord	Small	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (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		Cls C 10 Blt 1900			
Yr Built 1900	Remodeled 1984	Condition: Average		Doors X Solid		H.C.		(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		(5) Floors		Kitchen: Hardwood Other: Hardwood Other:			200 Amps Service			No./Qual. of Fixtures			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: 385,078 173,293	
Basement 6 1st Floor 4 2nd Floor 5 Bedrooms	(6) Ceilings		X	Drywall	No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Plumbing		
(1) Exterior	(7) Excavation		X	Many	X	Avg.	Min	Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 5,002 2,251 Water Well, 100 Feet 5,973 2,688		
X Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		X	Large	Basement: 760 S.F. Crawl: 1078 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches			WCP (1 Story) 308 10,380 7,084 * WGEF (1 Story) 54 6,551 4,471 * WCP (1 Story) 84 4,488 2,524 * WCP (1 Story) 24 1,862 1,694 *		
X Insulation	(9) Basement Finish		X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			Treated Wood 283 5,352 3,733 * Treated Wood 24 1,127 1,037 *			Garages		
(2) Windows	(10) Floor Support		X	Many	X	Large	Small	Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 896 42,408 19,084			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X Many Avg. Few	X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 896 42,408 19,084			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKSTRA JAMES	KMW PROPERTY MANAGEMENT L	338,213	12/08/2009	WD	03-ARM'S LENGTH	2009 1034-984W	DEED	100.0
GEE	DYKSTRA	200,000	09/24/2001	WD	03-ARM'S LENGTH	603:39	OTHER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6298 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/23/2015	PM15-0108	
	P.R.E. 0%		Plumbing	02/23/2015	PP15-0041	
Owner's Name/Address	MAP #: 35		Electrical	02/17/2015	PE15-0048	
KMW PROPERTY MANAGEMENT LLC P O BOX 220 GLEN ARBOR MI 49636	2024 Est TCV 986,774 TCV/TFA: 260.91		COMMERCIAL ADD/ALT	01/13/2015	LU15-01	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
L269 P473 L305 P106/89 L603 P39/01 PRT SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4COR SD SEC 22 TH N ALG N-S 1/4 LN SD SEC 692.91 FT TH S 88 DEG 55' 00" E ALG NLY R/W LN ST HWY M-22 1000.56 FT FOR POB THN 165.16 FT TO S LN REC PLAT OF WHISPERING PINES TH N 88 DEG 40' 32" E ALG SD PLAT LN 66.01 FT TH S 164.88 FT TO SD NLY R/W LN TH N 88 DEG 55' 00" W ALG SD NLY R/W LN 66 FT TO POB SEC 22 T29N R14W.	X		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
				66.00	165.00	1.0000 0.0000 0 100* CORNER 0
			2000 COMME \$12/SQFT 10890 SqFt 12.00000 125 CORNER LOCATION - IN TOWN			
			* 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			

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
L269 P473 L305 P106/89 L603 P39/01 PRT SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4COR SD SEC 22 TH N ALG N-S 1/4 LN SD SEC 692.91 FT TH S 88 DEG 55' 00" E ALG NLY R/W LN ST HWY M-22 1000.56 FT FOR POB THN 165.16 FT TO S LN REC PLAT OF WHISPERING PINES TH N 88 DEG 40' 32" E ALG SD PLAT LN 66.01 FT TH S 164.88 FT TO SD NLY R/W LN TH N 88 DEG 55' 00" W ALG SD NLY R/W LN 66 FT TO POB SEC 22 T29N R14W.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Comments/Influences	X	Level	Description	Rate	Size % Good	Cash Value
	X	Rolling	SEPTIC TANK 1000 GAL	0.00	1 90 100	0
		Low	DRAIN FIELD	0.00	1 90 100	0
		High	Total Estimated Land Improvements True Cash Value = 15,615			
		Landscaped				
		Swamp				
		Wooded				
		Pond				
		Waterfront				
		Ravine				
		Wetland				
		Flood Plain				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	81,700	411,700	493,400			342,062C
2023	81,700	389,600	471,300			325,774C
2022	81,700	293,800	375,500			310,261C
2021	102,100	264,000	366,100			300,350C



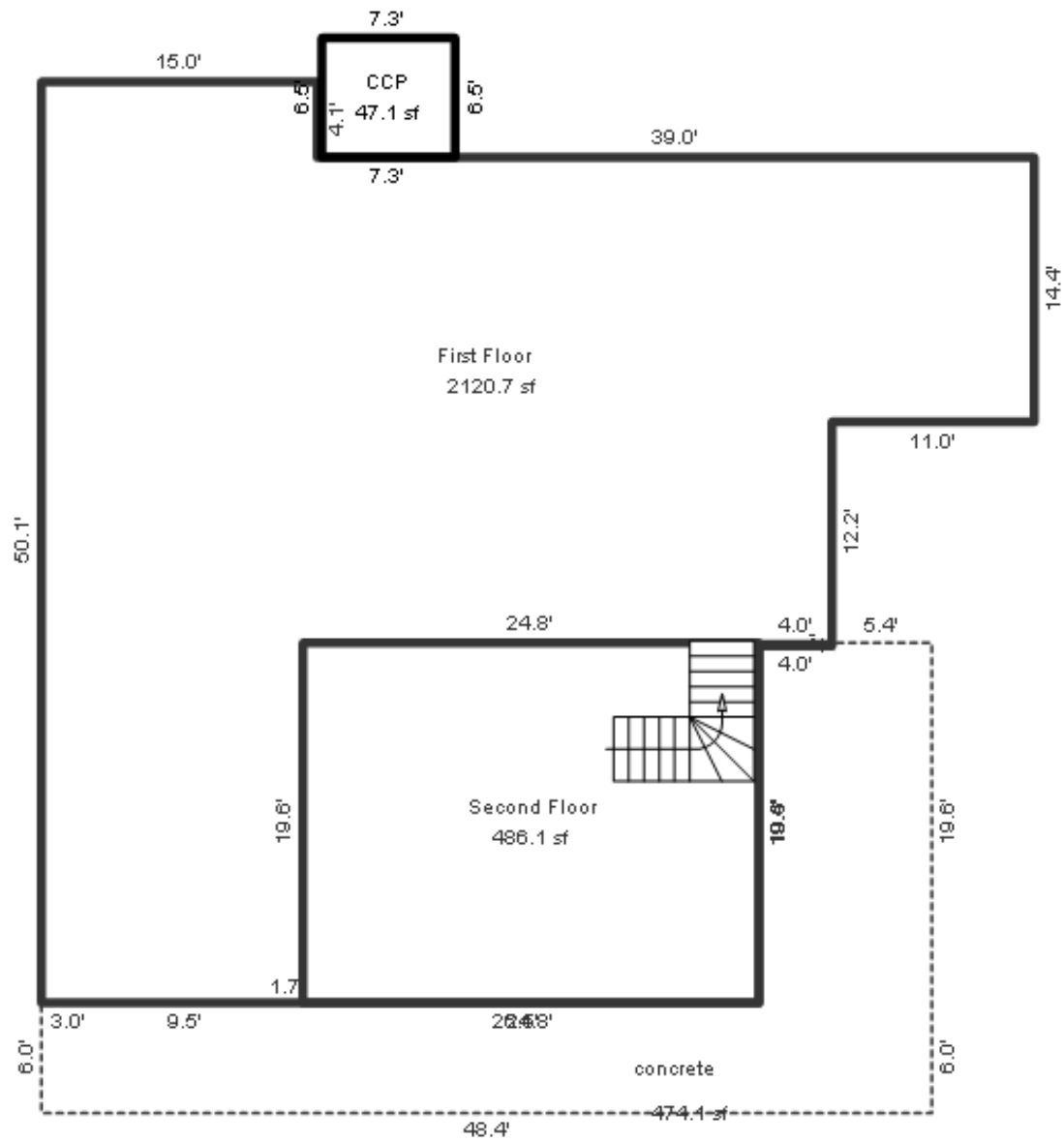
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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2014 Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 2,638 Gross Bldg Area: 3,782 Stories Above Grd: 2 Average Sty Hght : 11 Bsmnt Wall Hght : 8		Construction Cost				Class: D Quality: Low Cost Stories: 2 Story Height: 11 Perimeter: 208 Overall Building Height: 16	
		High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 100 Ave. SqFt/Story: 1319 Ave. Perimeter: 208 Has Elevators:				Base Rate for Upper Floors = 100.99 Storage Basement Basement, Base Rate for Basement = 59.49 (Basement Fireproofing Rate = 0.00)	
1951 Year Built 2015 Remodeled		*** Basement Info *** Area: 1319 Perimeter: 208 Type: Storage Basement Heat: Hot Water, Radiant Floor				(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.59 100% (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.59 100% Combined Heating System adjustment: 51.18 100% Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 23.60 Adjusted Square Foot Cost for Upper Floors = 152.17 Adjusted Square Foot Cost for Basement = 83.09	
16 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Total Floor Area: 2,638 Base Cost New of Upper Floors = 401,423 Basement Area: 1,319 Base Cost New of Basement = 109,595 1,319 Sq.Ft. of Bsmt Splr. @ 5.23, Cost New = 6,898	
Comments:		* Sprinkler Info * Area: 1319 Type: Low				Reproduction/Replacement Cost = 517,916 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 481,662 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 770,659 Replacement Cost/Floor Area= 196.33 Est. TCV/Floor Area= 292.14	

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: C
 Floor Area: 1,144
 Gross Bldg Area: 3,782
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 40
 Physical %Good: 45
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Space Heaters, Gas with Fan 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 1144
 Ave. Perimeter: 140
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

1951 Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 AGE 1951 FROM
 HISTORICAL RECORD CARD

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 140

Base Rate for Upper Floors = 68.86

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.31 100%
 Adjusted Square Foot Cost for Upper Floors = 75.17

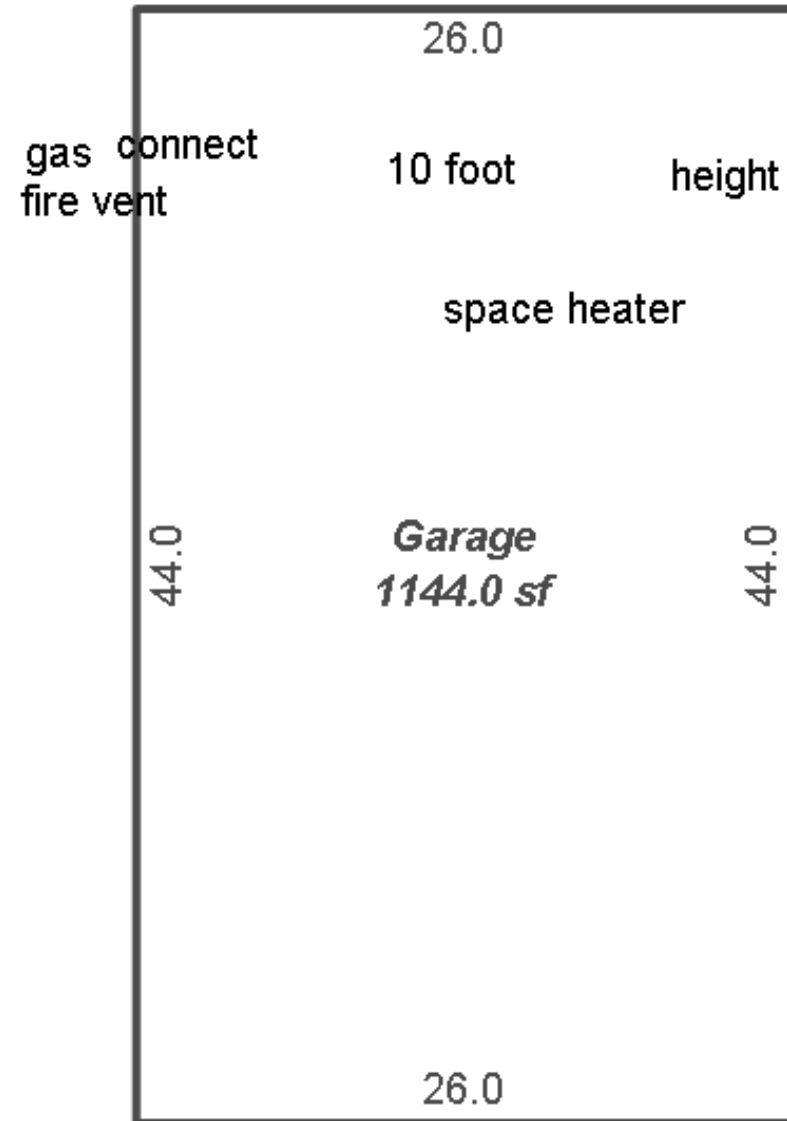
Total Floor Area: 1,144 Base Cost New of Upper Floors = 85,995

Reproduction/Replacement Cost = 85,995
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /60 /100/100/27.0
 Total Depreciated Cost = 23,219

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 37,150
 Replacement Cost/Floor Area= 75.17 Est. TCV/Floor Area= 32.47

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***




*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6224 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DUMBRILL RICHARD S & LUCILLE C 203 GRANDVIEW DR NEWCASTLE WY 82701	MAP #: 35					
	2024 Est TCV 378,374 TCV/TFA: 247.30					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI											
				* Factors *											
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L 246 P 567 GA 161-1 PRT SE 1/4 COM 1132.56 FT E OF N & S 1/4LN & 693 FT N OF S SEC LN TH N 165 FT TH E 313.5 FT TH S 56 DEG 15' W 66 FT TOPOB TH S 56 DEG 15' W 155.76 FT TH N 194.17 FT TH N 56 DEG 15' E 51.48 FT TH S 32 DEG 25' E 165 FT TO POB SEC 22 T29N R14W .4 A M/L.	X			Dirt Road	100.00	180.00	0.9926	0.8020	2000	100		159,227			
	X			Gravel Road	3.00	180.00	0.9926	0.8020	2000	50	SURPLUS: ZONING 100 FT				
	X			Paved Road	103 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	161,615		
	X			Storm Sewer	Land Improvement Cost Estimates										
	X			Sidewalk	Description							Rate	Size % Good	Cash Value	
	X			Water	D/W/P: 4in Concrete							7.16	891	0	0
	X			Sewer	Residential Local Cost Land Improvements										
	X			Electric	Description							Rate	Size % Good	Cash Value	
	X			Gas	LAND IMPROVEMENTS 15							1,500.00	1	100	1,500
	X			Curb	Total Estimated Land Improvements True Cash Value =										1,500

Comments/Influences	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	Rolling							
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan</p>				2024	80,800	108,400	189,200			85,738C
				2023	64,600	101,000	165,600			81,656C
				2022	60,900	88,600	149,500			77,768C
				2021	60,900	79,000	139,900			75,284C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 305	Type Treated Wood	Year Built: 1930 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: C Effec. Age: 45 Floor Area: 1,530 Total Base New : 230,224 Total Depr Cost: 126,623 Estimated T.C.V: 215,259			E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1930		Remodeled 1987		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors		Solid	X	H.C.										
	Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many	X	Ave.	Few						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer									
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
(3) Roof		(10) Floor Support		Lump Sum Items:			Notes:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Chimney: Metal			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Appliance Allow.			Totals: 230,224		126,623	
*** Information herein deemed reliable but not guaranteed***															ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 215,259	

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0

Property Address: W WESTERN AVE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 35

Owner's Name/Address: DUMBRILL LUCILLE C
 203 GRANDVIEW DR
 NEWCASTLE WY 82701

2024 Est TCV 55,590

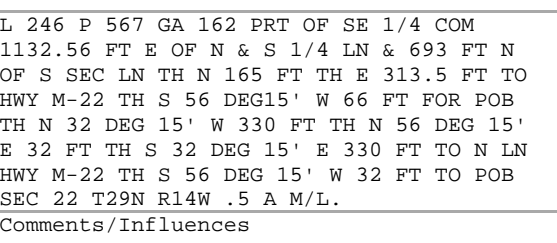
Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

C 100' @ 1400/ 32.00 330.00 1.3296 0.9333 1400 100 ADJ PROP OWNER 55,590
 32 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 55,590

Tax Description: L 246 P 567 GA 162 PRT OF SE 1/4 COM
 1132.56 FT E OF N & S 1/4 LN & 693 FT N
 OF S SEC LN TH N 165 FT TH E 313.5 FT TO
 HWY M-22 TH S 56 DEG15' W 66 FT FOR POB
 TH N 32 DEG 15' W 330 FT TH N 56 DEG 15'
 E 32 FT TH S 32 DEG 15' E 330 FT TO N LN
 HWY M-22 TH S 56 DEG 15' W 32 FT TO POB
 SEC 22 T29N R14W .5 A M/L.

Comments/Influences: X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer
 X Electric
 X Gas
 X Curb
 X Street Lights
 X Standard Utilities
 X Underground Utils.



Topography of Site: X Level
 X Rolling
 X Low
 X High
 X Landscaped
 X Swamp
 X Wooded
 X Pond
 X Waterfront
 X Ravine
 X Wetland
 X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	27,800	0	27,800			7,754C
2023	21,800	0	21,800			7,385C
2022	19,200	0	19,200			7,034C
2021	19,200	0	19,200			6,810C

Who When What: TPC 10/22/2015 INSPECTED
 WAS 01/22/2009 INSPECTED
 TPC 12/11/2011 INSPECTED

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 County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 36					
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DUMBRILL RICHARD S & LUCILLE C 203 GRANDVIEW DR NEWCASTLE WY 82701	2024 Est TCV 52,534					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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C 100' @ 1400/	66.00	30.00	1.1095	0.5125	1400	100 ADJ PROP OWNER	52,534
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66 Actual Front Feet, 0.04 Total Acres						Total Est. Land Value =	52,534
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Tax Description L 246 P 567 GA 162A PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT TO HWY M-22 FOR POB TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N 34 DEG W TO POB SEC 22 T29N R14W. Comments/Influences	X	Dirt Road					
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	X	Gravel Road					
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	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
--	---	----------	--	--	--	--	--

	X	Water					
--	---	-------	--	--	--	--	--

	X	Sewer					
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	X	Electric					
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	X	Gas					
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		Curb					
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		Street Lights					
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		Standard Utilities					
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		Underground Utils.					
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		Topography of Site					
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	X	Level					
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		Rolling					
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		Low					
--	--	-----	--	--	--	--	--

		High					
--	--	------	--	--	--	--	--

		Landscaped					
--	--	------------	--	--	--	--	--

		Swamp					
--	--	-------	--	--	--	--	--

		Wooded					
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		Pond					
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	X	Waterfront					
--	---	------------	--	--	--	--	--

		Ravine					
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		Wetland					
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	X	Flood Plain					
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	X	RIVER					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	26,300	0	26,300			3,269C
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2023	20,600	0	20,600			3,114C
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2022	16,500	0	16,500			2,966C
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2021	16,500	0	16,500			2,872C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HOMAKA LLC	PRINGLE & POMPY & HANSEN	1	01/22/2018	WD	09-FAMILY	1318P814	PROPERTY TRANSFER	0.0							
HANSEN MARILYN M	PRINGLE HOMER L III	63,333	01/22/2018	WD	09-FAMILY	1318P821	PROPERTY TRANSFER	0.0							
POMPY KATHRYN E	PRINGLE HOMER L III	0	01/22/2018	WD	09-FAMILY	1318P834	PROPERTY TRANSFER	0.0							
PRINGLE HOMER L III	PRINGLE H L & LORNA R TRU	1	01/22/2018	WD	09-FAMILY	1318P833	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status				
6206 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST													
Owner's Name/Address		P.R.E. 0%		MAP #: 35 & 36		2024 Est TCV 301,727 TCV/TFA: 469.25									
PRINGLE H L & LORNA R TRUST 601 E MAIN ST JEROME ID 83338		X Improved		Vacant		Land Value Estimates for Land Table 4120.4120 RESI									
Tax Description		Public Improvements		* Factors *											
L246 P563 L565 P047/01(RE-REC L572 P697)L651 P247 L651 P249/02 PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT FOR POB TH S 56 DEG 15'W 34 FT TH N 32 DEG 15' W 330 FT TH N 56DEG 15' E 100 FT TH S 32 DEG 15' E 330 FT TH S 56 DEG 15' W 66 FT TO POB SEC 22 T29N R14W.		X Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Paved Road		Storm Sewer		B 100' @ 2000/		100.00	330.00	1.0000	0.9333	2000	100		186,654
		X Sidewalk		Water		100 Actual Front Feet, 0.76 Total Acres		Total Est. Land Value =						186,654	
		X Sewer		Electric		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X Gas		Curb		Wood Frame		22.14		140	50	1,550			
		Street Lights		Standard Utilities		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value		
		Underground Utils.		Topography of Site		LAND IMPROVEMENTS 15		1,500.00		1	100	1,500			
		X Level		X High		Total Estimated Land Improvements True Cash Value =		3,050							
		Rolling		Low		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Landscaped		Swamp		2024		93,300	57,600	150,900			19,073C		
		Wooded		Pond		2023		74,700	53,600	128,300			18,165C		
		Waterfront		Ravine		2022		50,000	47,100	97,100			17,300C		
		Wetland		Flood Plain		2021		50,000	42,100	92,100			16,748C		
		Who		When		What		2024	93,300	57,600	150,900			19,073C	
		TPC 10/29/2018		INSPECTED		2023		74,700	53,600	128,300			18,165C		
		TPC 06/12/2015		INSPECTED		2022		50,000	47,100	97,100			17,300C		
		WAS 06/13/2008		DATA ENTER		2021		50,000	42,100	92,100			16,748C		

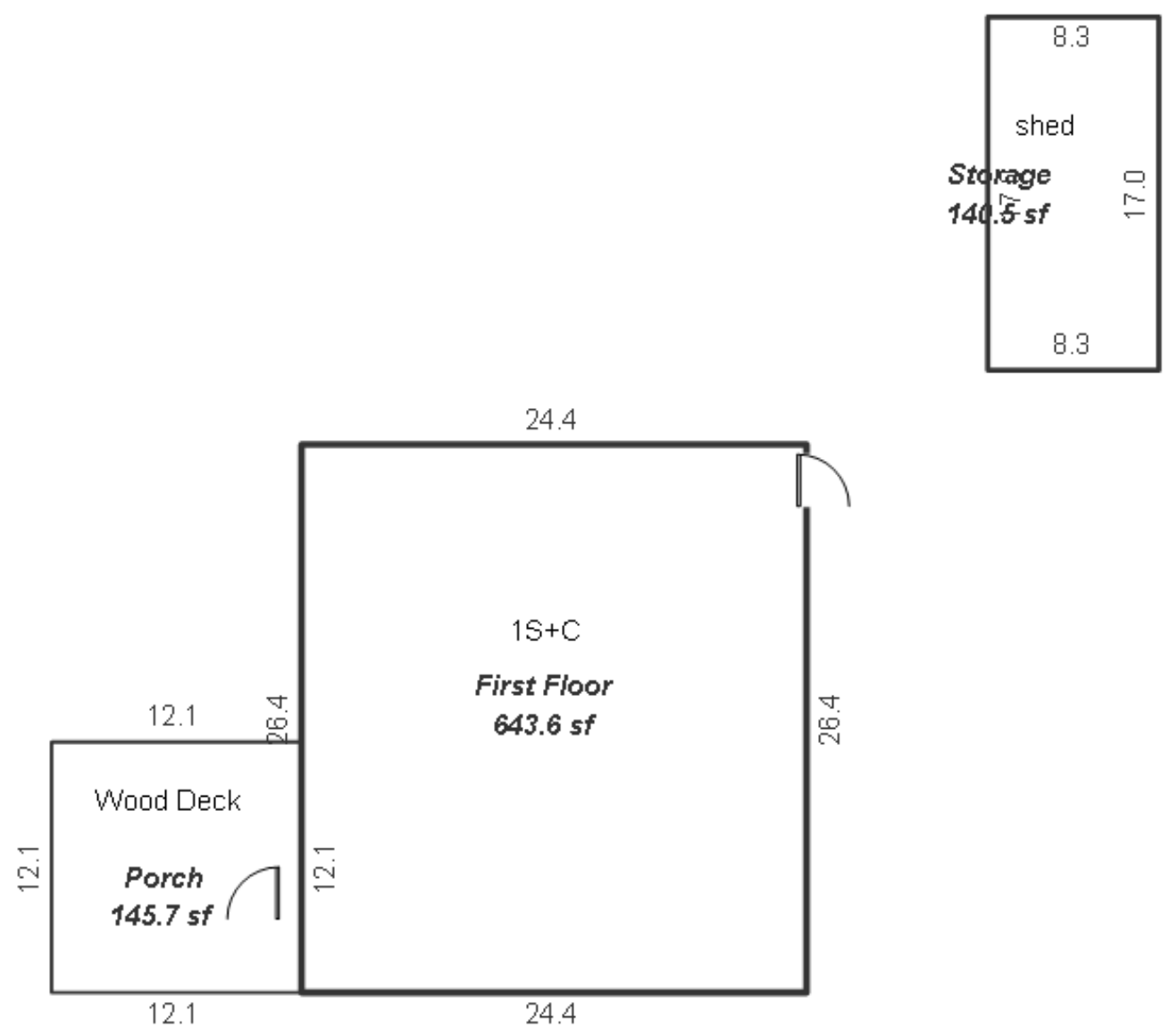


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 145	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D +10 Effec. Age: 35 Floor Area: 643 Total Base New : 101,363 Total Depr Cost: 65,896 Estimated T.C.V: 112,023		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace					
Yr Built 1960	Remodeled 0	Ex	Ord	X	Min	Size of Closets							
Condition: Average		Lg	Ord	X	Small								
Room List		Doors	Solid	X	H.C.								
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		120 Amps Service							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D 10		Blt 1960	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(11) Heating System: Electric Baseboard					
X	Insulation	X	Tile					Ground Area = 643 SF Floor Area = 643 SF.					
(2) Windows		(7) Excavation		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 643 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Stories Exterior Foundation Size Cost New Depr. Cost					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 Story Siding Crawl Space		Total: 85,279 55,442			
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		Lump Sum Items:		Other Additions/Adjustments					
X	Asphalt Shingle	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Plumbing					
Chimney: Metal		Joists: 2X8X16 Unsupported Len: Cntr.Sup:						Average Fixture(s) Water/Sewer					
								1000 Gal Septic Water Well, 100 Feet					
								Deck					
								Treated Wood		145		3,299 2,144	
								Built-Ins					
								Appliance Allow.		1		1,685 1,095	
								Totals:		101,363		65,896	
								Notes:					
								ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:				112,023	

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOMAKA LLC	PRINGLE L HOMER III	1	12/29/2017	WD	09-FAMILY	1318P814	PROPERTY TRANSFER	0.0
HANSEN MARILYN M	PRINGLE HOMER L III	63,333	12/29/2017	WD	09-FAMILY	1318P821	PROPERTY TRANSFER	0.0
PRINGLE HOMER L III	PRINGLE H L & LORNA R TRU	1	12/21/2017	WD	09-FAMILY	1318P833	PROPERTY TRANSFER	0.0
PRINGLE HOMER L III ET AL	HOMAKA LLC	0	10/31/2008	QC	09-FAMILY	2008 988/899QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST										
	P.R.E. 0%										
Owner's Name/Address	MAP #: 36										
PRINGLE H L & LORNA R TRUST 601 E MAIN ST JEROME ID 83338	2024 Est TCV 52,534										
	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				C 100' @ 1400/	66.00	30.00	1.1095	0.5125	1400	100	52,534
				66 Actual Front Feet, 0.04 Total Acres			Total Est. Land Value =				52,534

Tax Description	Improvements	Value
L246 P563 L565 P047/01(RE-REC L572 P697)L651 P247 L651 P249/02 PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT TH N 56 DEG 15' E ALG NLN OF HWY M-22 66 FT FOR POB TH N 56 DEG15' E 66 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N 34 DEG W TO N LN OF HWY M-22 TO POB UND 1/3 INTEREST EACH TO HOMER L PRINGLEIII & MARILYN M HANSEN & KATHRYN I POMPY (TENANTS IN COMMON) SEC 22 T29N R14W.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Glen Arbor Township	X Level	2024	26,300	0	26,300			10,323C
	X Rolling	2023	20,600	0	20,600			9,832C
	X Low	2022	16,500	0	16,500			9,364C
	X High	2021	16,500	0	16,500			9,065C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X RIVER							
	Who When What							
	TPC 10/29/2018 INSPECTED							
	TPC 06/12/2015 INSPECTED							
	WAS 01/22/2009 INSPECTED							

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN MATTHEW J	HIGH WATER HOLDINGS LLC	0	05/07/2008	QC	09-FAMILY	978/323	DEED	0.0
CRO LLC	WIESEN MATTHEW J	427,745	05/03/2004	WD	03-ARM'S LENGTH	802:159	OTHER	100.0
SHIPWATCH LTD	GRAHAM	360,000	05/12/2000	WD	03-ARM'S LENGTH	543:235	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6249 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/03/2022	PE22-0001	100% FINIS
	P.R.E. 0%		Mechanical	12/29/2021	PM21-1064	100% FINIS
Owner's Name/Address	MAP #: 36		Plumbing	12/29/2021	PP21-0400	100% FINIS
HIGH WATER HOLDINGS LLC % MATT WIESEN PO BOX 220 GLEN ARBOR MI 49636	2024 Est TCV 509,712 TCV/TFA: 478.60		Commercial, New Building	12/14/2021	PB21-0592	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L248 P53 L258 P963 L543 P235/00 L607	X		Dirt Road	280.00	40.00	1.0000	0.0000	0	100*	0	
P440/01 L802 P159/04 PRT OF SE 1/4 SEC 22	X		Gravel Road	2000 COMME \$25.00/SQFT			8895 SqFt	25.00000	100	RIVER SIDE	222,373
COM 1446.6 FT E & 858 FT N OF S 1/4 SEC	X		Paved Road	2000 COMME \$0/SQFT ROW			2300 SqFt	0.00000	100	EST AREA IN RIVER	0
COR TH S 34 DEG E 66 FT FOR POB TH S 34			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.							
DEG E 33 FT TO C/L CRYSTAL RIVER TH S 56			Sidewalk	280 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 222,373							
DEG W 280.5 FT TH N 34 DEG W TO HWY M-22	X		Water								
TH NELY ON EDGE HWY R/W 280.5 FT TH S 34	X		Sewer								
DEG E TO POB BEING RIVERSIDE SHOP	X		Electric	Land Improvement Cost Estimates							
PROPERTY SEC 22 T29N R14W .4 A M/L.	X		Gas	Description	Rate	Size	% Good	Cash Value			
			Curb	D/W/P: 4in Ren. Conc.	8.58	500	97	4,161			
			Street Lights	D/W/P: Crushed Rock	2.38	2500	97	5,771			
			Standard Utilities	Wood Frame	30.99	96	97	2,886			
Comments/Influences			Underground Utils.	Total Estimated Land Improvements True Cash Value = 12,818							



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	111,200	143,700	254,900			222,742C
	Rolling								
	Low								
X	High		2023	111,200	135,900	247,100			212,136C
	Landscaped								
	Swamp		2022	111,200	15,000	126,200			126,200S
	Wooded								
	Pond		2021	145,500	73,000	218,500			199,251C
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

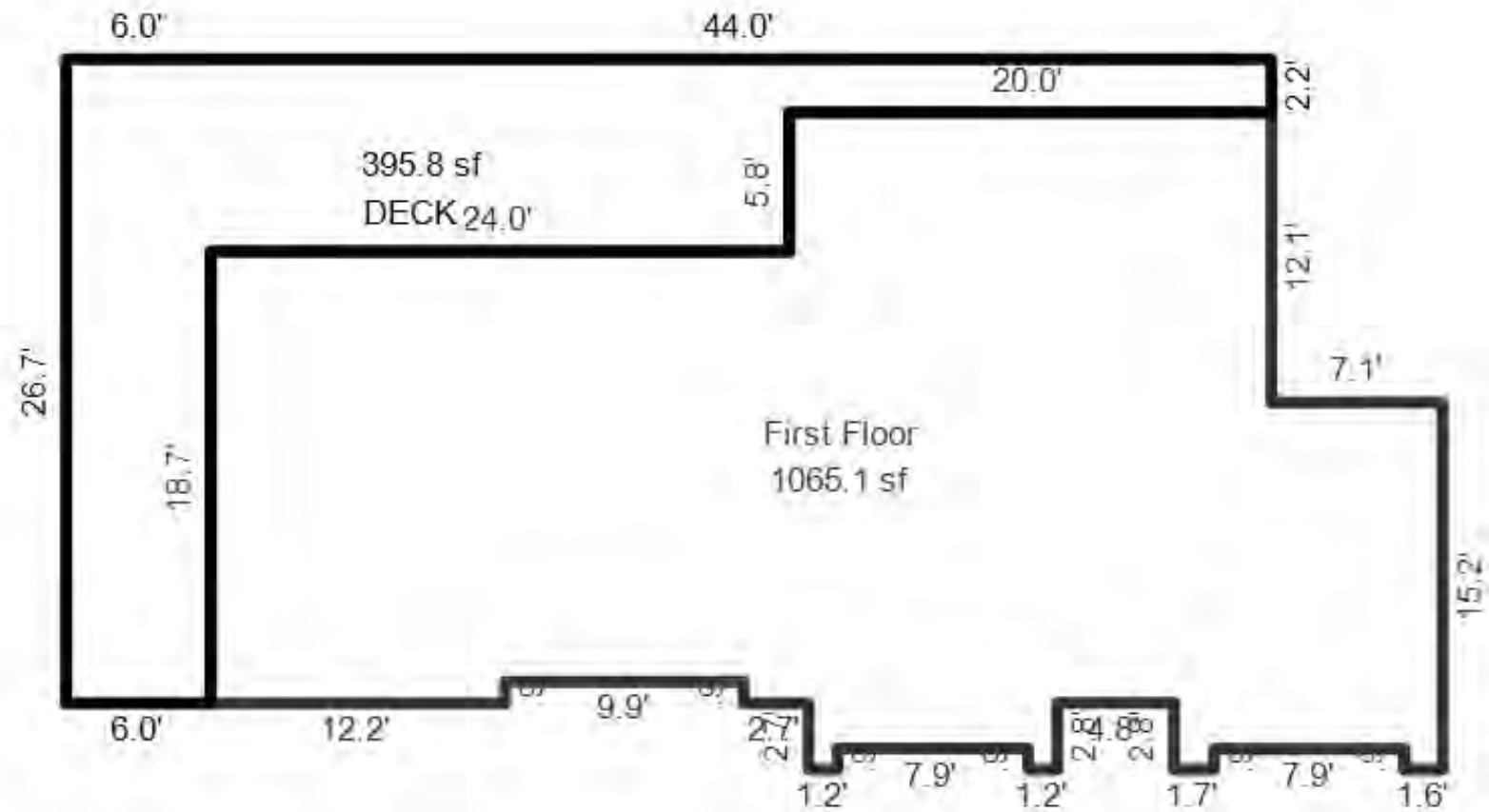
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		Class: D		Quality: Average		Stories: 1		Story Height: 10		Perimeter: 165		Calculator Cost Computations		>>>>							
Class: D		Construction Cost						Base Rate for Upper Floors = 133.08													
Floor Area: 1,065		High		Above Ave.		Ave.		X		Low											
Gross Bldg Area: 1,065		** ** Calculator Cost Data ** **																			
Stories Above Grd: 1		Quality: Average						(10) Heating system: Package Heating & Cooling						Cost/SqFt: 24.82		100%					
Average Sty Hght : 10		Heat#1: Package Heating & Cooling						100						Adjusted Square Foot Cost for Upper Floors =		157.90					
Bsmnt Wall Hght		Heat#2: No Heating or Cooling						0%						Total Floor Area: 1,065		Base Cost New of Upper Floors =		168,163			
Depr. Table : 2.5%		Ave. SqFt/Story: 1065												1,035 Sq.Ft. of Sprinklers @ 6.68,		Cost New =		6,914			
Effective Age : 1		Ave. Perimeter: 165												Reproduction/Replacement Cost =		175,077					
Physical %Good: 98		Has Elevators:												Eff.Age:1		Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0		Total Depreciated Cost =		171,575	
Func. %Good : 100		*** Basement Info ***												ECF (2201 COMMERCIAL)		1.600 => TCV of Bldg: 1 =		274,521			
Economic %Good: 100		Area:												Replacement Cost/Floor Area=		164.39		Est. TCV/Floor Area=		257.77	
2022 Year Built		Perimeter:																			
Remodeled		Type:																			
Overall Bldg Height		Heat: Hot Water, Radiant Floor																			
Comments:		* Mezzanine Info *																			
2021 FIRE. DEMO TO FOUNDATION & REBUILD REMOD 1940		Area #1:																			
		Type #1:																			
		Area #2:																			
		Type #2:																			
		* Sprinkler Info *																			
		Area: 1035																			
		Type: Average																			

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:					
X Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average			
(3) Frame:				Total Fixtures		Urinals		Many Unfinished		Many Unfinished		Many Unfinished		Many Unfinished			
				3-Piece Baths		Wash Bowls		Typical		Typical		Typical		Typical			
(4) Floor Structure:				2-Piece Baths		Water Heaters		Flex Conduit		Incandescent		Mercury		(40) Exterior Wall:			
				Shower Stalls		Wash Fountains		Rigid Conduit		Fluorescent		Transformer		Thickness			
				Toilets		Water Softeners		Armored Cable		Sodium Vapor		Bsmnt Insul.					
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0									
(6) Ceiling:				(10) Heating and Cooling:				(14) Roof Cover:									
				Gas Oil		Coal Stoker		Hand Fired Boiler									

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMBRILLE LYNN H & SANDRA	UP NORTH VENTURES LLC	280,000	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_851&	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6260 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	06/20/2017	PB17-0273	100% FINIS
	P.R.E. 0%		SIGN	12/11/2011	LU11-2231	100% FINIS
Owner's Name/Address	MAP #: 35		COMMERCIAL ADD/ALT	10/10/2011	11-0303	100% FINIS
UP NORTH VENTURES LLC PO BOX 220 GLEN ARBOR MI 49636	2024 Est TCV 439,477 TCV/TFA: 394.50		COMMERCIAL ADD/ALT	09/16/2011	11-2017	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
2011 ROLL PARCEL 1 PART OF SE 1/4 SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTH 1/4 CNR SECTION 22; THENCE NORTH, ALONG NORTH & SOUTH 1/4 LINE, 693.12 FT; THENCE SOUTH 88°47'30" EAST, 1132.56 FT TO POB; THENCE SOUTH 88°47'30" EAST, 132.00 FT; THENCE NORTH 165.00 FT; THENCE NORTH 88°47'30" WEST, 3.47 FT; THENCE NORTH 55.99 FT; THENCE SOUTH 57°43'50" WEST, ALONG SOUTH LINE OF RECORDED PLAT OF WHISPERING PINES 101 48	Dirt Road			2000 COMME	\$12/SQFT	20038 SqFt	12.00000	105	CORNER PARCEL LOCATION	25
	Gravel Road			2000 COMME	\$0/SQFT ROW	4356 SqFt	0.00000	100		0
	Paved Road			* denotes lines that do not contribute to the total acreage calculation.						
	Storm Sewer			143 Actual Front Feet, 0.56 Total Acres	Total Est. Land Value =		252,478			
	Sidewalk									

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
2011 ROLL PARCEL 1 PART OF SE 1/4 SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTH 1/4 CNR SECTION 22; THENCE NORTH, ALONG NORTH & SOUTH 1/4 LINE, 693.12 FT; THENCE SOUTH 88°47'30" EAST, 1132.56 FT TO POB; THENCE SOUTH 88°47'30" EAST, 132.00 FT; THENCE NORTH 165.00 FT; THENCE NORTH 88°47'30" WEST, 3.47 FT; THENCE NORTH 55.99 FT; THENCE SOUTH 57°43'50" WEST, ALONG SOUTH LINE OF RECORDED PLAT OF WHISPERING PINES 101 48	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

Tax Description	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	Rolling							
2011 ROLL PARCEL 1 PART OF SE 1/4 SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTH 1/4 CNR SECTION 22; THENCE NORTH, ALONG NORTH & SOUTH 1/4 LINE, 693.12 FT; THENCE SOUTH 88°47'30" EAST, 1132.56 FT TO POB; THENCE SOUTH 88°47'30" EAST, 132.00 FT; THENCE NORTH 165.00 FT; THENCE NORTH 88°47'30" WEST, 3.47 FT; THENCE NORTH 55.99 FT; THENCE SOUTH 57°43'50" WEST, ALONG SOUTH LINE OF RECORDED PLAT OF WHISPERING PINES 101 48	Level	Rolling							
	Low	High							
	Landscaped	Swamp							
	Wooded	Pond							
	Waterfront	Ravine							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 11/17/2021	INSPECTED		2024	126,200	93,500	219,700			201,440C
TPC 07/27/2017	INSPECTED		2023	126,200	89,000	215,200			191,848C
TPC 05/04/2016	INSPECTED		2022	126,200	69,200	195,400			182,713C
			2021	157,800	63,000	220,800			176,877C

*** Information herein deemed reliable but not guaranteed***



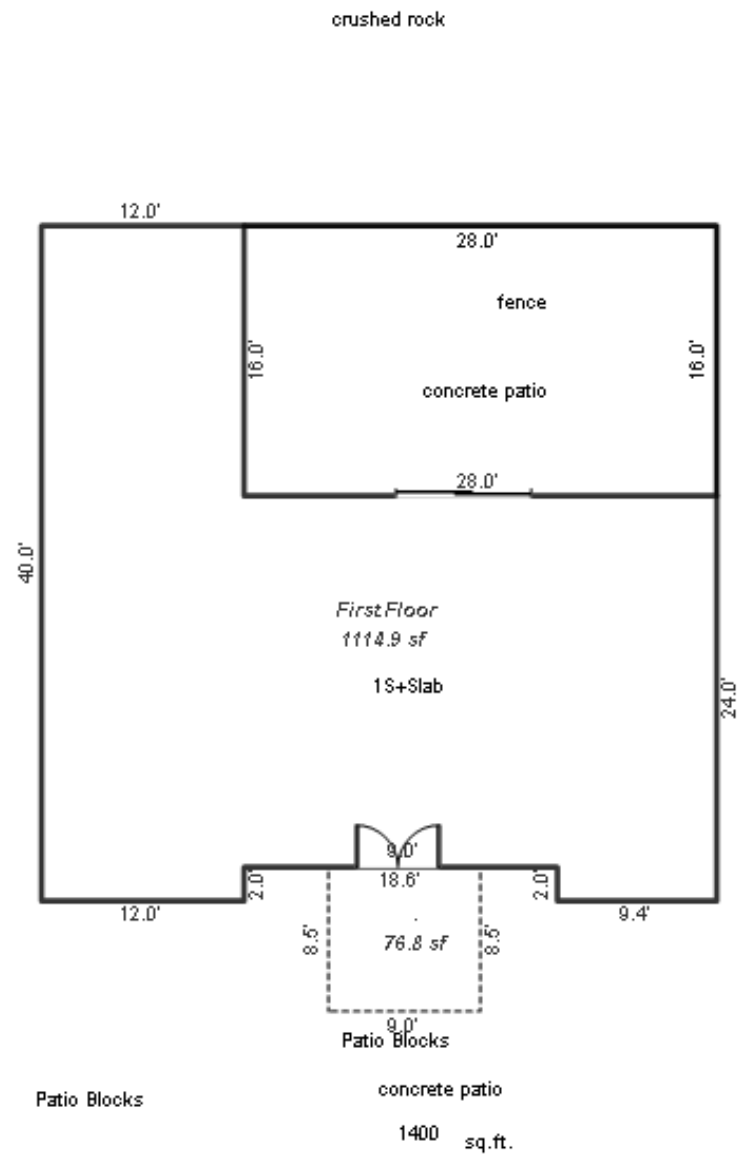
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail	
Class: D	Construction Cost
Floor Area: 1,114	High
Gross Bldg Area: 1,114	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 8	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Quality: Low Cost	
Heat#1: Package Heating & Cooling	100
Heat#2: Zoned A.C. Warm & Cooled Air	0%
Ave. SqFt/Story: 1114	
Ave. Perimeter: 164	
Has Elevators:	
*** Basement Info ***	
1950 Year Built	Area:
2012 Remodeled	Perimeter:
8 Overall Bldg Height	Type:
Comments:	Heat: Hot Water, Radiant Floor
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Low

<<<<< Calculator Cost Computations >>>>>	
Class: D	Quality: Low Cost
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 164
Base Rate for Upper Floors = 91.49	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.18 100%	
Adjusted Square Foot Cost for Upper Floors = 114.67	
Total Floor Area: 1,114	Base Cost New of Upper Floors = 127,743
Eff.Age:8	Reproduction/Replacement Cost = 127,743
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost = 104,749
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 = 167,599
Replacement Cost/Floor Area= 114.67	Est. TCV/Floor Area= 150.45

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals		
	Wash Bowls		
	Water Heaters		
	Wash Fountains		
	Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS TRUST	WWM PROPERTIES LLC	1	02/25/2003	WD	03-ARM'S LENGTH	736:274	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST	MECHANICAL	05/10/2004	PM04-0281		
Owner's Name/Address	P.R.E. 0%					
WWM PROPERTIES LLC C/O ROOT ALICE 10277 ROUGH & READY RD ROUGH & READY CA 95975	MAP #: 36					
	2024 Est TCV 239,450					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L246 P560 L272 P113-115/87 L736 P274/03	X			B 100' @ 2000/	66.00	165.00	0.8430	0.7848	2000	100		87,329
PRT OF SE 1/4 OF SE 1/4 SEC 22 COM S 1/4				B 100' @ 2000/	66.00	165.00	0.8430	0.7848	2000	100		87,329
COR TH E 1446.06 FT TH N 858 FT TH N 50				B 100' @ 2000/	66.00	50.00	0.8430	0.5823	2000	100	ON RIVER ACCROSS RD	64,7
DEG 15' E 66 FT ALG NLY LN OF HWY M-22				198 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 239,450								
FOR POB TH N 32 DEG 15' W 165 FT TH N 56												
DEG 15' E 198 FT TH S 32 DEG 07' E 165 FT	X											
M/L TO NLY LN OF HWY M-22 TH S 32 DEG 07' E	X											
TO THREAD OF N BEND OF CRYSTAL RIVER TH	X											
SWLY ALG SD THREAD 132 FT TH N 32 DEG 07' W												
TO N LN SD HWY TH S 56 DEG 15' W ALG SD												
N LN 66 FT TO POB EXC PRT SE 1/4 OF SE												
FRL 1/4 COM 1446.06 FT E & 858 FT N OF S												
1/4 COR TH N 50 DEG 15' E 132 FT ALG NLY												
LN M-22 FOR POB TH N 32 DEG 15' W 165 FT												
TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E												

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

X Level
Rolling
Low
High
Landscaped
Swamp
X Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	119,700	0	119,700			65,273C
2023	95,800	0	95,800			62,165C
2022	79,900	0	79,900			59,205C
2021	79,900	0	79,900			57,314C



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Who	When	What
TPC	06/12/2015	INSPECTED
WAS	01/22/2009	INSPECTED
TPC	12/11/2011	INSPECTED

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS TRUST	WWM PROPERTIES LLC	0	02/25/2003	WD	03-ARM'S LENGTH	736:274	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6168 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	02/20/2004	PE04-0075	
Owner's Name/Address	P.R.E. 0%		PLUMBING	02/17/2004	PP04-0050	
WWM PROPERTIES LLC C/O ROOT ALICE 10277 ROUGH & READY RD ROUGH & READY CA 95975	MAP #: 36		Res. Add/Alter/Repair	10/28/2003	PB03-0665	
	2024 Est TCV 390,034 TCV/TFA: 288.06		ADDITION/ALTERATION	10/09/2003	2024A	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L272 P116-118/87 L736 P274/03 PRT OF SE 1/4 OF SE FRL 1/4 SEC 22 COM 1446.06 FT E & 858 FT N OF S 1/4 COR TH N 50 DEG 15' E 132 FT ALG NLY LN M-22 FOR POB TH N 32 DEG 15' W 165 FT TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E 165 FT M/L TO NLY LN M-22 TH S 32 DEG 07' E TO THREAD OF N BEND OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT M/L TH N 32 DEG 07' W TO POB SEC 22 T29N R14W.	X		Dirt Road										
	X		Gravel Road										
	X		Paved Road										
	X		Storm Sewer										
	X		Sidewalk										
	X		Water										
	X		Sewer										
	X		Electric										
	X		Gas										
	X		Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										



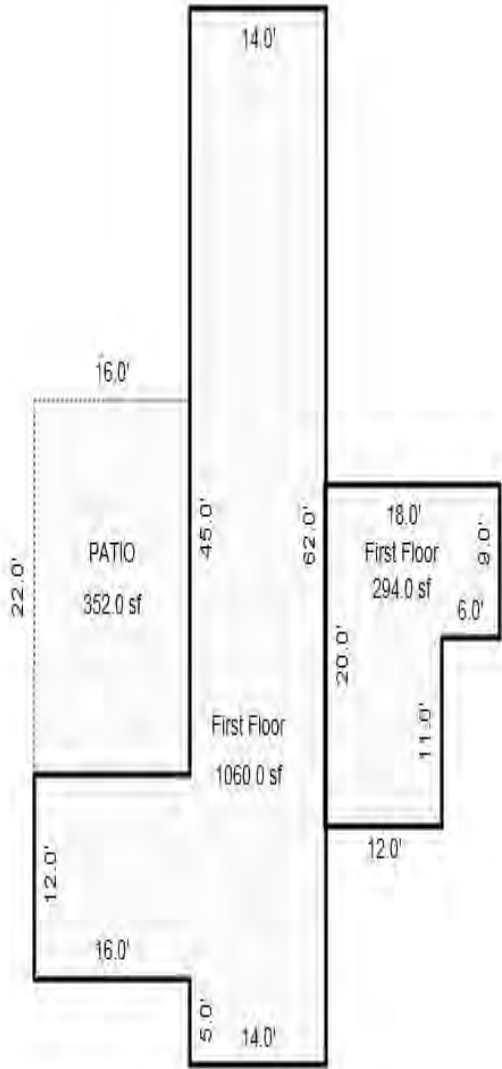
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	84,200	110,800	195,000			111,685C
X Rolling	2023	67,300	103,300	170,600			106,367C
X Low	2022	48,100	90,700	138,800			101,302C
X High	2021	48,100	80,900	129,000			98,066C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC	06/12/2015	INSPECTED					
WAS	06/22/2007	INSPECTED					

*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 352	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,354 Total Base New : 198,340 Total Depr Cost: 128,932 Estimated T.C.V: 219,184		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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		Cls C -5 Blt 1970					
Yr Built 1970 200	Remodeled 2003	Ex	X Ord	Min	No./Qual. of Fixtures			X Ex. Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		0 Amps Service			X Ex. Ord. Min		1 Story Siding Crawl Space 1,060 1 Story Siding Crawl Space 294		Total: 170,595 110,898					
Room List		Doors	Solid X	H.C.	(13) Plumbing			X Ex. Ord. Min		Other Additions/Adjustments		Plumbing				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Water/Sewer		1000 Gal Septic 5,002 3,251 Water Well, 100 Feet 5,973 3,882	
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer		Porches		CPP		Built-Ins		Appliance Allow.	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Fireplaces		1		Exterior 1 Story		1 6,698 4,354	
(2) Windows		(9) Basement Finish		(8) Basement			Lump Sum Items:		Fireplaces		1		Exterior 1 Story		Totals: 198,340 128,932	
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Notes:		1		Exterior 1 Story		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 219,184	
(3) Roof		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Joists: Unsupported Len: Cntr.Sup:			Totals:		198,340		128,932		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Chimney: Brick										

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

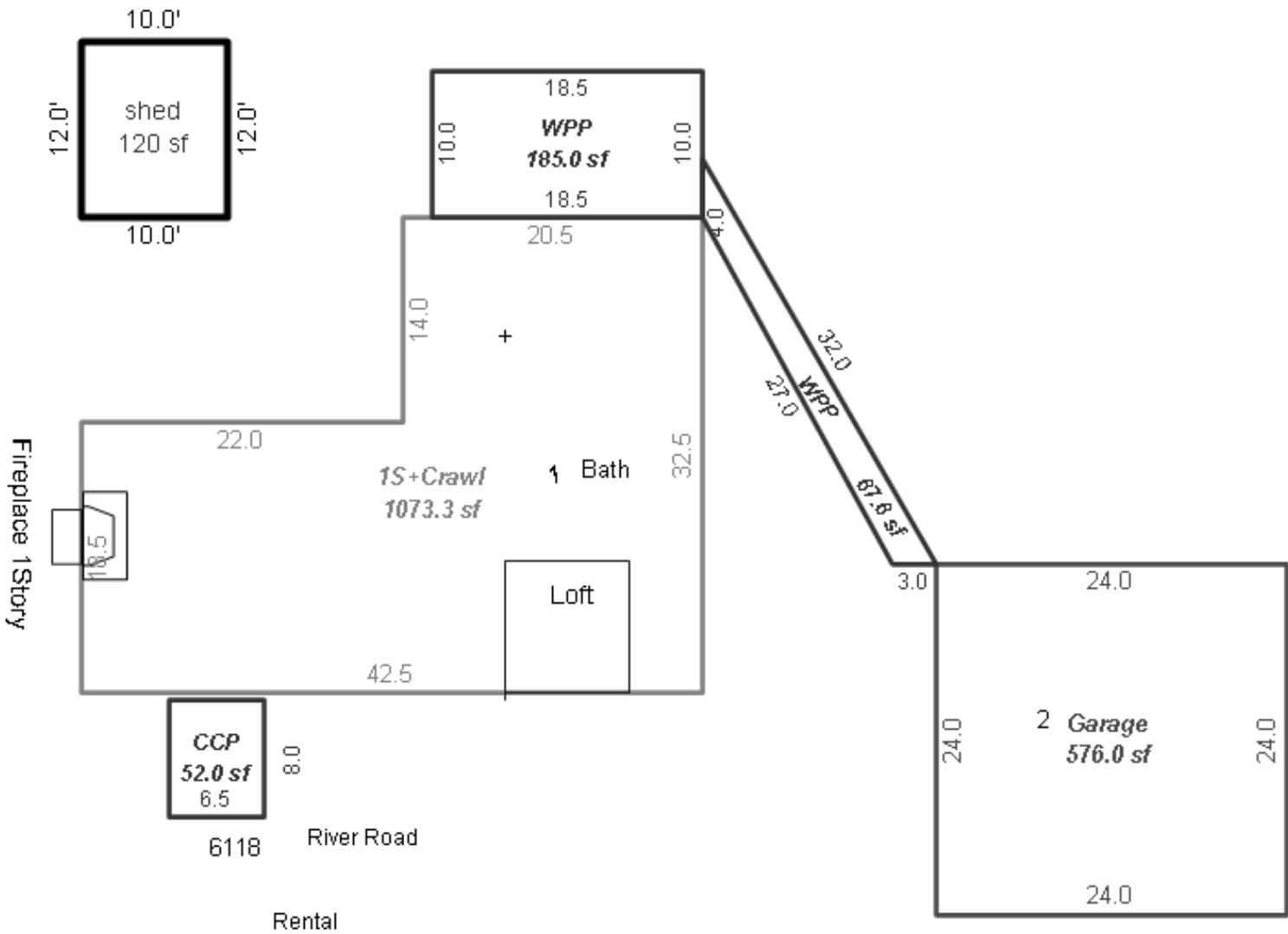
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PRINGLE H L & LORNA R	PRINGLE H L & LORNA R TRU	0	07/30/2020	WD	09-FAMILY	2020004594	PROPERTY TRANSFER	0.0		
PRINGLE HL & LORNA R TRUS	PRINGLE H L & LORNA R	0	06/05/2020	QC	09-FAMILY	2020003675	PROPERTY TRANSFER	0.0		
PRINGLE HOMER L & LORNA R	PRINGLE H L & LORNA R LIV	0	09/04/2007	QC	09-FAMILY	953:354	OTHER	0.0		
SUTHERLAND MICHAEL ET AL	PRINGLE HOMER L & LORNA R	269,000	08/10/2007	WD	03-ARM'S LENGTH	949:952	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (Building Permit(s)		Date	Number	Status	
6118 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL		10/16/2003	PE03-0772			
Owner's Name/Address		P.R.E. 0%		MAP #: 36		2024 Est TCV 426,063 TCV/TFA: 411.26				
PRINGLE H L & LORNA R TRUST 601 E MAIN ST JEROME ID 83338		X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Tax Description		Public Improvements		* Factors *						
L263 P578 L365 P180/93 L478 P74/98 L640 P544/02 L704 P595&596/03 L828 P828 P273/04 PRT SE 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH ALG N-S 1/4 LN N 693.12 FT TH ALG NLY R/W LN ST HWY M-22 S 88 DEG 47'30" E 1132.56 FT TH N 165 FT TH S 88 DEG 47'30" E 42.70 FT TH N 57 DEG 43'50" E 101.48 FT TH N 47.46 FT TH N 56 DEG 45'30" E 513.48 FT TO POB TH ALG SELY LN PLAT OF WHISPERING PINES N 56 DEG 45'30" E 132 FT TH S 31 DEG 35'30" E 263.47 FT TO LEFT BANK OF CRYSTAL RIVER TH UPSTREAM ALG SD BANK S 50 DEG 41'15" W 133.13 FT		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value B 100' @ 2000/ 100.00 270.00 0.9329 0.8876 2000 100 165,617 B 100' @ 2000/ 32.00 270.00 0.9329 0.8876 2000 50 SURPLUS: ZONING 100 FT 2 132 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 192,116						
		X	Land Improvement Cost Estimates	Description Rate Size % Good Cash Value Wood Frame 28.79 120 50 1,727						
		X	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 = 3,152						
		Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	96,100	116,900	213,000		151,914C
		TPC 05/06/2018	INSPECTED		2023	76,800	109,000	185,800		144,680C
		TPC 06/12/2015	INSPECTED		2022	63,800	95,700	159,500		137,791C
		TPC 06/21/2007	INSPECTED		2021	63,000	85,300	148,300		133,390C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 93 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							52 185 50	CCP (1 Story) Treated Wood Treated Wood																				
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace																												
Yr Built 1943		Remodeled 2003			(12) Electric																												
Condition: Average		Ex	X Ord	Min	120 Amps Service																												
Room List		Size of Closets			No./Qual. of Fixtures																												
Basement 4 1st Floor 1 2nd Floor 2 Bedrooms		Lg	X Ord	Small	Ex.	X Ord.	Min																										
(1) Exterior		Doors	Solid	X H.C.	No. of Elec. Outlets	Many	X Ave.	Few																									
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors			(13) Plumbing																												
Insulation		X Tile			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
(2) Windows		(6) Ceilings			(14) Water/Sewer																												
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1036 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation																															
(3) Roof		(8) Basement																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																														
X	Asphalt Shingle	(9) Basement Finish																															
Chimney: Brick		(10) Floor Support																															
		Joists: 2X8X16 Unsupported Len: Cntr.Sup:																															
(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 <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,036</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>145,793</td> <td>94,765</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,036			Total:				145,793	94,765	Class: C Effec. Age: 35 Floor Area: 1,036 Total Base New : 198,752 Total Depr Cost: 135,762 Estimated T.C.V: 230,795		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	1,036																														
Total:				145,793	94,765																												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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 <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,036</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>145,793</td> <td>94,765</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,036			Total:				145,793	94,765	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,913 Door Opener 1 562 523 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 1 6,698 4,354 Totals: 198,752 135,762		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 230,795			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	1,036																														
Total:				145,793	94,765																												

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MENACHER THOMAS F & WENDY	MENACHER THOMAS F & WENDY	0	08/14/2023	WD	03-ARM'S LENGTH	2023003519	PROPERTY TRANSFER	0.0				
CASS STEVEN A & RENEE L	MENACHER THOMAS F & WENDY	222,500	06/11/2021	WD	03-ARM'S LENGTH	2021004915	PROPERTY TRANSFER	100.0				
CASS STEVEN A & RENEE L	CASS STEVEN A & RENEE L	100	06/01/2020	QC	09-FAMILY	2020003459	PROPERTY TRANSFER	0.0				
RADER ROBERT D & RADER JA	CASS STEVEN A & RENEE L	142,500	04/06/2017	WD	32-SPLIT VACANT	1292P291	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
6116 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/16/2024	PM24-0099					
Owner's Name/Address		P.R.E. 0%		Plumbing		02/16/2024	PP24-0040					
MENACHER THOMAS F & WENDY S TRUST 6149 EAST LONGVIEW DR EAST LANSING MI 48823		MAP #: 36		Electrical		12/05/2023	PE23-0890					
		2024 Est TCV 361,711 TCV/TFA: 188.98		Mechanical		09/18/2023	PM23-0818					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors * CONTAINS NO BUILD AREA								
		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		A 100' @ 2200/	100.00	631.49	0.9216	1.0977	2200	100		222,542
		X Paved Road		A 100' @ 2200/	38.65	631.49	0.9216	1.0977	2200	50	ZONING 100': SURPLUS	43,
		X Storm Sewer		139 Actual Front Feet, 2.01 Total Acres Total Est. Land Value = 265,548								
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X RIVER		2024	132,800	48,100	180,900			137,512C		
		Who When What		2023	114,700	0	114,700			85,155C		
		TPC 11/14/2023 INSPECTED		2022	81,100	0	81,100			81,100S		
		TPC 06/16/2021 INSPECTED		2021	70,300	0	70,300			70,300S		
		TPC 03/26/2018 INSPECTED										



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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,914 Total Base New : 285,688 Total Depr Cost: 282,831 Estimated T.C.V: 480,813												
	Building Style: 1.5 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700										
	Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			Total Base New : 285,688 Total Depr Cost: 282,831 Estimated T.C.V: 480,813											
	Condition: Average Part. Construct.: 20%	Lg	Ord	Small	Doors			No./Qual. of Fixtures			Cls BC			Blt 2024						
	Room List	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.	(5) Floors			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: No Heating/Cooling Ground Area = 1914 SF Floor Area = 1914 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(12) Electric			1 Story Siding Crawl Space 1,914			Total: 292,713 289,786			Other Additions/Adjustments					
	(2) Windows	Insulation	(7) Excavation			0 Amps Service			Plumbing			Plumbing			3 Fixture Bath -7,025 -6,955					
		Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1914 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Notes:			Totals: 285,688 282,831			Notes:				
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 480,813 20% Completed => Est. True Cash Value 2024 =								
	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Building Areas			Totals: 285,688 282,831							
	Asphalt Shingle	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	Chimney:	(10) Floor Support			Lump Sum Items:															
		Joists: Unsupported Len: Cntr.Sup:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BIRD DAVID L & KYNKOR MAR	KYNKOR MARY T TRUST	0	06/28/2018	WD	09-FAMILY	1336P878	PROPERTY TRANSFER	0.0
RADER ROBERT D & RADER JA	BIRD DAVID L & KYNKOR MAR	146,500	04/03/2017	WD	32-SPLIT VACANT	1292P317	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6108 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/12/2019	PM19-0414	100% FINIS
	P.R.E. 0%		Electrical	06/04/2019	PE19-0275	100% FINIS
Owner's Name/Address	MAP #: 36		Mechanical	01/17/2018	PM18-0051	100% FINIS
KYNKOR MARY T TRUST PO BOX 86 GLEN ARBOR MI 49636-0086	2024 Est TCV 960,810 TCV/TFA: 389.62		Plumbing	01/17/2018	PP18-0010	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements			* Factors * CONTAINS NO BUILD AREA							
SPLIT ON 04/12/2017 FROM 006-122-017-01; PARCEL 1 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET; THENCE N63°03'28"E 138.65 FEET TO THE POINT OF BEGINNING; THENCE N24°51'53"W 527.39 FEET TO THE SOUTHERLY BANK OF THE NORTH PART		Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 2200/	100.00	618.92	0.9216	1.0922	2200	100		221,426

Tax Description	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
SPLIT ON 04/12/2017 FROM 006-122-017-01; PARCEL 1 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET; THENCE N63°03'28"E 138.65 FEET TO THE POINT OF BEGINNING; THENCE N24°51'53"W 527.39 FEET TO THE SOUTHERLY BANK OF THE NORTH PART	D/W/P: 4in Ren. Conc.	8.41	240	0	0
	D/W/P: Asphalt Paving	3.19	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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level						
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

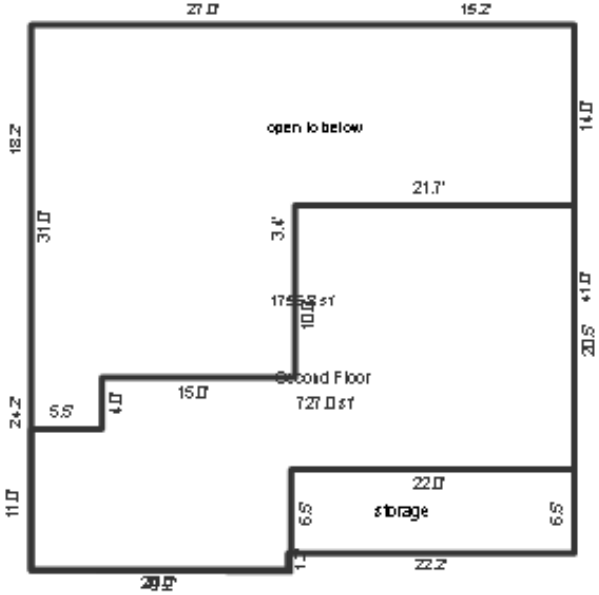
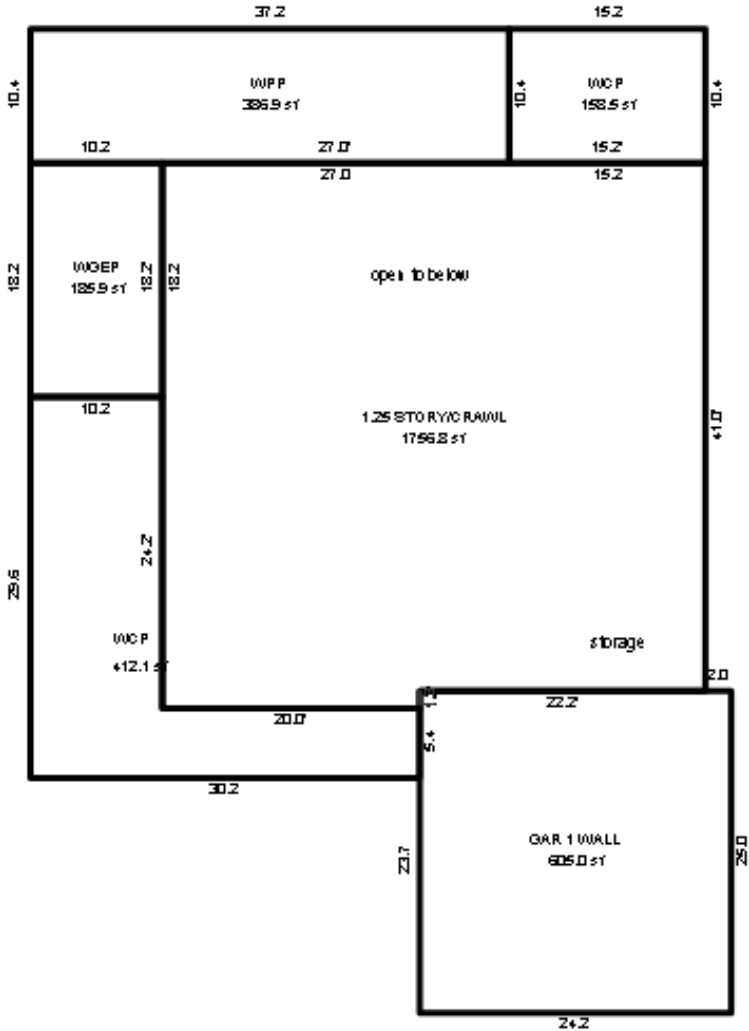
Who	When	What	2024	2023	2022	2021
			132,100	114,100	81,100	70,300
			348,300	324,400	296,100	264,000
			480,400	438,500	377,200	334,300
			368,442C	350,898C	334,189C	323,514C
		TPC 03/26/2018 INSPECTED				
		TPC 11/14/2017 INSPECTED				
		TPC 04/12/2017 INSPECTED				

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																						
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 412 185 386 158	Type WCP (1 Story) WGEP (1 Story) WPP WCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 605 % Good: 0 Storage Area: 161 No Conc. Floor: 0	412	WCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 605 % Good: 0 Storage Area: 161 No Conc. Floor: 0	412	WCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 605 % Good: 0 Storage Area: 161 No Conc. Floor: 0																																																																																																					
	Mobile Home																	0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1	Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 429,756 Total Depr Cost: 408,290 Estimated T.C.V: 694,093	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:																																																																																															
	Town Home																																																																																																																					
	Duplex																																																																																																																					
	A-Frame																																																																																																																					
	Wood Frame	(4) Interior																																																																																																																				
		Drywall Paneled																																																																																																																				
		Plaster Wood T&G																																																																																																																				
	Building Style: 1.25 STORY	Trim & Decoration																																																																																																																				
	Yr Built 2018	Ex	Ord	Min																																																																																																																		
	Remodeled 0	Size of Closets																																																																																																																				
	Condition: Average	Lg	Ord	Small																																																																																																																		
	Room List	Doors	Solid	H.C.																																																																																																																		
	Basement	(5) Floors																																																																																																																				
	1st Floor	Kitchen:																																																																																																																				
	2nd Floor	Other:																																																																																																																				
	3 Bedrooms	Other:																																																																																																																				
	(1) Exterior	No./Qual. of Fixtures																																																																																																																				
	Wood/Shingle	Ex.	Ord.	Min																																																																																																																		
	Aluminum/Vinyl	No. of Elec. Outlets																																																																																																																				
	Brick	Many	Ave.	Few																																																																																																																		
	Insulation	(13) Plumbing																																																																																																																				
	(2) Windows	1 Average Fixture(s)																																																																																																																				
	Many	2 3 Fixture Bath																																																																																																																				
	Avg.	1 2 Fixture Bath																																																																																																																				
	Few	Softener, Auto																																																																																																																				
	Large	Softener, Manual																																																																																																																				
	Avg.	Solar Water Heat																																																																																																																				
	Small	No Plumbing																																																																																																																				
	Wood Sash	Extra Toilet																																																																																																																				
	Metal Sash	Extra Sink																																																																																																																				
	Vinyl Sash	1 Separate Shower																																																																																																																				
	Double Hung	Ceramic Tile Floor																																																																																																																				
	Horiz. Slide	Ceramic Tile Wains																																																																																																																				
	Casement	Ceramic Tub Alcove																																																																																																																				
	Double Glass	Vent Fan																																																																																																																				
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	Storms & Screens	Public Water																																																																																																																				
	(3) Roof	Public Sewer																																																																																																																				
	Gable	Water Well																																																																																																																				
	Hip	1 1000 Gal Septic																																																																																																																				
	Gambrel	2000 Gal Septic																																																																																																																				
	Mansard	Lump Sum Items:																																																																																																																				
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		Unsupported Len:																																																																																																																				
		Cntr.Sup:																																																																																																																				
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2018</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1756 SF Floor Area = 2466 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,756</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>271</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>328,205</td> <td>311,818</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,442</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>4,538</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,197</td> <td>3,037</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1,398</td> <td>1,328</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>4,752</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td>1</td> <td>5,973</td> <td>5,674</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>412</td> <td>13,851</td> <td>13,158</td> </tr> <tr> <td>WGEP (1 Story)</td> <td>185</td> <td>14,798</td> <td>14,058</td> </tr> <tr> <td>WPP</td> <td>386</td> <td>6,678</td> <td>6,344</td> </tr> <tr> <td>WCP (1 Story)</td> <td>158</td> <td>7,023</td> <td>6,672</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>605</td> <td>31,750</td> <td>30,162</td> </tr> <tr> <td>Storage Over Garage</td> <td>161</td> <td>2,275</td> <td>2,161</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,762</td> <td>-2,624</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>562</td> <td>534</td> </tr> </tbody> </table> <p>Built-Ins</p> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,756			1 Story	Siding	Overhang	271			Total:				328,205	311,818	Plumbing	Average Fixture(s)	Cost	Depr. Cost	Average Fixture(s)	1	1,518	1,442	3 Fixture Bath	1	4,777	4,538	2 Fixture Bath	1	3,197	3,037	Separate Shower	1	1,398	1,328	Water/Sewer				1000 Gal Septic	1	5,002	4,752	Ceramic Tile Floor	1	5,973	5,674	Porches				WCP (1 Story)	412	13,851	13,158	WGEP (1 Story)	185	14,798	14,058	WPP	386	6,678	6,344	WCP (1 Story)	158	7,023	6,672	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	605	31,750	30,162	Storage Over Garage	161	2,275	2,161	Common Wall: 1 Wall	1	-2,762	-2,624	Door Opener	1	562	534
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL BRETT & FITZGIBB	BC MANAGEMENT LLC	0	09/03/2014	WD	09-FAMILY	1208P33	DEED	100.0
US BANK NATIONAL ASSOCIAT	CAMPBELL BRETT	367,000	07/21/2014	CD	11-FROM LENDING INSTITUT	1206P465	DEED	100.0
SUTHERLAND MICHAEL & REBE	US BANK	588,673	09/21/2012	SD	10-FORECLOSURE	1138P201	PROPERTY TRANSFER	100.0
RADER	SUTHERLAND	155,000	09/30/1994	WD	03-ARM'S LENGTH	393:670	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6150 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	02/15/2008	2008 L02-384	
	P.R.E. 0%		WELL/SEPTIC	02/15/2008	2008 L01-094	
Owner's Name/Address	MAP #: 36					
BC MANAGEMENT LLC PO BOX 1932 TRAVERSE CITY MI 49685	2024 Est TCV 863,947 TCV/TFA: 291.09					

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road		A 100' @ 2200/	100.00	480.00	0.8962	1.0249	2200	100		202,082
	Gravel Road		A 100' @ 2200/	55.00	480.00	0.8962	1.0249	2200	50	SURPLUS: ZONING 100 FT	5
	Paved Road		155 Actual Front Feet, 1.71 Total Acres Total Est. Land Value = 257,655								

Tax Description	X	Public Improvements	Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
L1206P465 THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 22; THENCE ALONG THE SOUTH SECTION LINE, NORTH 88 DEGREES 55 MINUTES 30 SECONDS WEST, 1320.48 FEET; THENCE ALONG THE EAST 1/8 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 118 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST 570.27 FEET TO	X	Dirt Road	D/W/P: Asphalt Paving	3.19	2250	0	0				
		Gravel Road	Wood Frame	29.35	107	50	1,570				
		Paved Road	Gas	29.31	108	50	1,582				
		Storm Sewer	Residential Local Cost Land Improvements								
		Sidewalk	Description	Rate	Size	% Good	Cash Value				
		Water	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Sewer	Total Estimated Land Improvements True Cash Value = 8,152								
		Electric									
		Gas									
		Curb									

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	128,800	303,200	432,000			307,395C
	Rolling		2023	111,300	282,300	393,600			292,758C
X	High		2022	83,800	248,100	331,900			278,818C
	Landscaped		2021	72,700	221,100	293,800			269,911C
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								



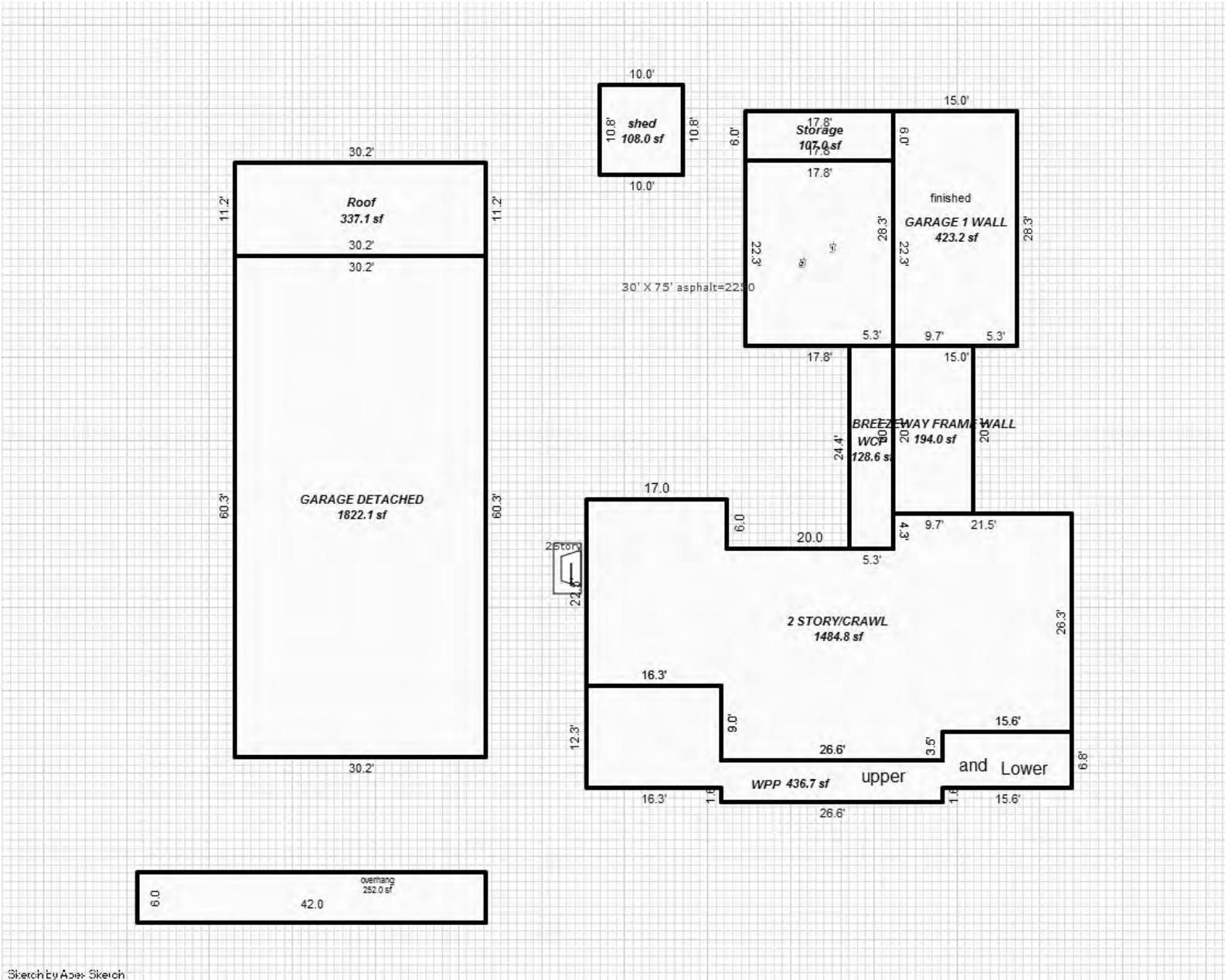
Who	When	What	2024	2023	2022	2021
TPC 05/10/2021	INSPECTED					
TPC 01/15/2015	INSPECTED					
TPC 10/30/2013	INSPECTED					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 436 436 128 337 194	Type WPP WPP WCP (1 Story) Roof Cover Onl Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 820 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 2,968 Total Base New : 541,304 Total Depr Cost: 351,847 Estimated T.C.V: 598,140			E.C.F. X 1.700		Bsmnt Garage:	
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets			Total Base New : 541,304		E.C.F. X 1.700		Carport Area:
Yr Built 1920 199	Remodeled 2014	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C 5 Blt 1920		Roof:	
Condition: Average		Size of Closets		Kitchen: Softwood Other: Carpeted Other:			100 Amps Service			Ground Area = 1484 SF Floor Area = 2968 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total: 339,162 220,456			
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			Total: 339,162 220,456			
	Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 339,162 220,456			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			2 Story Siding Crawl Space 1,484			Total: 339,162 220,456			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Tile	Many		X	Ave.		Few	Other Additions/Adjustments			Total: 339,162 220,456			
X	Insulation	(7) Excavation		Average Fixture(s)			(14) Water/Sewer			Plumbing			Total: 339,162 220,456			
(2) Windows		Basement: 0 S.F. Crawl: 1484 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Total: 339,162 220,456			
X	Many Avg. X Avg. Few Small	(8) Basement		Lump Sum Items:			Porches			Other Additions/Adjustments			Total: 339,162 220,456			
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)			Garages			Plumbing			Total: 339,162 220,456			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Average Fixture(s)			Garages			Plumbing			Total: 339,162 220,456			
X	Storms & Screens	(10) Floor Support		Average Fixture(s)			Garages			Plumbing			Total: 339,162 220,456			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			Garages			Plumbing			Total: 339,162 220,456			
X	Gable Hip Flat	Gambrel Mansard Shed		Average Fixture(s)			Garages			Plumbing			Total: 339,162 220,456			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			Garages			Plumbing			Total: 339,162 220,456			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			Garages			Plumbing			Total: 339,162 220,456			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL BRETT & FITZGIBB	BC MANAGEMENT LLC	0	09/03/2014	WD	09-FAMILY	1208P33	DEED	100.0
US BANK NATIONAL ASSOCIAT	CAMPBELL BRETT	0	07/21/2014	CD	11-FROM LENDING INSTITUT	1206P465	DEED	100.0
SUTHERLAND MICHAEL & REBE	US BANK	588,673	09/21/2012	SD	10-FORECLOSURE	1138P201	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (Building Permit(s)	Date	Number	Status
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W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 36					
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BC MANAGEMENT LLC PO BOX 1932 TRAVERSE CITY MI 49685	2024 Est TCV 112,882					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

X	Dirt Road						
X	Gravel Road						
X	Paved Road						
X	Storm Sewer						
X	Sidewalk						
X	Water						
X	Sewer						
X	Electric						
X	Gas						
X	Curb						
X	Street Lights						
X	Standard Utilities						
X	Underground Utils.						

	D 200' @ 1000/	100.00	251.00	0.9963	0.8716	1000 100	86,832
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	D 200' @ 1000/	60.00	251.00	0.9963	0.8716	1000 50 SURPLUS: ZONING 100 FT	2
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	D 200' @ 1000/	43.00	251.00	0.9963	0.8716	1000 0 EASEMENT	0
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	203 Actual Front Feet, 1.17 Total Acres						Total Est. Land Value =	112,882
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PER APPROVED LDA 2002 SPLIT FROM
006-122-017-11 PARCEL B PRT OF SE 1/4 OF
SE 1/4 SEC 22 COM AT SE COR SD SEC TH N
88 DEG 55'30" W ALG S LN SD SEC 1320.48
FT TO E 1/8 LN SD SEC TH N 00 DEG 40'45"
E 33.00 FT TH N 80 DEG 34'20" E 101.58 FT
TO POB TH CONT N 80 DEG 34'20" E 13.92 FT
TH N 70 DEG 51'20"E 172.09 FT TH N 61 DEG
51'20" E 49.86 FT TH N 11 DEG 49'05" W
64.93 FT TH ALG ARC OF 150 FT RAD CRV TO
RIGHT 37.34 FT (CHORD=N 04 DEG 41'14" W
37.24 FT) TH N 02 DEG 26'36" E 69.01 FT
TH S 90 DEG 00'00" W 203.89 FT TH S 00
O POB TOGETHER
NT SEC 22 T29N
3 A.



	Topography of Site					
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X	Level					
X	Rolling					
X	Low					
X	High					
X	Landscaped					
X	Swamp					
X	Wooded					
X	Pond					
X	Waterfront					
X	Ravine					
X	Wetland					
X	Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	56,400	0	56,400			35,280C
2023	45,200	0	45,200			33,600C
2022	32,000	0	32,000			32,000S
2021	32,000	0	32,000			31,483C

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GREGSON	REID	65,000	07/27/1998	WD	03-ARM'S LENGTH	484:996	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (Building Permit(s)	Date	Number	Status
W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
REID KENNETH M & KATHLEEN A 4472 MORNINGVIEW SHELBY TWP MI 48316	MAP #: 36					
	2024 Est TCV 243,311					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L286 P524 L322 P206 L484 P996-997/98 PRT SE 1/4 OF SE 1/4 SEC 22 COM SE COR SD SEC TH ALG S SEC LN N 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT TO POB TH S 41 DEG 25' 20" W 127.02 FT TH N 22 DEG 06' 55" W 566.88 FT TO S BANK OF N PART OF CRYSTAL RIVER TH ALG SD BANK N 65 DEG 01' 30" E 113.85 FT TH S 22 DEG 06' 55" E 515.96 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 22 T29N R14W.	X			A 100' @ 2200/	100.00	566.00	0.9678 1.0680	2200 100		227,394
	X			A 100' @ 2200/	14.00	566.00	0.9678 1.0680	2200 50	SURPLUS: ZONING 100 FT	1
				114 Actual Front Feet, 1.48 Total Acres				Total Est. Land Value =		243,311

Comments/Influences



- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	121,700	0	121,700			48,787C
2023	105,100	0	105,100			46,464C
2022	77,200	0	77,200			44,252C
2021	66,900	0	66,900			42,839C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
BOLEN JANE	BOLEN BRUCE & JANE	0	12/19/2016	WD	09-FAMILY	1292P176	OTHER	0.0													
THOMASMA VIRGINIA M TRUST	VREDEVOOGD COMBS PATRICIA	0	12/15/2016	QC	19-MULTI PARCEL ARM'S LE	1292P166	DEED	0.0													
VREDEVOOGD COMBS PATRICIA	VREDEVOOGD PATRICIA A TRU	0	12/15/2016	QC	09-FAMILY	1292P169	DEED	0.0													
THOMASMA VIRGINIA M TRUST	BOLEN JANE	1	12/15/2016	QC	09-FAMILY	1292P172	OTHER	0.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (		Building Permit(s)		Date	Number	Status									
6104 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 36		2024 Est TCV 948,951 TCV/TFA: 417.30													
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4120.4120 RESI															
BOLEN BRUCE & JANE 5421 CASCADE RD SE GRAND RAPIDS MI 49546		Public Improvements		* Factors *																	
Tax Description		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
L1292P172 L1292P166 L1292P169 L1292P148 EASE 12/2016 TRANSFER .86 A TO ADJACENT PARCEL 122-017-45: 006-122-017-20 MINUS TRANSFER PARCEL: THAT PART OF THE SE QTR OF SEC 22, T29N, R14W GLEN ARBOR TWP LEELANAU COUNTY MICHIGAN COM AT THE SE CNR OF SAID SEC 22; THENCE ALONG THE S LINE OF SAID SEC 22 N88°55'30"W 575.48'; THENCE N22°06'55"W 411.41'; THENCE N63°02'45"E 277.30' TO POB; THENCE N27°37'00"W526.91'; THENCE ALONG A SHORELINE TRAVERSE OF THE CRYSTAL RIVER N37°28'20"E 121.44'; THENCE N52°31'50"E		X Gravel Road		A 100' @ 2200/		200.00		565.09		0.7757		1.0676		2200		100		SURPLUS: ZONING 100 FT		364,356	
		X Paved Road		A 100' @ 2200/		76.27		565.09		0.7757		1.0676		2200		50		SURPLUS: ZONING 100 FT		6	
		X Storm Sewer		276 Actual Front Feet, 3.58 Total Acres										Total Est. Land Value =				433,829			
		X Sidewalk		Land Improvement Cost Estimates							Description		Rate		Size % Good		Cash Value				
		X Water		Residential Local Cost Land Improvements							Description		Rate		Size % Good		Cash Value				
		X Sewer		LAND IMPROVEMENTS 75							7,500.00		1 100		7,500						
		X Electric		Total Estimated Land Improvements True Cash Value =							7,500										
		X Gas																			
		X Curb																			
		X Street Lights																			
		X Standard Utilities																			
		X Underground Utils.																			
		Topography of Site																			
		X Level																			
		X Rolling																			
		X Low																			
		X High																			
		X Landscaped																			
		X Swamp																			
		X Wooded																			
		X Pond																			
		X Waterfront																			
		X Ravine																			
		X Wetland																			
		X Flood Plain																			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value							
		Who		When		What		2024		216,900		257,600		474,500		208,846C					
		TPC 10/29/2018 INSPECTED		2023		187,300		240,100		427,400				198,901C							
		WAS 01/13/2008 INSPECTED		2022		104,000		211,100		315,100				189,430C							
				2021		90,200		202,400		292,600				183,379C							

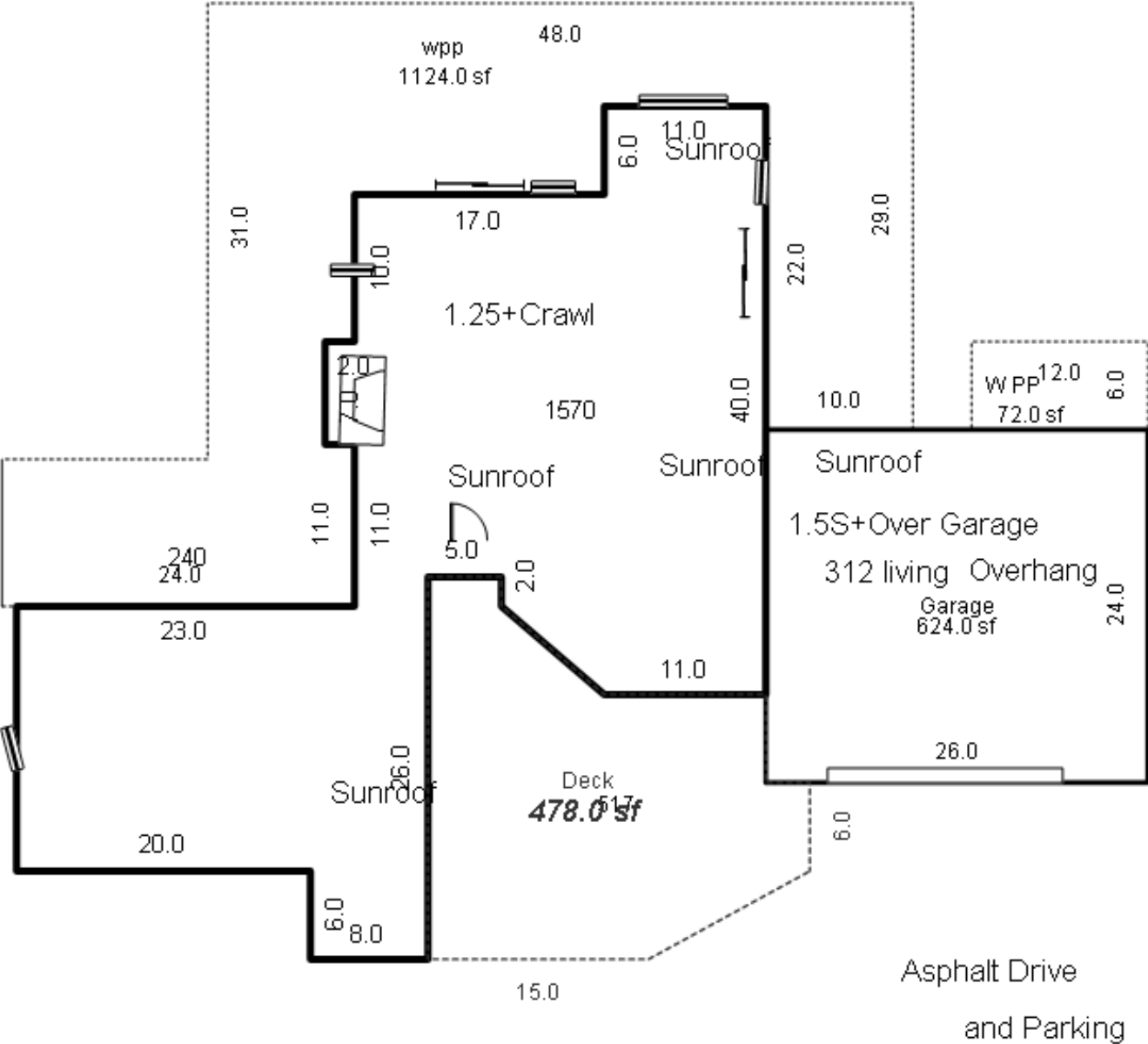


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1124 72 478	Type WPP WPP Treated Wood	Year Built: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: BC Effec. Age: 35 Floor Area: 2,274 Total Base New : 459,386 Total Depr Cost: 298,601 Estimated T.C.V: 507,622					
Building Style: 1.25 STORY		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 1984		Remodeled 0		X	Ex	Ord	Min	X								
Condition: Average				Size of Closets												
Room List				X	Lg	Ord	Small									
	Basement 4 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors					H.C.		Central Air Wood Furnace							
(1) Exterior		Kitchen: Vinyl Other: Carpeted Other: Tile							(12) Electric							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings							200	Amps Service						
X	Insulation	X	Drywall						No./Qual. of Fixtures							
(2) Windows		(7) Excavation		X	Ex.	Ord.	Min									
X	Many Avg. Few	X	Large Avg. Small						No. of Elec. Outlets							
X	Wood Sash Metal Sash Vinyl Sash Double Hung			X	Many	Ave.	Few		(13) Plumbing							
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1570 S.F. Slab: 0 S.F. Height to Joists: 0.0							1	Average Fixture(s)						
(3) Roof		(8) Basement							2	3 Fixture Bath						
X	Gable Hip Flat	X	Gambrel Mansard Shed						1	2 Fixture Bath						
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
	Chimney: Brick	(9) Basement Finish							(14) Water/Sewer							
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
		(10) Floor Support							Lump Sum Items:							
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:														
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:	341,325	221,862											
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)			1	2,234	1,452											
3 Fixture Bath			1	7,025	4,566											
2 Fixture Bath			1	4,707	3,060											
Water/Sewer																
1000 Gal Septic			1	5,796	3,767											
Water Well, 100 Feet			1	6,421	4,174											
Porches																
WPP			72	3,295	2,142											
WPP			1124	23,660	15,379											
Deck																
Treated Wood			478	7,992	5,195											
Garages																
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost			624	32,005	20,803											
Common Wall: 1 Wall			1	-2,726	-1,772											
Door Opener			1	703	457											
Built-Ins																
Appliance Allow.			1	4,088	2,657											
Jacuzzi Tub			1	12,228	7,948											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOVILLE	REID	64,125	08/19/1996	LC	16-LC PAYOFF	428:936	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6136 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/16/2013	PM13-0622	
Owner's Name/Address	P.R.E. 0%		Electrical	10/28/2013	PE13-0488	
REID KENNETH M & KATHLEEN A 4472 MORINGVIEW DR SHELBY TOWNSHIP MI 48316-3932	MAP #: 36		HOUSE	11/07/1996	97004061	INSPECTED
	2024 Est TCV 578,534 TCV/TFA: 488.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L428 P936-941 L433 P602/96 PRT SE 1/4 SEC 22 COM SE COR SD SEC TH ALG S SEC LN N 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT TH S 41 DEG 25' 20" W 127.02 FT TO POB TH S 41 DEG 25' 20" W 103.78 FT TH S 61 DEG 51' 20" W 16.82 FT TH N 22 DEG 06' 55" W 591.96 FT TO S BANK N PRT CRYSTAL RIVER TH ALG BANK N 56 DEG 04' 05" E 112.01 FT TH S 22 DEG 06' 55" E 566.88 FT TO POB TOGETHER & SUBJECT TO EASEMENTS SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		A 100' @ 2200/	100.00	580.00	0.9721	1.0746	2200 100	229,802
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		A 100' @ 2200/	12.00	580.00	0.9721	1.0746	2200 50 SURPLUS: ZONING 100 FT	112 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 243,590
				Land Improvement Cost Estimates						
				Description		Rate	Size % Good		Cash Value	
				D/W/P: 3.5 Concrete		6.77	70 0		0	
				Total Estimated Land Improvements True Cash Value = 0						



Comments/Influences			Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			X	Level	2024	121,800	167,500	289,300			140,473C
			X	Rolling	2023	105,200	155,900	261,100			133,784C
			X	Low	2022	76,800	139,100	215,900			127,414C
			X	High	2021	66,600	124,000	190,600			123,344C
			X	Landscaped							
			X	Swamp							
			X	Wooded							
			X	Pond							
			X	Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
			Who	When	What						
			TPC 10/31/2013	INSPECTED							
			WAS 01/13/2008	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 299 468 60	Type WGEP (1 Story) Treated Wood Pine	Year Built: 1997 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,185 Total Base New : 246,287 Total Depr Cost: 197,026 Estimated T.C.V: 334,944		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1997			
Yr Built 1997	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1185 SF Floor Area = 1185 SF.						
Condition: Average		Size of Closets		Lg			X	Ord	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Siding Crawl Space		Total:		172,539 138,027	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1185 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath			Other Additions/Adjustments					
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Water/Sewer					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1		Average Fixture(s) 1		1,518 1,214	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Gable Hip Flat			Gambrel Mansard Shed			Water/Sewer		1000 Gal Septic Water Well, 100 Feet		5,002 4,002	
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		5,973 4,778	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			WGEP (1 Story)		299		20,314 16,251	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			Pine w/Roof (Deck Portion)		468		7,437 5,950	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Pine w/Roof (Roof portion)			Pine w/Roof (Roof portion)		60		1,610 1,288	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			Base Cost		720		26,906 21,525	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Common Wall: 1 Wall			Common Wall: 1 Wall		1		-2,282 -1,826	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Door Opener			Door Opener		1		562 450	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1		2,845 2,276	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Prefab 1 Story		1		2,665 2,132	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items			Local Cost Items					
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0
SUTHERLAND PAUL H & AMY B	CRYSTAL GLEN PROPERTIES L	1	07/31/2020	QC	09-FAMILY	2020004961	OTHER	100.0
HORIZON ENTERPRISES LLC	SUTHERLAND PAUL H & AMY B	440,000	06/25/2020	WD	03-ARM'S LENGTH	2020004022	REALTOR	100.0
WEAVER ROBERT C & KAREN C	HORIZON ENTERPRISES LLC	0	04/08/2014	WD	09-FAMILY	1196P247	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6166 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/03/2021	PP21-0028	100% FINIS
	P.R.E. 100% 08/24/2022		Res. Add/Alter/Repair	02/01/2021	PB20-0476	100% FINIS
Owner's Name/Address	MAP #: 36		ADDITION/ALTERATION	11/29/2020	LU20-38	100% FINIS
SUTHERLAND PAUL H & AMY BORER 6166 W CRYSTAL BEND DR GLEN ARBOR MI 49636	2024 Est TCV 628,088 TCV/TFA: 267.27		Electrical	11/05/2020	PE20-0585	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	100.00	600.00	1.0000	1.0837	2200	100		238,418	
Gravel Road	100 Actual Front Feet,	1.38 Total Acres			Total Est. Land Value =			238,418	

Land Improvement Cost Estimates								
Description	Rate	Size	% Good	Cash Value				
Residential Local Cost Land Improvements <td></td> <td></td> <td></td> <td></td> <td colspan="4"></td>								
Description <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> <td colspan="4"></td>	Rate	Size	% Good	Cash Value				
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
Total Estimated Land Improvements True Cash Value =				2,500				

Topography of Site								
Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront
	Ravine	Wetland	Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	119,200	194,800	314,000			298,620C
2023	103,000	181,400	284,400			284,400S
2022	60,000	186,100	246,100		246,100W	235,880C
2021	60,000	139,400	199,400			199,400S

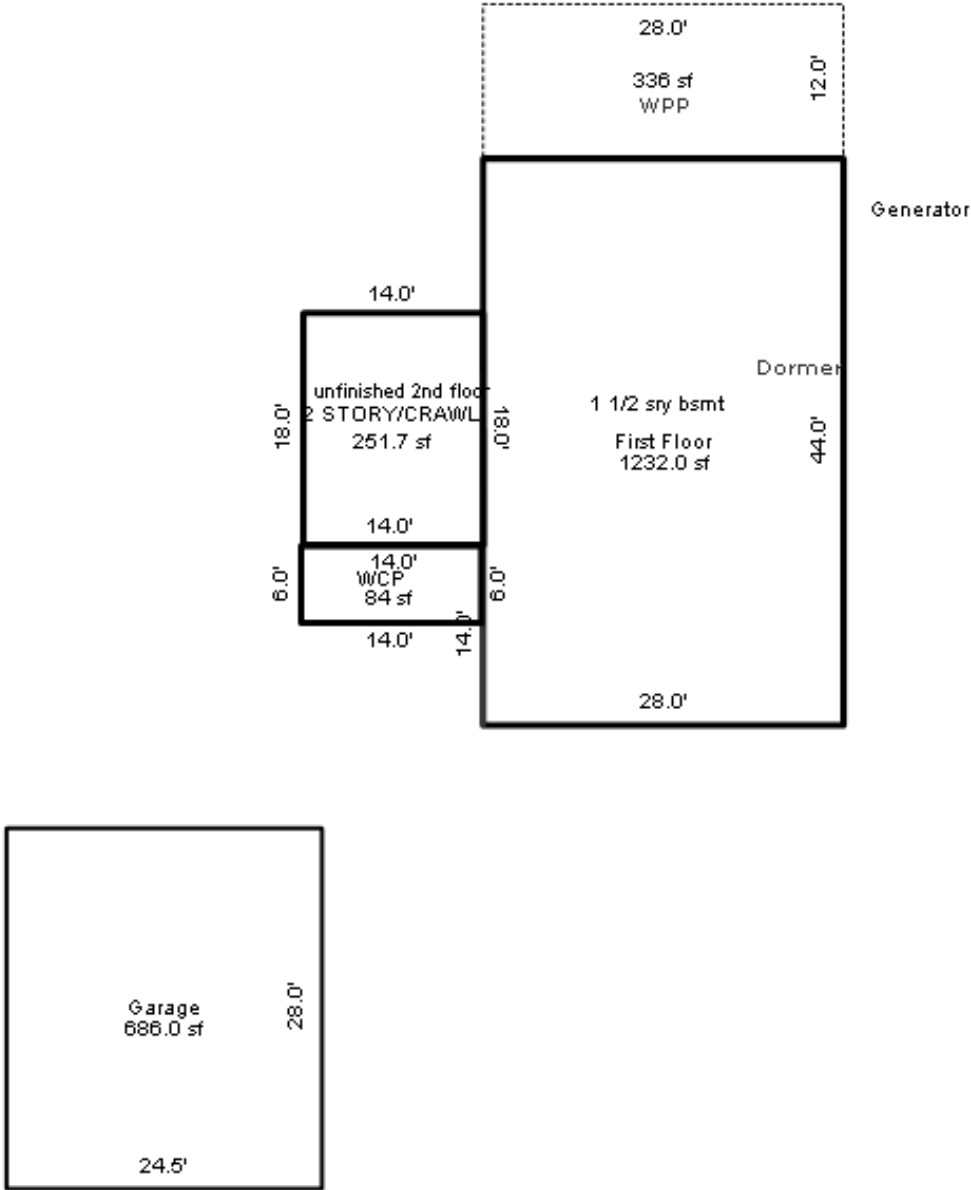


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 336 16	Type WPP WPP	Year Built: 1994 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 686 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 2,350 Total Base New : 350,380 Total Depr Cost: 227,747 Estimated T.C.V: 387,170			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1992	Remodeled 2021	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C		Blt 1992				
Condition: Average		Lg Ord Small		200 Amps Service			No./Qual. of Fixtures			Floor Area = 2350 SF.						
Room List		Doors Solid H.C.		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		X Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Basement 1,232						
(1) Exterior		Kitchen: Other:		Many X Ave. Few			2 Story Siding Crawl Space 251			Total: 283,547		184,304				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,632		1,711				
X	Insulation	Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,518		987				
(2) Windows		Basement: 1232 S.F. Crawl: 251 S.F. Slab: 0 S.F.		(14) Water/Sewer			Water/Sewer			3 Fixture Bath 2 9,555		6,211				
Many Avg. Few	Large Avg. Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic 1 5,002			Water Well, 100 Feet 1 5,973		3,251 3,882				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:			Porches			WPP 336 5,820		3,783				
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well			Garages			WPP 16 872		567				
X	Gable Hip Flat	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 686 28,867		18,764				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Door Opener 2 1,124			Built-Ins						
Chimney: Metal		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		2000 Gal Septic			Appliance Allow. 1 2,845			Fireplaces		1,849				
							Wood Stove 1 2,624			Local Cost Items						
							GENERATOR 1 1 1 *			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADER JACK D II & CHRISTI	KURAS PROPERTIES	0	04/04/1987	WD	03-ARM'S LENGTH	309P860	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NONE	Building Permit(s)	Date	Number	Status
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W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KURAS PROPERTIES 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 1,044					
--	--------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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E 200' @ 800/	33.00	68.64	1.5690	0.6303	800	4 ROW EASEMENT	1,044
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33 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =	1,044
--	--	--	--	--	--	-------------------------	-------

Tax Description	Dirt Road						
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SEE TITLE OPINION REMAINDER PART OF LIBER 309P860 EXCEPT THAT PART CONVEYED TO WOODSTONE CONDOMINIUM REC L1339P695	Gravel Road						
--	-------------	--	--	--	--	--	--

Comments/Influences	Paved Road						
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	Storm Sewer						
--	-------------	--	--	--	--	--	--

	Sidewalk						
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	Water						
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	Sewer						
--	-------	--	--	--	--	--	--

	Electric						
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	Gas						
--	-----	--	--	--	--	--	--

	Curb						
--	------	--	--	--	--	--	--

	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
--	--------------------	--	--	--	--	--	--

	Level						
--	-------	--	--	--	--	--	--

	Rolling						
--	---------	--	--	--	--	--	--

	Low						
--	-----	--	--	--	--	--	--

	High						
--	------	--	--	--	--	--	--

	Landscaped						
--	------------	--	--	--	--	--	--

	Swamp						
--	-------	--	--	--	--	--	--

	Wooded						
--	--------	--	--	--	--	--	--

	Pond						
--	------	--	--	--	--	--	--

	Waterfront						
--	------------	--	--	--	--	--	--

	Ravine						
--	--------	--	--	--	--	--	--

	Wetland						
--	---------	--	--	--	--	--	--

	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	500	0	500			315C
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2023	300	0	300			300S
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2022	300	0	300			300S
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2021	300	0	300			300S
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COMBS TIMOTHY GUY & VREDE	CRYSTAL COTTAGE TRUST	1	06/19/2019	QC	09-FAMILY	1363P842	PROPERTY TRANSFER	0.0				
VREDEVOOGD PATRICIA A TRU	COMBS TIMOTHY GUY &	0	01/09/2017	WD	09-FAMILY	1285P163	PROPERTY TRANSFER	0.0				
VAN ELDEREN & JOSTEN & VR	VREDEBOOGD PATRICIA A TRU	0	10/14/2015	WD	09-FAMILY	L1244P661	PROPERTY TRANSFER	0.0				
VREDEVOOGD FAMILY TRUST	VAAN ELDEREN & JOSTEN & V	0	10/14/2015	QC	09-FAMILY	1244P657	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
6060 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/31/2017	PM17-0527	100% FINIS				
Owner's Name/Address		P.R.E. 100% 05/26/2022		Plumbing		08/30/2017	PP17-0222	100% FINIS				
CRYSTAL COTTAGE TRUST PO BOX 322 GLEN ARBOR MI 49636		MAP #: 36		Mechanical		08/21/2017	PM17-0492	100% FINIS				
		2024 Est TCV 863,643 TCV/TFA: 444.72		Electrical		07/20/2017	PE17-0369	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A 100' @ 2200/	100.00	626.90	0.8865	1.0957	2200	100		213,692
		X	Paved Road	A 100' @ 2200/	61.90	626.90	0.8865	1.0957	2200	50	SURPLUS: ZONING	100' 66,
		X	Storm Sewer	162 Actual Front Feet, 2.33 Total Acres Total Est. Land Value = 279,829								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: Flagstone/Sand	21.61	390	0	0				
		X	Electric	D/W/P: Asphalt Paving	3.19	1000	0	0				
		X	Gas	Residential Local Cost Land Improvements								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 7,500								
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 08/01/2019	INSPECTED		2024	139,900	291,900	431,800			321,271C	
		TPC 11/14/2017	INSPECTED		2023	120,800	272,100	392,900			305,973C	
		TPC 10/29/2015	INSPECTED		2022	85,000	246,500	331,500			291,403C	
					2021	73,700	219,800	293,500			282,094C	

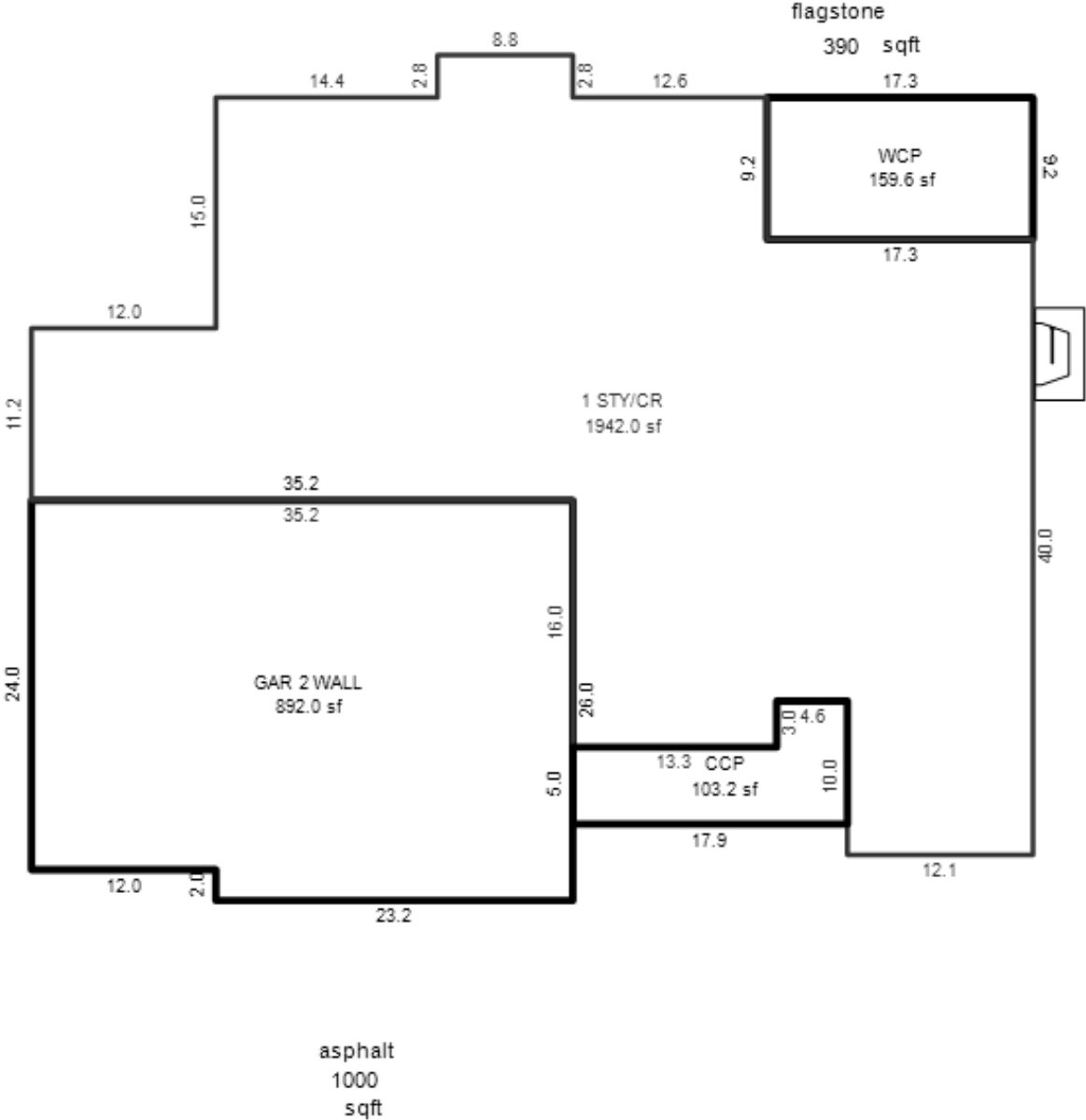


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 159 103	Type WCP (1 Story) CCP (1 Story)	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 892 % Good: 0 Storage Area: 0 No Conc. Floor: 0	159	WCP (1 Story)	103	CCP (1 Story)	E.C.F. X 1.700	
	Mobile Home																0 Front Overhang 0 Other Overhang	X			Class: C +10 Effec. Age: 5 Floor Area: 1,942 Total Base New : 356,827 Total Depr Cost: 339,008 Estimated T.C.V: 576,314
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1942 SF Floor Area = 1942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas			Cls C 10 Blt 2018				
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 278,035 264,156				
A-Frame		Trim & Decoration		0 Amps Service			Ex. Ord. Min			Average Fixture(s)			Average Fixture(s)				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few			1 Average Fixture(s)			2 3 Fixture Bath				
Building Style: 1 STORY		Size of Closets		(12) Electric			(13) Plumbing			2 3 Fixture Bath			1 2 Fixture Bath				
Yr Built Remodeled 2018 0		Lg Ord Small		Central Air Wood Furnace			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Condition: Average		Doors Solid H.C.		(12) Electric			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Room List		(5) Floors		0 Amps Service			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Basement		Kitchen:		No./Qual. of Fixtures			Ex. Ord. Min			2 3 Fixture Bath			1 2 Fixture Bath				
1st Floor		Other:		No. of Elec. Outlets			Many Ave. Few			2 3 Fixture Bath			1 2 Fixture Bath				
2nd Floor		Other:		(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
3 Bedrooms		Basement: 0 S.F. Crawl: 1942 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
(1) Exterior		(6) Ceilings		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Wood/Shingle		No. of Elec. Outlets		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Aluminum/Vinyl		Many Ave. Few		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Brick		Basement: 0 S.F. Crawl: 1942 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Insulation		(7) Excavation		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
(2) Windows		Basement: 0 S.F. Crawl: 1942 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Many Avg. Few		Large Avg. Small		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Wood Sash		(8) Basement		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Vinyl Sash		(9) Basement Finish		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Horiz. Slide		(10) Floor Support		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Casement		Joists: Unsupported Len: Cntr.Sup:		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Double Glass		Lump Sum Items:		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Patio Doors		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2 3 Fixture Bath			1 Average Fixture(s)			2 3 Fixture Bath			1 2 Fixture Bath				
Storms & Screens		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 576,314		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
(3) Roof		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 576,314		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Gable		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 576,314		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Hip		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 576,314		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Flat		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 576,314		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Asphalt Shingle		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 576,314		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				
Chimney:		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 576,314		1 Average Fixture(s)			2 3 Fixture Bath			1 Average Fixture(s)			1 2 Fixture Bath				

*** Information herein deemed reliable but not guaranteed***



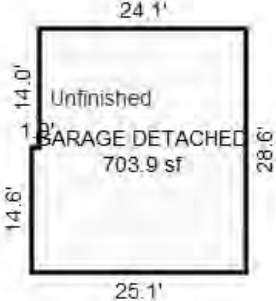
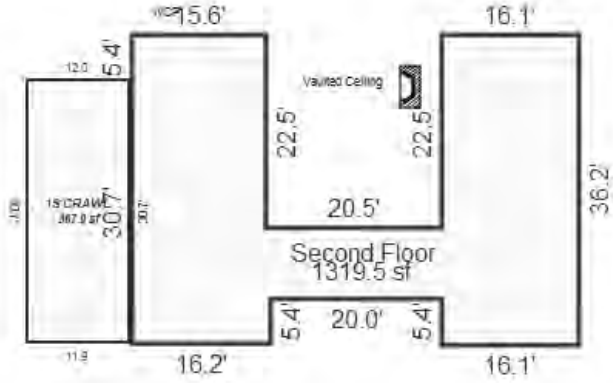
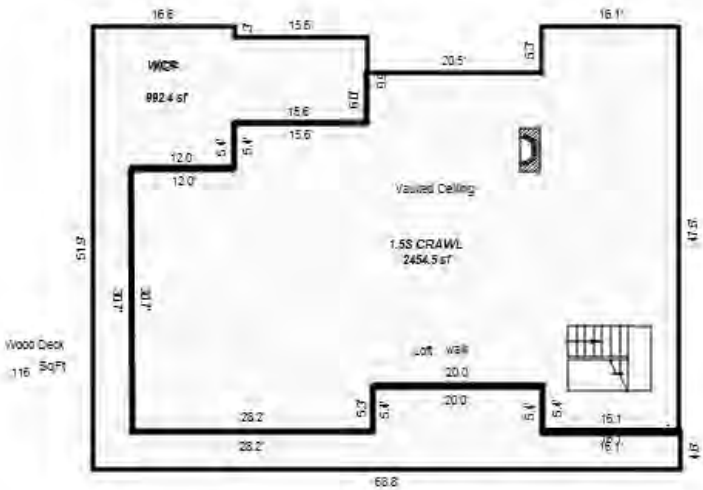
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ANGILERI FRANK A LIVING T	ANGILERI FRANK A & MARIA	0	09/21/2016	WD	03-ARM'S LENGTH	1274P718	PROPERTY TRANSFER	0.0			
FRUEHAUF ROHN H	ANGILERI FRANK A LIVING T	1,100,000	09/15/2009	WD	03-ARM'S LENGTH	2009 1027-883W	DEED	100.0			
FRUEHAUF		0	08/11/2009	OTH	33-TO BE DETERMINED	2009 1024-7580	DEED	0.0			
FRUEHAUF ROHN		0	07/31/2009	SD	10-FORECLOSURE	2009 1024-41SD	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
5998 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		04/25/2014	PE14-0126	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Res. Garage, Detached		08/16/2013	PB13-0264	100% FINIS			
ANGILERI FRANK A & MARIA F 1074 SUFFIELD AVE BIRMINGHAM MI 48009		MAP #: 30		GARAGE		07/27/2013	2013-02	100% FINIS			
		2024 Est TCV 3,366,999 TCV/TFA: 914.70		Mechanical		02/15/2013	PM13-0080	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L488 P783/98 PRT GOVT LOT 1 SEC 22 COM E 1/4 COR SD SEC TH N 00 DEG 20' 00" E ALG E LN SD SEC 768.71 FT TO POB TH CONT N 0 DEG 20' 00" E 148.02 FT TH N 42 DEG 12' 15" W 449.78 FT TO SHR LAKE MICHIGAN TH S 40 DEG 08' 03" W ALG SHR LAKE MICHIGAN 110.91 FT TH S 42 DEG 09' 50" E 543.72 FT TO E LN SD SEC & POB SEC 22 T29N R14W.		X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value LK MI "A" 18000 100.00 496.75 0.9403 1.0086 18000 100 1,707,089 LK MI "A" 18000 22.81 496.75 0.9403 1.0086 18000 50 SURPLUS: ZONING 100 FT 19 123 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 1,901,782							
Comments/Influences		X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Flagstone/Sand 26.87 100 0 0 D/W/P: 4in Ren. Conc. 10.56 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							
		Topography of Site									
		X									
		X									
		X									
		X									
		Who	When	What	2024	950,900	732,600	1,683,500	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan					2023	845,200	551,200	1,396,400			969,182C
					2022	724,300	477,300	1,201,600			923,031C
					2021	803,300	462,700	1,266,000			893,545C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 2014 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 703 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 3,681 Total Base New : 625,554 Total Depr Cost: 562,997 Estimated T.C.V: 1,463,792			992 WCP (1 Story)			Bsmnt Garage: Carport Area: Roof:																			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			E.C.F. X 2.600																									
Yr Built 2013		Remodeled 0	Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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			Cls BC			Blt 2013																			
Condition: Average		Ex	Ord		Min	0 Amps Service			Building Areas			Size			Cost New			Depr. Cost															
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Stories			Exterior			Foundation			Total:																
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Other:			Ex.			Ord.			Min			Plumbing			Average Fixture(s)														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2454 S.F. Slab: 0 S.F. Height to Joists: 0.0			4			3 Fixture Bath			1			2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Built-Ins Appliance Allow. Fireplaces Interior 2 Story Porches WCP (1 Story) Local Cost Items GENERATOR			2,454			485,354			436,818		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1000 Gal Septic			1			2000 Gal Septic					
Many Avg. Few		Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:			Notes:			ECF (4085 LAKE MICHIGAN) 2.600 => TC			V: 1,463,792														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:																													
(3) Roof		Asphalt Shingle Metal																															
X	Gable Hip Flat	Gambrel Mansard Shed																															
Chimney:																																	

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALIAN ANNETTE T TRUST 28	BALIAN JOHN V TRUST 71.43	1	01/19/2011	OTH	33-TO BE DETERMINED	1082-242	OTHER	0.0
BALIAN JOHN V TRUST	BALIAN ANNETTE T TRUST	1	07/12/1998	WD	03-ARM'S LENGTH	659-582	OTHER	0.0
BALIAN JOHN V & ANNETTE T	BALIAN ANNETTE T REVOC TR	1	12/23/1988	QC	09-FAMILY	295-168	OTHER	0.0
FRUEHAUF RUTH H	BALIAN JOHN V & ANNETTE T	750,000	12/22/1988	WD	03-ARM'S LENGTH	294-959	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6180 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	07/28/2004	PP04-0245	
	P.R.E. 0%		MECHANICAL	07/20/2004	PM04-0437	
Owner's Name/Address	MAP #: 30		MECHANICAL	06/21/2004	PM04-0381	
BALIAN ANNETTE T TRUST & BALINA JOHN V TRUST TNT IN COM 7015 GREENTREE DR NAPLES FL 34108-7527	2024 Est TCV 5,420,137 TCV/TFA: 2573.6		Res. Single Family	06/10/2004	PB04-0259	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	18000	300.00	700.00	0.7097	1.0989	18000 100	4,211,511
			LK MI "A"	18000	78.40	700.00	0.7097	1.0989	18000 50 SURPLUS: ZONING 100' MIN	
			378 Actual Front Feet, 6.08 Total Acres Total Est. Land Value = 4,761,816							

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
L294 P959/88 L295 P168/89 L659 P582/02 PRT GOVT LOT 1 SEC 22 COM E 1/4 COR SD SEC TH N 00 DEG 20' 00" E ALG E SEC LN 152.27 FT TO POB TH CONT N 00 DEG 20' 00" E ALG E SEC LN 616.44 FT TH N 42 DEG 09' 50" W 543.72 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH S 40 DEG 08' 03" W ALG SD TRAVERSE LN 411.40 FT TO C/L BAY LANE TH S 41 DEG 37' 58" E ALG SD C/L 943.13 FT TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	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		

Comments/Influences



X	Topography of Site
X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

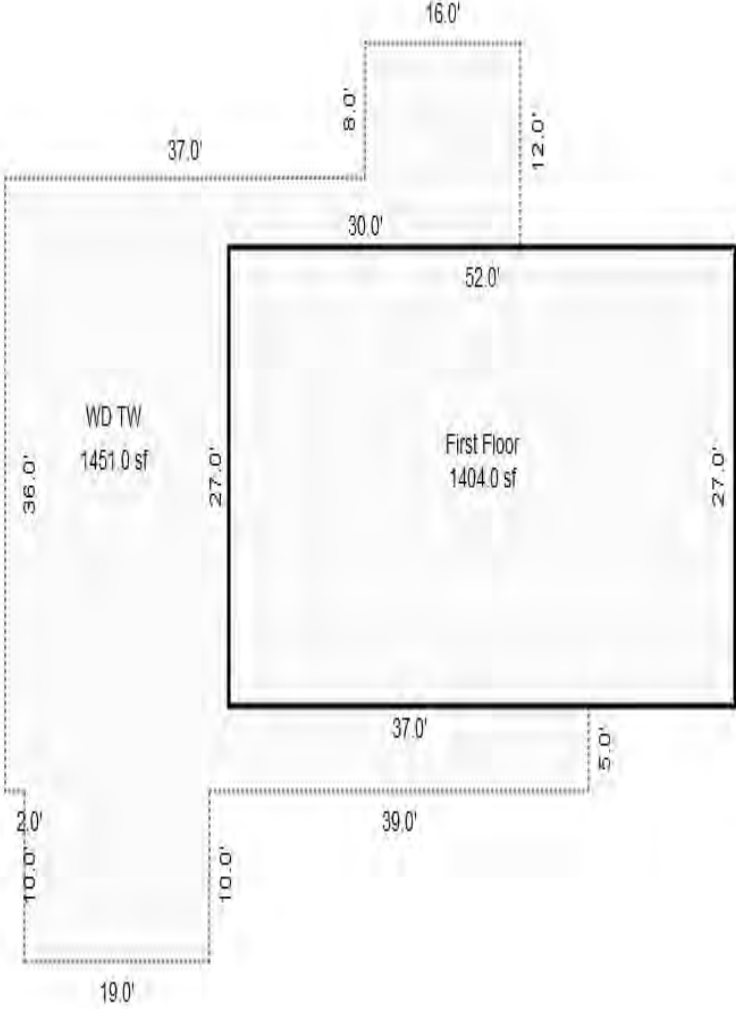
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	2,380,900	329,200	2,710,100			1,017,539C
2023	2,116,400	247,800	2,364,200			969,085C
2022	1,648,600	213,400	1,862,000			922,939C
2021	1,797,400	196,000	1,993,400			893,455C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1451	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
	Building Style: MODULAR	X	Drywall Paneled		Plaster Wood T&G										
	Yr Built 2004	Remodeled 0	Trim & Decoration		Ex	X	Ord								
	Condition: Average		Size of Closets			X	Ord								
	Room List	Doors	Lg	X	Ord		Small								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors													
	(1) Exterior	Kitchen: Hardwood Other: Carpeted Other:													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings													
	Insulation	X	Drywall												
	(2) Windows	(7) Excavation													
X	Many Avg.	X	Large Avg.												
	Few		Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1404 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X		(8) Basement													
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Asphalt Shingle	(9) Basement Finish													
	Chimney: Metal	(10) Floor Support													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X	Ord.											
		No. of Elec. Outlets													
		Many	X	Ave.											
		(13) Plumbing													
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 2 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		Cost Est. for Res. Bldg: 1 Single Family MODULAR (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: 237,980 214,186													
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,366 3 Fixture Bath 1 4,777 4,299 Separate Shower 2 2,796 2,516 Water/Sewer 1000 Gal Septic 1 5,002 4,502 Water Well, 100 Feet 1 5,973 5,376 Built-Ins Appliance Allow. 1 2,845 2,560 Deck Treated Wood 1451 19,371 17,434 Totals: 280,262 252,239													
		Notes: ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 655,821													

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NISONGER HELGA M TRUST	NISONGER HELGA M TRUST	0	12/31/2001	AFF	07-DEATH CERTIFICATE		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6006 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 01/01/2012					
Owner's Name/Address	MAP #: 30					
NISONGER HELGA M TRUST C/O NISONGER WILLIAM PO BOX 8 GLEN ARBOR MI 49636	2024 Est TCV 2,660,822 TCV/TFA: 791.44					

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
	X		LK MI "A"	18000	100.00	400.00 0.9665 0.9554 18000 100 1,662,252
	X		LK MI "A"	18000	10.00	400.00 0.9665 0.9554 18000 50 SURPLUS: ZONING 100 FT 8
			110 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 1,745,364			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 3.5 Concrete	6.77	1174 0	0
	X		Residential Local Cost Land Improvements			
			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			

Comments/Influences

DELAYED UNCAPPING 2002-2011



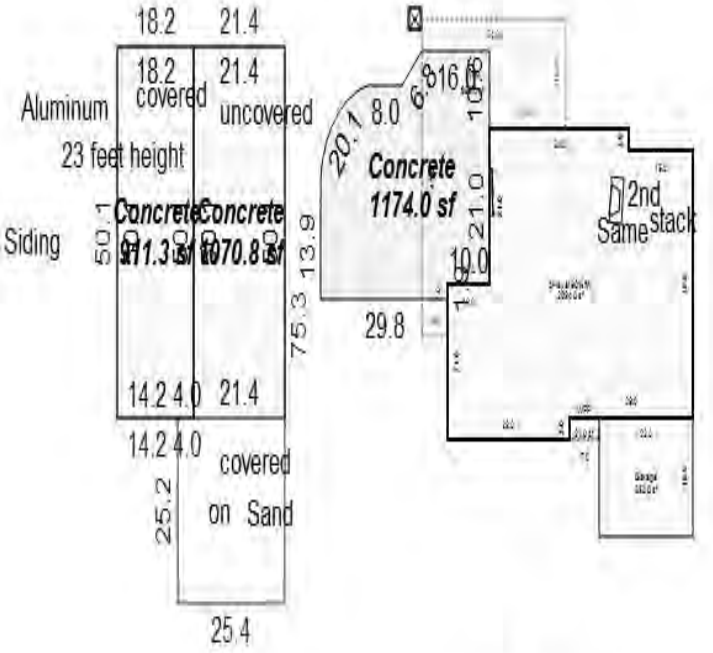
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	Topography of Site							
	X Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	Who	When	What	2024	872,700	457,700	1,330,400	485,480C
	TPC 03/28/2012	INSPECTED		2023	775,700	344,900	1,120,600	462,362C
	WAS 10/14/2007	INSPECTED		2022	664,900	297,100	962,000	440,345C
				2021	745,400	273,000	1,018,400	426,278C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 14 888	Type WPP WPP	Year Built: 1969 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																					
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.600		Bsmnt Garage:																																																																																																																																																						
Building Style: 1 STORY		Trim & Decoration		Ex X Ord Min			No. Heating/Cooling			Class: C +10 Effec. Age: 34 Floor Area: 3,362 Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																							
Yr Built 1967	Remodeled 1987	Size of Closets		Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 2.600		Roof:																																																																																																																																																							
Condition: Average		Doors		Solid X H.C.			(12) Electric			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Carpport Area:																																																																																																																																																							
Room List		(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Hardwood			200 Amps Service			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																							
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	No./Qual. of Fixtures		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																								
(1) Exterior	X Drywall		(6) Ceilings			Many X Ave. Few			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																								
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(7) Excavation			(13) Plumbing			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																								
X Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																								
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(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed			Lump Sum Items:			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																								
X Asphalt Shingle	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Supp:			Plumbing			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																								
Chimney: Brick	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 506,241 Total Depr Cost: 350,176 Estimated T.C.V: 910,458		Roof:																																																																																																																																																								
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*** Information herein deemed reliable but not guaranteed***



6006 west Bay Lane

Sketch by Apex Merina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS DAVID F & LAUREL	STEVENS FAMILY TRUST	1	02/12/2014	QC	09-FAMILY	1193P347	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6119 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEVENS FAMILY TRUST 1102 STADLER LN PETALUMA CA 94952	MAP #: 30					
	2024 Est TCV 1,936,402 TCV/TFA: 1065.1					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors * AT PUBLIC RD END/BEACH								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
			LK MI "A"	18000	100.00	175.00	0.9235	0.7771	18000	100	1,291,654
			LK MI "A"	18000	32.00	175.00	0.9235	0.7771	18000	50	SURPLUS: ZONING 100 FT 20
			132 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 1,498,318								

Tax Description	X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
L164 P942 L305 P934/89 L305 P684/90	X			Dirt Road				
L807486/04 SURVEY L8 P443 2005 DESCR				Gravel Road				
REVISED PRT GOVT LOT 1 SEC 22 COM AT E				Paved Road				
1/4 COR TH N 45 DEG W 940.50 FT TH N 45				Storm Sewer				
DEG E 132 FT TH N 45 DEG W 165 FT M/L TO				Sidewalk				
WATERS EDGE LAKE MICHIGAN TH SWLY ALG				Water				
WATERS EDGE LAKE MICHIGAN TO LINE RUNNING	X			Sewer				
N 45 DEG W FROM E 1/4 COR TH S 45 DEG E	X			Electric				
ON SD LN 165 FT M/L TO POB ALSO PRT GOVT	X			Gas				
LOT 1 COM E 1/4 POST SD SEC 22 TH N 45				Curb				
DEG 03'40" W 854.28 FT TH CONT N 45 DEG				Street Lights				
03' 40" W 59 FT TO POB TH CONT N 45 DEG				Standard Utilities				
03' 40" W 108.71 FT TH S 45 DEG 17' 50" W				Underground Utils.				
15 FT TH S 45 DEG 03' 40" E 108.71FT TH N								
44 DEG 53' 20" E 15 FT TO POB ALSO PARCEL								

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Crushed Rock	2.33	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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	749,200	219,000	968,200			327,455C
Rolling	2023	665,900	165,300	831,200			311,862C
Low	2022	537,700	142,700	680,400			297,012C
High	2021	628,400	131,100	759,500			287,524C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



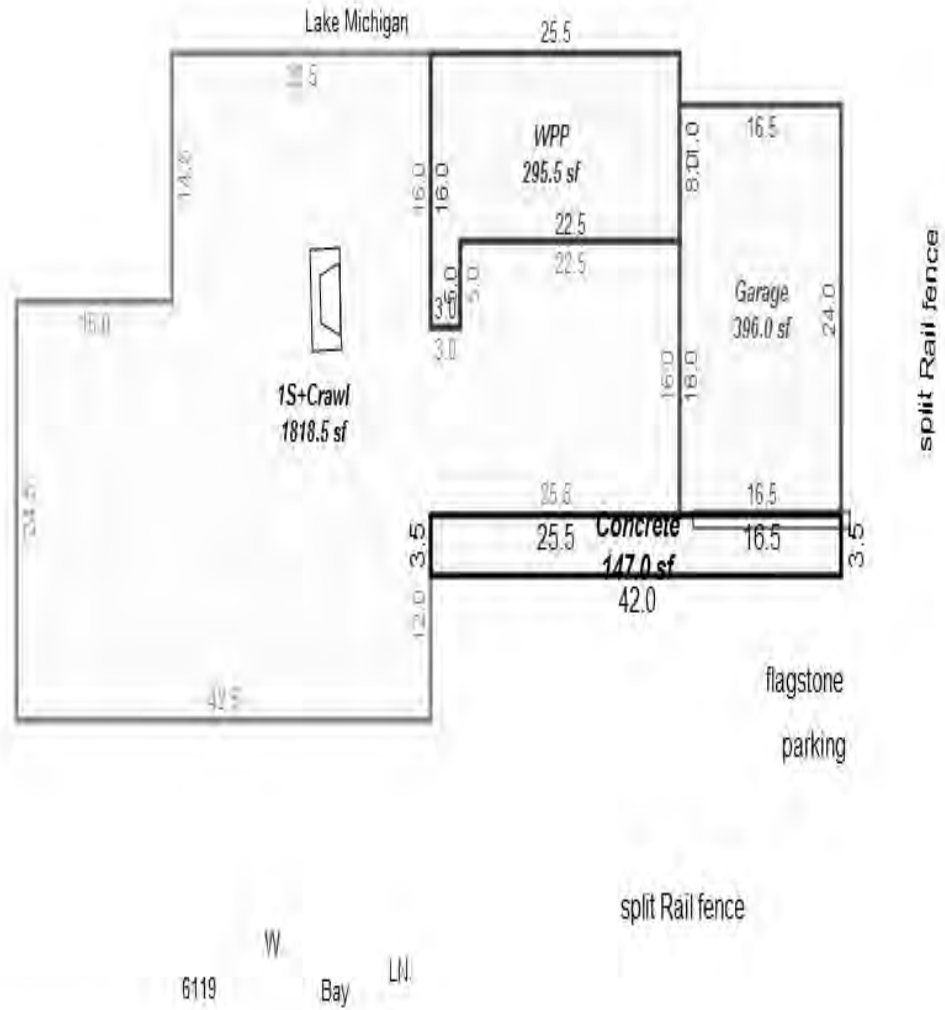
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 05/15/2017	INSPECTED		2023	665,900	165,300	831,200			311,862C
TPC 04/08/2010	DATA ENTER		2022	537,700	142,700	680,400			297,012C
WAS 10/14/2007	INSPECTED		2021	628,400	131,100	759,500			287,524C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 295	Type Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 40 Floor Area: 1,818 Total Base New : 277,617 Total Depr Cost: 166,571 Estimated T.C.V: 433,084		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace								
Yr Built 1960	Remodeled 1984	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.										
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1960		
(1) Exterior		Kitchen: Other: Carpeted Other: Hardwood		200		Ex. X Ord. Min		No. of Elec. Outlets		Ground Area = 1818 SF Floor Area = 1818 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many		X	Ave.	Few		Building Areas						
X	Insulation			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story		Exterior Siding		Foundation Crawl Space		Size 1,818		
(2) Windows		(7) Excavation		1		Average Fixture(s)		2		Other Additions/Adjustments		Total:		231,136	138,682	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1818 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s)		1		1,518	911	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Water/Sewer		1		5,002	3,001	
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Treated Wood		295		5,493	3,296	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		396	17,666	10,600
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Notes:		Fireplaces		Interior 1 Story		1		5,489	3,293	
Chimney: Block		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				ECF (4085 LAKE MICHIGAN) 2.600 => TCv:		Totals:		277,617		166,571		433,084		

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRIGHT WALTER W & MARGARE	SEYFARTH ROBERT B & SUSAN	300,000	04/05/2019	WD	03-ARM'S LENGTH	1356P710	PROPERTY TRANSFER	100.0
BRIGHT WALTER W & MARGARE	BRIGHT WALTER W & MARGARE	1	02/01/1993	QC	09-FAMILY	357P837	OTHER	0.0
HANSEN ARNOLD L & CLAA	BRIGHT WALTER W & MARGARE	9,600	01/30/1976	WD	16-LC PAYOFF	186P955	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5717 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/30/2021	PM21-0755	100% FINIS
	P.R.E. 0%		Electrical	06/08/2021	PE21-0355	100% FINIS
Owner's Name/Address	MAP #: 32		Plumbing	07/15/2020	PP20-0177	100% FINIS
SEYFARTH ROBERT B & SUSAN B 340 NORTHLAWN AVE EAST LANSING MI 48823	2024 Est TCV 703,745 TCV/TFA: 531.53		Electrical	09/26/2019	PE19-0570	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L357 P837/93 PRT GOVT LOT 3 COM SW COR OF SD GOVT LOT TH E 330.7 FT TH N 0 DEG 08' 20" W 165.96 FT TH S 89 DEG 11' 50" E 110.97 FT FOR POB TH N 0 DEG 06' 20" W 401.05 FT TH N 76 DEG 04' E 273.36 FT TH S 01 DEG 35' 45" W 469.83 FT TH N 89 DEG 10' 45" W 252.20 FT TO POB SEC 22 T29N R14W.	X		Dirt Road								
			Gravel Road								
			B 100' @ 2000/	200.00	435.00	0.7953	1.0000	2000	100	318,108	
			B 100' @ 2000/	50.00	435.00	0.7953	1.0000	2000	50	SURPLUS: ZONING 100 FT 3	
			250 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	357,872

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Electric Gas	Wood Frame	29.31	108 97	3,070
			Total Estimated Land Improvements True Cash Value =			



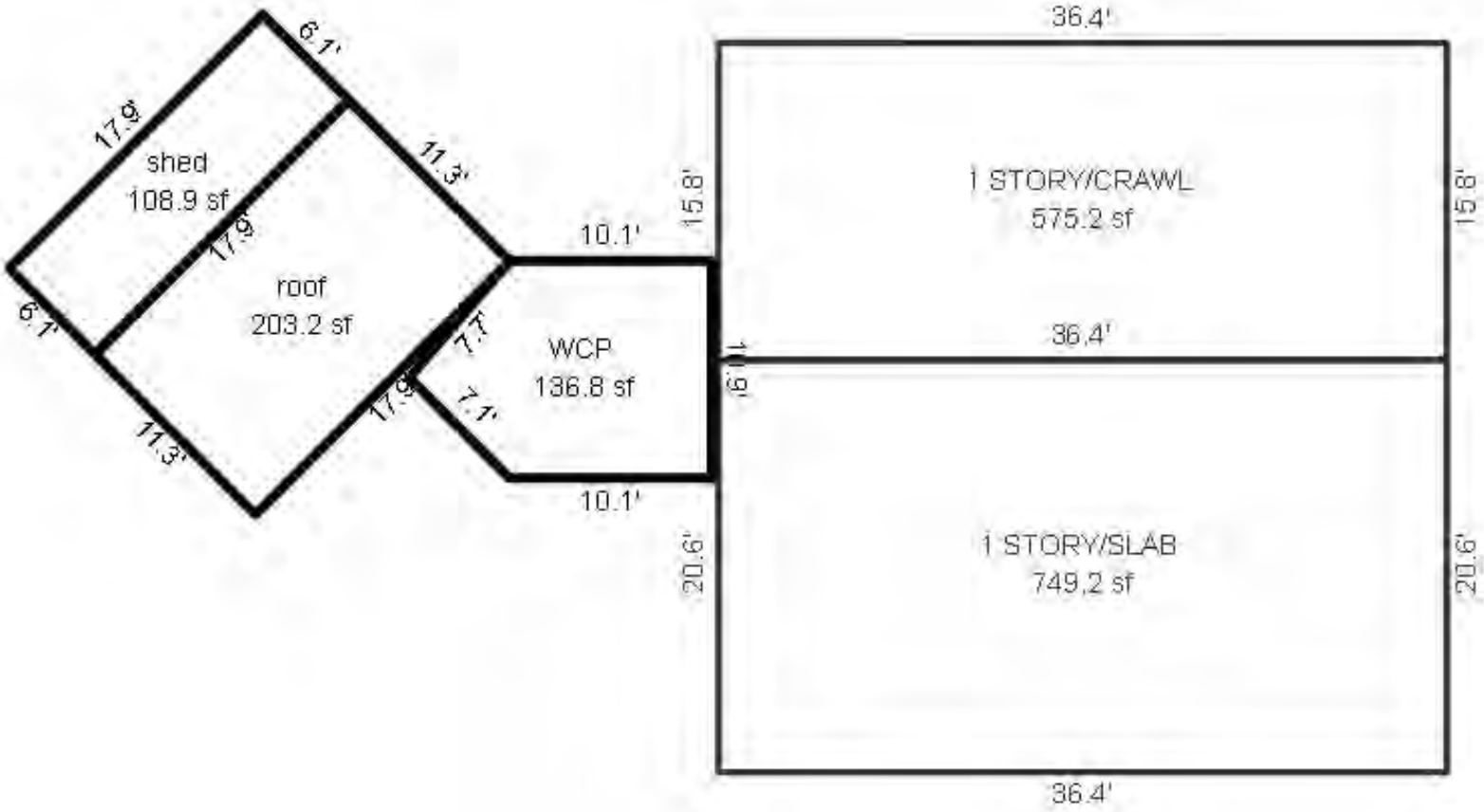
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	178,900	173,000	351,900			318,334C
		TPC 11/14/2023 INSPECTED	2023	143,100	129,100	272,200			270,509C
		TPC 12/12/2022 INSPECTED	2022	135,000	92,600	227,600			224,580C
		TPC 11/17/2021 INSPECTED	2021	135,000	73,400	208,400			207,532C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136 203	Type WCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X			X			Class: C Effec. Age: 1 Floor Area: 1,324 Total Base New : 203,687 Total Depr Cost: 201,649 Estimated T.C.V: 342,803			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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			Cls C		Blt 2023	
Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			1 Story Siding Slab 749			178,120		176,338	
Room List		Doors	Solid	H.C.	(12) Electric			Many Ave. Few			1 Average Fixture(s)					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 3 Fixture Bath						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 2 Fixture Bath			Other Additions/Adjustments						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 575 S.F. Slab: 749 S.F. Height to Joists: 0.0			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(2) Windows		(8) Basement		Basement Finish			(13) Plumbing			Water/Sewer						
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Deck						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			w/Roof (Roof portion)						
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well			Local Cost Items							
Asphalt Shingle		Chimney:		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:			SOLAR POWER <150KW			Totals:			203,687		201,649	
													1		1	
													1		1	

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURTON ALEXANDRIA TRUST	BURTON ALEXANDRIA TRUST	1	11/03/2022	WD	09-FAMILY	2022006404	PROPERTY TRANSFER	0.0
SHERIDAN MICHAEL L REVOCA	BURTON ALEXANDRIA TRUST	1,300,000	09/01/2017	WD	19-MULTI PARCEL ARM'S LE	1307P483	PROPERTY TRANSFER	100.0
SHERIDAN MICHAEL L TRUST	SHERIDAN MICHAEL L & DEAN	0	08/31/2017	QC	09-FAMILY	1307P479	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5705 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/12/2023	PM23-1135	40%
Owner's Name/Address	P.R.E. 0%		Plumbing	12/12/2023	PP23-0388	40%
BURTON ALEXANDRIA TRUST 5620 LANE LAKE RD BLOOMFIELD HILLS MI 48302	MAP #: 32		Mechanical	06/12/2023	PM23-0512	40%
	2024 Est TCV 2,397,589 TCV/TFA: 419.45		Res. Single Family Dwellin	06/07/2023	PB23-0210	40%

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	18000	100.00	230.77	0.9232	0.8327	18000	90	ADJACENT LEBEAR RESORT1,24	
Gravel Road	18000	32.13	230.77	0.9232	0.8327	18000	50	SURPLUS ZONING 100' &LEBEA	
Paved Road	132 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value = 1,467,736	

Tax Description
 1/25/2017 EXEMPT PARCEL LINE TRANSFER ON SURVEY AS PARCEL A OF COS RECORDED 2022006403 L14P925 A PARCEL OF LAND IN SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, THENCE NORTH 00°00'00" WEST, 371.37 FEET; THENCE NORTH 87°33'00" EAST, 209.39 FEET; THENCE NORTH 00°01'24" EAST, 149.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°01'24" EAST 196.99 FEET TO A TRAVERSE



Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Water		28.79	120	50	1,727
Sewer					
Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
Total Estimated Land Improvements True Cash Value =					1,727

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	733,900	464,900	1,198,800			1,055,489C
Rolling		2023	652,300	265,500	917,800			681,683C
Low		2022	534,100	231,700	765,800			649,222C
High		2021	464,400	213,100	677,500			628,483C
Landscaped								
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								

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Who	When	What	2024	2023	2022	2021
TPC	12/20/2023	INSPECTED				
TPC	11/14/2023	INSPECTED				
TPC	07/27/2023	INSPECTED				

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 361 229	Type CSEP (1 Story) CCP (1 Story)	Year Built: 2024 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1632 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 5,716 Total Base New : 901,443 Total Depr Cost: 892,429 Estimated T.C.V: 2,320,315			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 3 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average Part. Construct.: 40%		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 3 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2777 SF Floor Area = 5716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls BC Blt 2024						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas									
	Wood/Shingle Aluminum/Vinyl Brick X Vinyl Insulation	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
	(2) Windows	Ex.	Ord.	Min	No. of Elec. Outlets			1.5 Story Siding Crawl Space 2,777 1 Story Siding Overhang 686 1 Story Siding Overhang 865			Total: 743,509 736,074					
	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 2777 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 2,212 3 Fixture Bath 4 28,102 27,821 Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 200 Feet 1 12,049 11,929 Porches CSEP (1 Story) 361 18,357 18,173 CCP (1 Story) 229 7,898 7,819 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -3,205 -3,173 Base Cost 1632 77,030 76,260 Built-Ins Appliance Allow. 1 4,088 4,047 Totals: 901,443 892,429									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Notes:									
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		(14) Water/Sewer			ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 2,320,315 40% Completed => Est. True Cash Value 2024 =								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RKG TRUST	BURTON ALEXANDRIA TRUST	0	02/12/2024	WD	32-SPLIT VACANT	20240006664	DEED	0.0
RKG TRUST	RKG TRUST	0	02/12/2024	QC	31-SPLIT IMPROVED	2024000665	DEED	0.0
RKG TRUST	RKG TRUST	0	02/12/2024	QC	32-SPLIT VACANT	2024000663	DEED	0.0
GRAUMAN ROBERT A & KAREN	RKG TRUST	0	04/07/2022	WD	09-FAMILY	202200227	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5723 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/07/2020	PM20-0466	100% FINIS
	P.R.E. 0%		Mechanical	08/09/2016	PM16-0443	100% FINIS
Owner's Name/Address	MAP #: 32					
	2024 Est TCV 763,695 TCV/TFA: 301.26					

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 100' @ 2000/	86.11	478.55	1.0381	1.0241	2000 100	183,096
86 Actual Front Feet, 0.95 Total Acres						Total Est. Land Value = 183,096

Tax Description	X	Description	Rate	Size % Good	Cash Value
L254 P55985 L275 P295/87 L325 P406/91 PRT GOVT LOT 3 COM SW COR GOVT LOT 3 TH ALG N-S 1/4 LN N 371.37 FT TH N 87 DEG 33' 00" E 210.80 FT TH N 62 DEG 27' 10" E 147.25 FT TO POB TH N 85.29 FT TH N 88 DEG 13' 40" E 1.48 FT TH N 76 DEG 06' 30" E 103.50 FT TH S 0 DEG 09' 40" W 38.76 FT TH CONT S 0 DEG 06' 20" E 262.74 FT TH S 0 DEG 06' 20" E 99.55 FT TH N 89 DEG 11' 55" W 51.33 FT TH N 10 DEG 43' 20" W 292.89 FT TH N 62 DEG 27' 10" E 4.13 FT TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	2.70	1500 0	0
	X	Electric			
	X	Gas			
	X	Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			



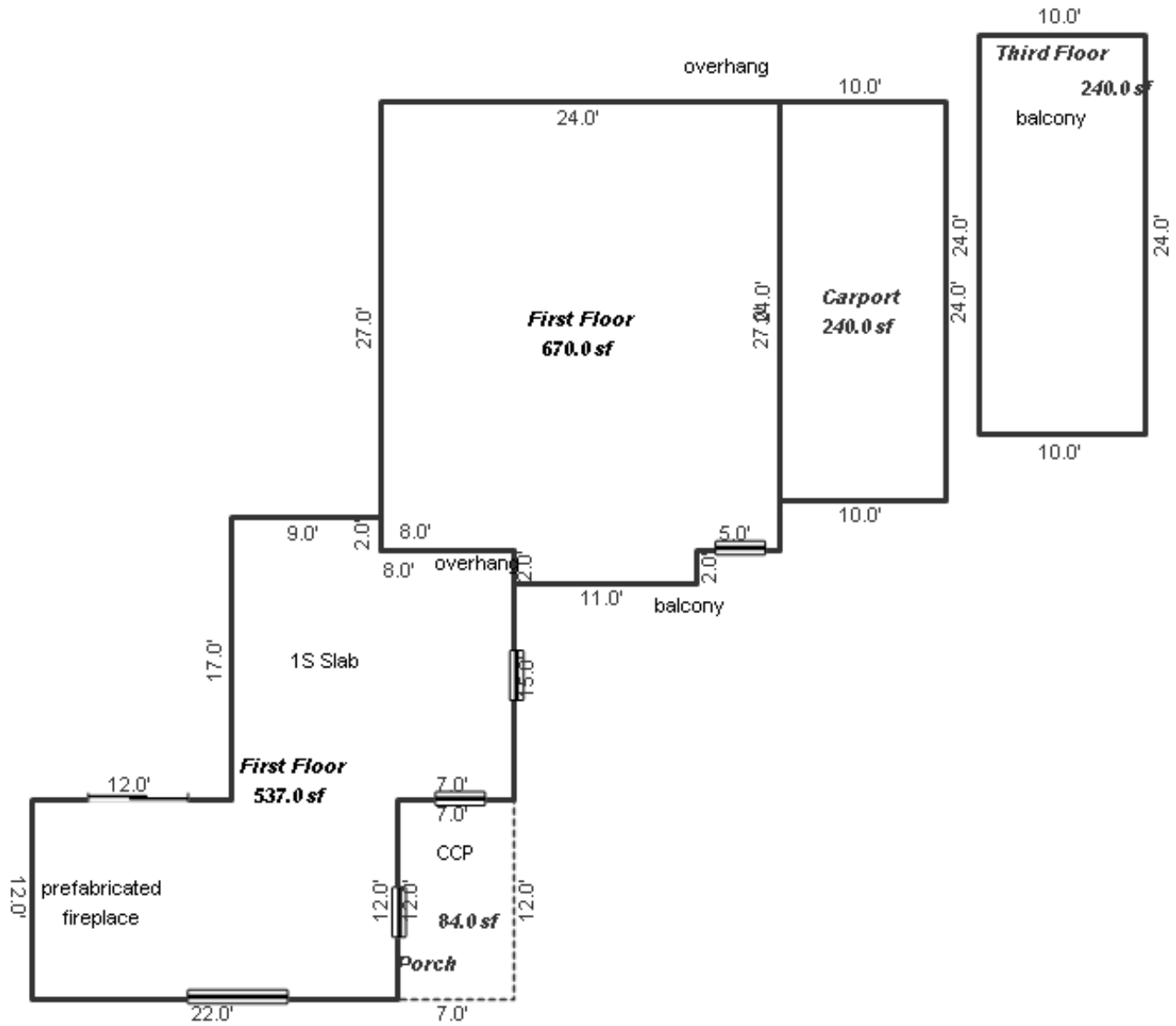
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	91,500	290,300	381,800			220,474C
Rolling	2023	73,200	270,400	343,600			209,976C
Low	2022	51,700	237,300	289,000			199,978C
High	2021	51,700	243,700	295,400			193,590C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story 1 Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 240	Type CCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		1	12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min	Class: B Effec. Age: 35 Floor Area: 2,535 Total Base New : 523,163 Total Depr Cost: 340,058 Estimated T.C.V: 578,099		E.C.F. X 1.700		Bsmnt Garage: Carport Area: 324 Roof: Comp.Shingle		
Building Style: 2 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Carpeted Other: Other:		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (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: 445,494 289,572			
Yr Built 1987	Remodeled 0	Ex	X	Ord	Min	Room List 3 Basement 4 1st Floor 1 2nd Floor 3 Bedrooms		(6) Ceilings X Drywall		(7) Excavation Basement: 666 S.F. Crawl: 0 S.F. Slab: 537 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 578,099	
Condition: Average		Lg	X	Ord	Small	Condition: Average		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 578,099			
Room List		(1) Exterior		(2) Windows X Many Avg. Few X Large Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		Chimney: Brick		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Totals: 523,163 340,058		Totals: 523,163 340,058			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURTON ALEXANDRIA TRUST	BURTON ALEXANDRIA TRUST	0	02/08/2024	QC	09-FAMILY	2024000666	DEED	0.0
SHERIDAN MICHAEL L REVOCA	BURTON ALEXANDRIA TRUST	1,300,000	09/01/2017	WD	19-MULTI PARCEL ARM'S LE	1307P483	PROPERTY TRANSFER	100.0
SHERIDAN MICHAEL L TRUST	SHERIDAN MICHAEL L & DIAN	1	08/31/2017	QC	09-FAMILY	1307P479	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5711 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/01/2023	PM23-1109	
	P.R.E. 0%		Mechanical	07/03/2019	PM19-0459	100% FINIS
Owner's Name/Address	MAP #: 32		Electrical	04/10/2019	PE19-0144	100% FINIS
BURTON ALEXANDRIA TRUST 5620 LANE LAKE RD BLOOMFIELD HILLS MI 48302	2024 Est TCV 478,750 TCV/TFA: 345.42		Res. Porch/Deck	04/08/2019	PB19-0070	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 2000/	132.13	115.39	0.9327	0.7177	2000	100	BEACH ACCESS	176,887
			132 Actual Front Feet, 0.35 Total Acres			Total Est. Land Value =					

Tax Description	Public Improvements	Land Improvement Cost Estimates						
1/25/2017 EXEMPT BOUNDARY TRASFER APPROVED PARCEL B OF SURVEY RECORDED 2022006403 L14P925 A PARCEL OF LAND IN SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, THENCE NORTH 00°00'00" WEST, 371.37 FEET; THENCE NORTH 87°33'00" EAST, 209.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°0 1'24" EAST, 149.56 FEET; THENCE NORTH 88°14'09" EAST, 132.13 FEET; THENCE SOUTH 00°01'41" WEST	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water	Description	Rate	Size	% Good	Cash Value		
	Sewer	Residential Local Cost Land Improvements						
	Electric	Description	Rate	Size	% Good	Cash Value		
	Gas	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
	Curb	Total Estimated Land Improvements True Cash Value =					2,500	



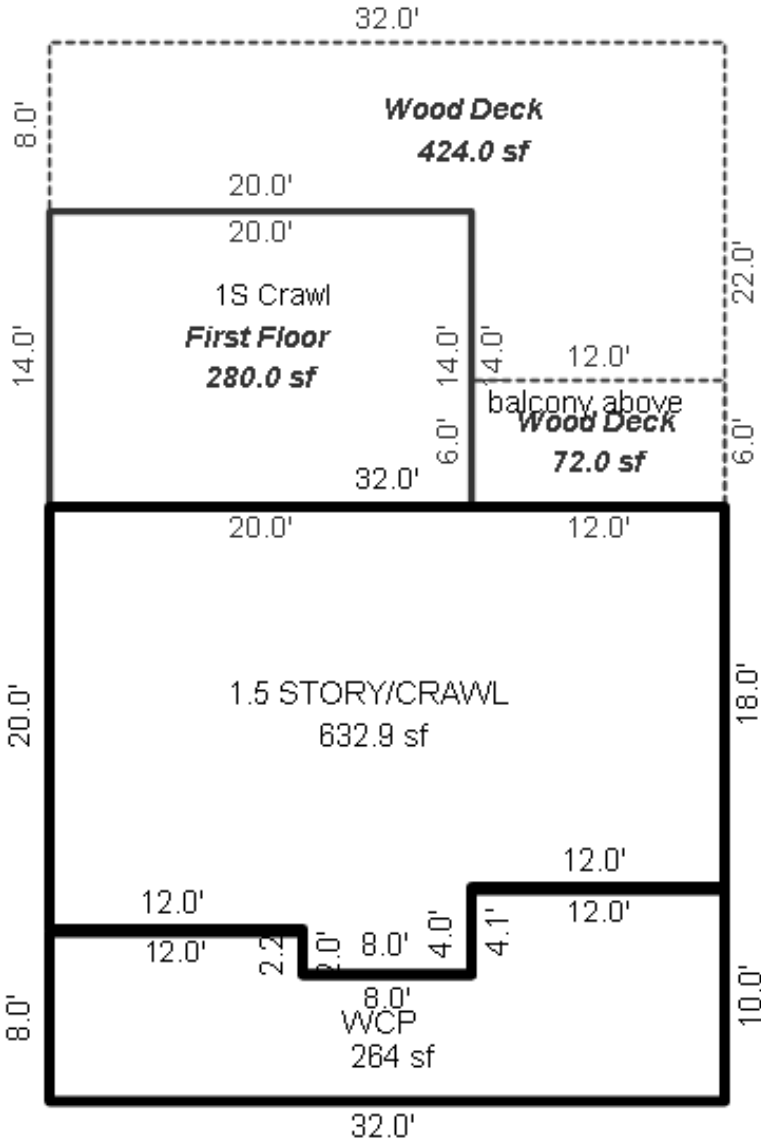
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	88,400	151,000	239,400			188,998C
Rolling	2023	70,800	140,500	211,300			179,999C
Low	2022	60,000	126,000	186,000			171,428C
High	2021	45,000	140,300	185,300			165,952C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/06/2019 INSPECTED							
TPC 10/17/2018 INSPECTED							
TPC 05/03/2017 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 264 496 72	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,386 Total Base New : 220,120 Total Depr Cost: 176,096 Estimated T.C.V: 299,363			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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			Cls C 5 Blt 1996				
Yr Built 1996	Remodeled 2018	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas							
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid	X	H.C.	0 Amps Service			1.75 Story Siding Crawl Space 632							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Crawl Space 280							
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet							
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Porches						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish			(14) Water/Sewer			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(3) Roof										Decks							
X	Gable Hip Flat	Gambrel Mansard Shed									Deck Treated Wood						
X	Asphalt Shingle									Balcony Wood Balcony							
Chimney: Brick										Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas Local Cost Items GENERATOR							
										Totals:							
										Notes: 5711 S SHERIDAN LN ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCKNIGHT PAMELA S & RICHA	MCKNIGHT PAMELA S TRUST	0	03/25/2014	QC	09-FAMILY	1194P758	OTHER	0.0				
MCKNIGHT RICHARD D	MCKNIGHT PAMELA S	0	08/28/2013	AFF	07-DEATH CERTIFICATE	1178P790	OTHER	0.0				
MCCURTIES JANICE M TRUSTE	MCKNIGHT PAMELA S & RICHA	350,000	12/27/2005	WD	03-ARM'S LENGTH	886:328	OTHER	100.0				
ROBERTSON	MCCURTIES	181,000	08/08/1997	WD	03-ARM'S LENGTH	450:524	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
5747 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/27/2013	PM13-0394					
		P.R.E. 100% 07/25/2012		Electrical		08/21/2013	PE13-0372					
Owner's Name/Address		MAP #: 32		Res. Add/Alter/Repair		06/28/2013	PB13-0197	100% FINIS				
MCKNIGHT PAMELA S TRUST PO BOX 594 GLEN ARBOR MI 49636		2024 Est TCV 602,957 TCV/TFA: 228.22		GARAGE		06/19/2013	LU13-2280	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 2000/	100.00	250.07	0.8757	0.8707	2000	100		152,511
				B 100' @ 2000/	70.01	250.07	0.8757	0.8707	2000	50	SURPLUS: ZONING 100 FT	5
				170 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value =			205,900
				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
				Topography of Site								
				X Level								
				Rolling								
				Low								
				X High								
				Landscaped								
				Swamp								
				X Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	103,000	198,500	301,500			220,321C	
		TPC 12/06/2019	INSPECTED		2023	82,400	185,000	267,400			209,830C	
		TPC 10/22/2015	INSPECTED		2022	81,000	162,600	243,600			199,839C	
		TPC 10/24/2013	INSPECTED		2021	81,000	145,000	226,000			193,455C	

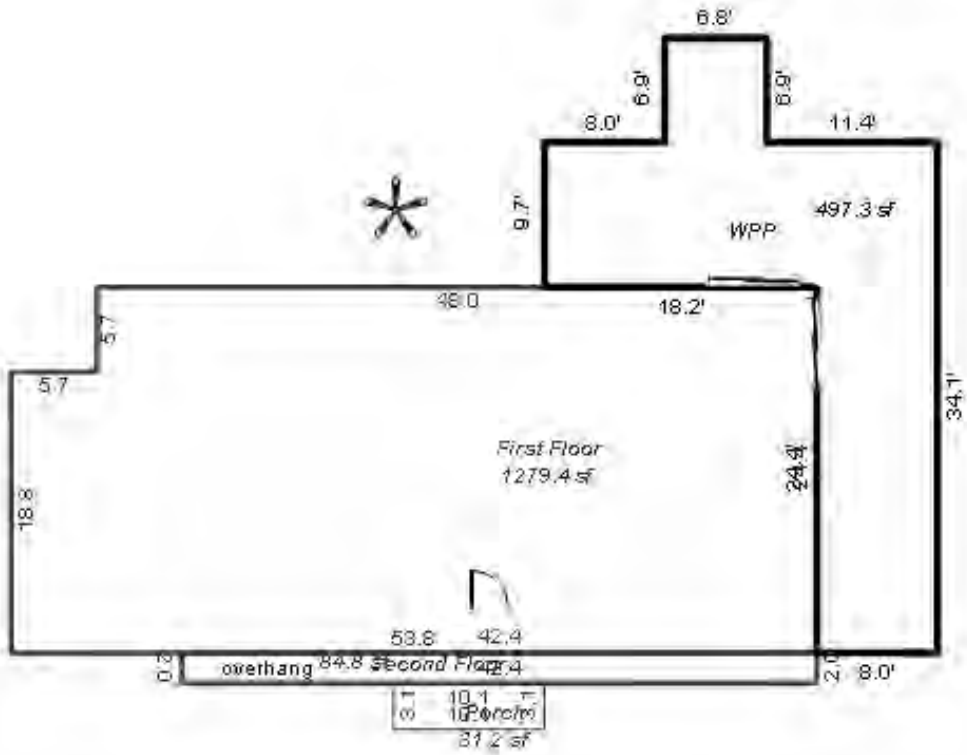


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 31 497	Type CCP (1 Story) WPP	Year Built: 2013 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 870 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																													
Building Style: BI-LEVEL																																						
Yr Built 1980 201	Remodeled 0	Ex	X	Ord		Min	Size of Closets																															
Condition: Average		Lg	X	Ord		Small																																
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																															
3	Basement	(5) Floors					(12) Electric																															
4	1st Floor	Kitchen: Linoleum Other: Carpeted Other:					150 Amps Service																															
4	2nd Floor						No./Qual. of Fixtures																															
4	Bedrooms	Ex.	X	Ord.		Min	No. of Elec. Outlets																															
(1) Exterior		X	Drywall				Many	X	Ave.		Few																											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings					(13) Plumbing																															
X	Insulation						1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
(2) Windows		(7) Excavation																																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																				
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
		(9) Basement Finish																																				
(3) Roof							(14) Water/Sewer																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																															
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:																															
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL (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 <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Bi-Level</td> <td>Siding</td> <td>Bi-Lev.100%</td> <td>1,279</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>84</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>248,614</td> <td>179,001</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,093 3 Fixture Bath 1 4,777 3,439 Water/Sewer 1000 Gal Septic 1 5,002 3,601 Water Well, 100 Feet 1 5,973 4,301 Porches CCP (1 Story) 31 1,049 755 WPP 497 8,568 6,169 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 870 41,403 29,810 Door Opener 1 562 405 Built-Ins Appliance Allow. 1 2,845 2,048 Totals: 320,311 230,622															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Bi-Level	Siding	Bi-Lev.100%	1,279			1 Story	Siding	Overhang	84			Total:				248,614	179,001
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
Bi-Level	Siding	Bi-Lev.100%	1,279																																			
1 Story	Siding	Overhang	84																																			
Total:				248,614	179,001																																	
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 392,057																																						

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEATON ELAINE TRUST	WRIGHT PHILLIP C & MARCIA	141,000	09/25/2020	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
TANIELIAN INVESTMENT LLC	THOMSEN MARY JANE TRUST	125,000	08/28/2019	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
TANIELIAN INVESTMENTS LLC	THOMSEN MARY JANE TRUST	125,000	07/12/2017	WD	03-ARM'S LENGTH	OTHER	PROPERTY TRANSFER	0.0
MISSAD	JMB MANAGEMENT TRUST	125,000	06/01/2017	OTH	03-ARM'S LENGTH	OTHER	PROPERTY TRANSFER	0.0

Property Address: S SHERIDAN LN
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 32

Owner's Name/Address: OAK SHORES LLC
 C/O SCHANHALS RICK
 PO BOX 632
 GLEN ARBOR MI 49636

2024 Est TCV 1,588,167

Improved X Vacant Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Public Improvements		* Factors *							Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	18000	100.00	300.00	0.9874	0.8891	18000	100	1,580,265	
X Gravel Road	18000	1.00	300.00	0.9874	0.8891	18000	50	SURPLUS: ZONING 100 FT	
X Paved Road	101 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =							1,588,167	
X Storm Sewer									
X Sidewalk									
X Water Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									

Tax Description: L231 P880 L858 P894/05 L858 P898/05 PRT GOVT LOT 3 SEC 22 COM SW LOT COR TH N 539. 22 FT TH E 341.2 FT TH N 75 DEG 15' E 351.3 FT TO POB TH N 75 DEG 15' E 101.32FT TH N 26 DEG 53' W 304.25 FT TO SHR LAKE MICHIGAN TH ON SHR S 55 DEG 36' W 100 FT TH S 26 DEG 53' E 269.8 FT TO POB SEC 22 T29N R14W.

Comments/Influences: \$12,592/FF 2005



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	794,100	0	794,100			572,287C
TPC	07/01/2020	INSPECTED	2023	705,900	0	705,900			545,036C
TPC	05/06/2018	INSPECTED	2022	601,500	0	601,500			519,082C
			2021	502,500	0	502,500			502,500S

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAGGART SARAH R TRUST	TAGGART BRUCE F	0	11/28/2017	QC	09-FAMILY	1315P918	PROPERTY TRANSFER	0.0
TAGGART SARAH R TRUST	TAGGART SARAH R TRUST	0	06/06/2017	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5701 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/20/2023	PM23-0087	100% FINIS
	P.R.E. 100% 05/15/2019		Res. Add/Alter/Repair	12/27/2021	PB21-0636	100% FINIS
Owner's Name/Address	MAP #: 32		SOLAR	11/29/2021	LU21-53	100% FINIS
TAGGART BRUCE F PO BOX 437 GLEN ARBOR MI 49636	2024 Est TCV 2,319,162 TCV/TFA: 847.96		Electrical	11/22/2021	PE21-0831	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LK MI "A"	18000	80.36	485.14	1.0455	1.0027	18000	100	1,516,274	
80 Actual Front Feet, 0.90 Total Acres			Total Est. Land Value =					1,516,274	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
L225 P26 L348 P462 L362 P188/93 PRT GOVT LOT 3 COM SW COR LOT 3 TH N 539.22 FT TH E 341.2 FT TH 14 DEG 45' LEFT OF LAST DESC CRSE 103.4 FT TO POB TH CONT SAME ANG 146.58 FT TH 102 DEG 15' LEFT LAST DESC CRSE 235.4 FT TO SHR LAKE MICHIGAN TH 97 DEG 24' LEFT LAST DESC CRSE 47.25 FT ALG SHR TH 56 DEG 48' LEFT LAST DESC CRSE 220.25 FT TO POB SEC 22 T29N R14W .5 A M/L.								
X Electric	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000				
Total Estimated Land Improvements True Cash Value =			5,000					

Comments/Influences		Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value				
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	758,100	401,500	1,159,600			252,297C
X Rolling		2023	673,900	302,500	976,400			240,283C
X Low		2022	601,800	260,700	862,500			228,841C
X High		2021	479,700	239,500	719,200			221,531C
X Landscaped								
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								

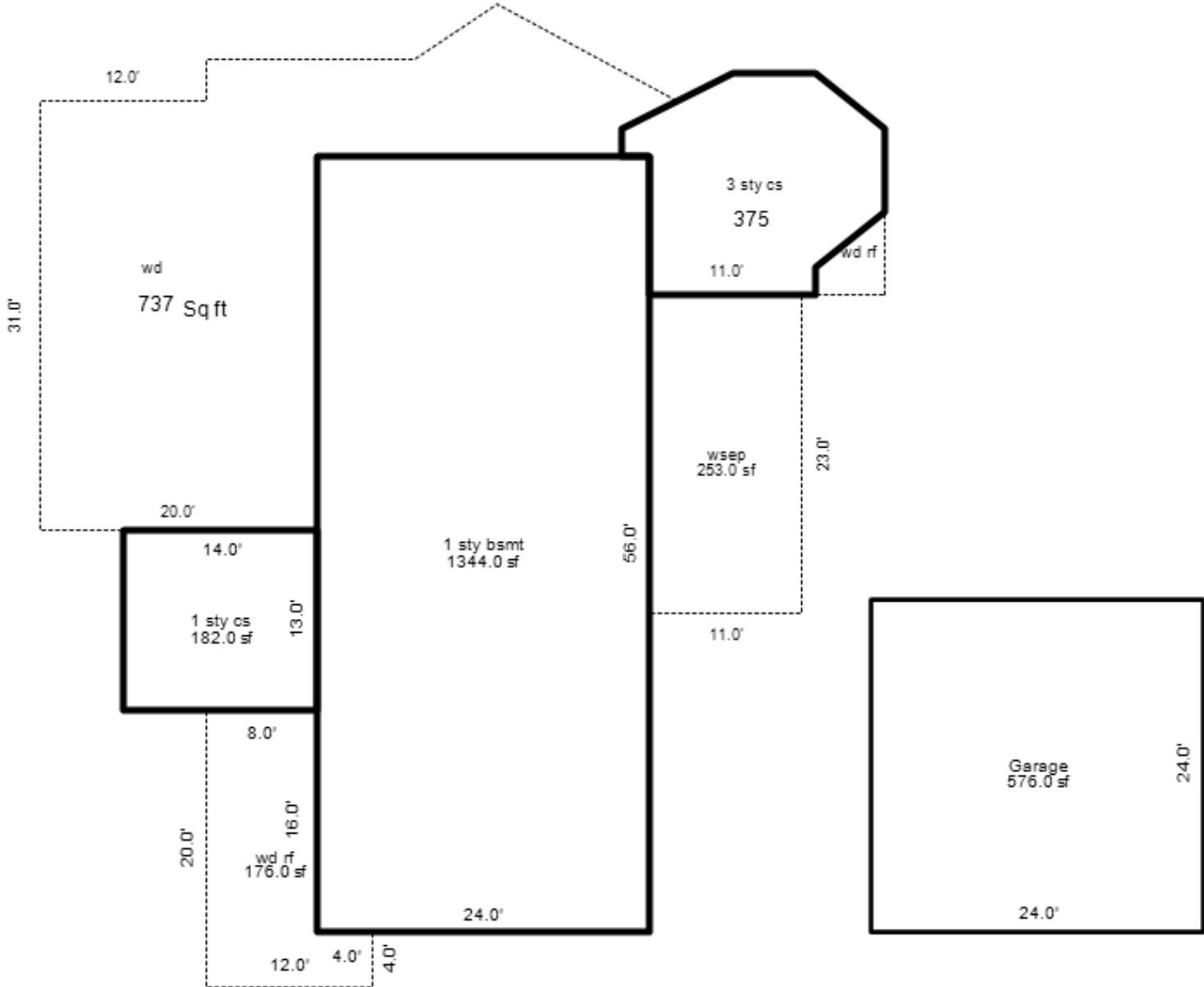


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 253 256 737 39	Type WSEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 1972 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	Drywall Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 2,735 Total Base New : 467,795 Total Depr Cost: 306,880 Estimated T.C.V: 797,888			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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			Cls C 10 Blt 1972						
Yr Built 1972	Remodeled 1986	Ex	X Ord	Min	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		150 Amps Service			No./Qual. of Fixtures			Total: 379,527 246,700						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments					
5	Basement	(5) Floors		No. of Elec. Outlets			1			Basement, Outside Entrance, Below Grade		1		2,632 1,711		
5	1st Floor	Kitchen:		Ex. X Ord. Min			2			Plumbing						
3	2nd Floor	Other: Carpeted		Many X Ave. Few			3			Average Fixture(s)						
3	Bedrooms	Other:		(13) Plumbing			1			3 Fixture Bath						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2			2 Fixture Bath						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			1			Softener, Auto						
X	Insulation	(7) Excavation		No. of Elec. Outlets			1			Softener, Manual						
(2) Windows		Basement: 1344 S.F. Crawl: 641 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			1			Solar Water Heat						
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			1			No Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Extra Toilet						
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Extra Sink						
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1			Separate Shower						
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well			1			Ceramic Tile Floor						
X	Asphalt Shingle	Chimney: Block		1000 Gal Septic 2000 Gal Septic			1			Ceramic Tile Wains						
Lump Sum Items:				Lump Sum Items:						Ceramic Tub Alcove Vent Fan						
										Deck						
										Treated Wood w/Roof (Deck Portion)		256		5,007 4,456 *		
										Treated Wood w/Roof (Roof portion)		256		4,221 3,757		
										Treated Wood w/Roof (Deck Portion)		39		1,622 1,444 *		
										Treated Wood w/Roof (Roof portion)		39		839 747		
										Treated Wood		737		9,839 6,395		
										Garages						
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost		576		22,913 14,893		
										Built-Ins						
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YARED KRISTINE E B TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/501	DEED	0.0
NANKERVIS	YARED TRUST	825,000	06/29/2000	WD	03-ARM'S LENGTH	548:143	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5687 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/05/2008	PM08-0520	
	P.R.E. 100% 04/08/2009		Electrical	10/24/2008	PE08-0494	
Owner's Name/Address	MAP #: 32		Mechanical	10/16/2008	PM08-0457	
YARED KRISTINE E B TRUST PO BOX 134 GLEN ARBOR MI 49636	2024 Est TCV 3,211,840 TCV/TFA: 966.84		Plumbing	10/13/2008	PP08-0222	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	18000	100.00	500.00	0.9898	1.0103	18000 100	1,800,000
			100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 1,800,000							

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
L240 P697 DC L548 P142 L548 P143/00 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N 539.22 FT TH E 341.2 FT TH DEFL 14 DEG 45' LEFT 959.23 FT TO POB TH CONT ON LAST DESC COURSE 101.32 FT TO PT ON E 1/8 LN SEC TH DEFL LEFT 102 DEG 08' 510.55 FT TO SHR LAKE MICHIGAN TH DEFL LEFT 97 DEG 31' 100 FT TH DEFL LEFT 82 DEG 29' 476.05 FT TO POB SEC 22 T29N R14W 1.12 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Ren. Conc.	10.56	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

Comments/Influences
SUMMER 2008 HOUSE DEMO'D
2009: 3.5 BATH. 2BDRM +STUDY UPSTAIRS



X	Topography of Site
X	Level Rolling Low High Landscaped Swamp Wooded Pond
X	Waterfront Ravine Wetland Flood Plain

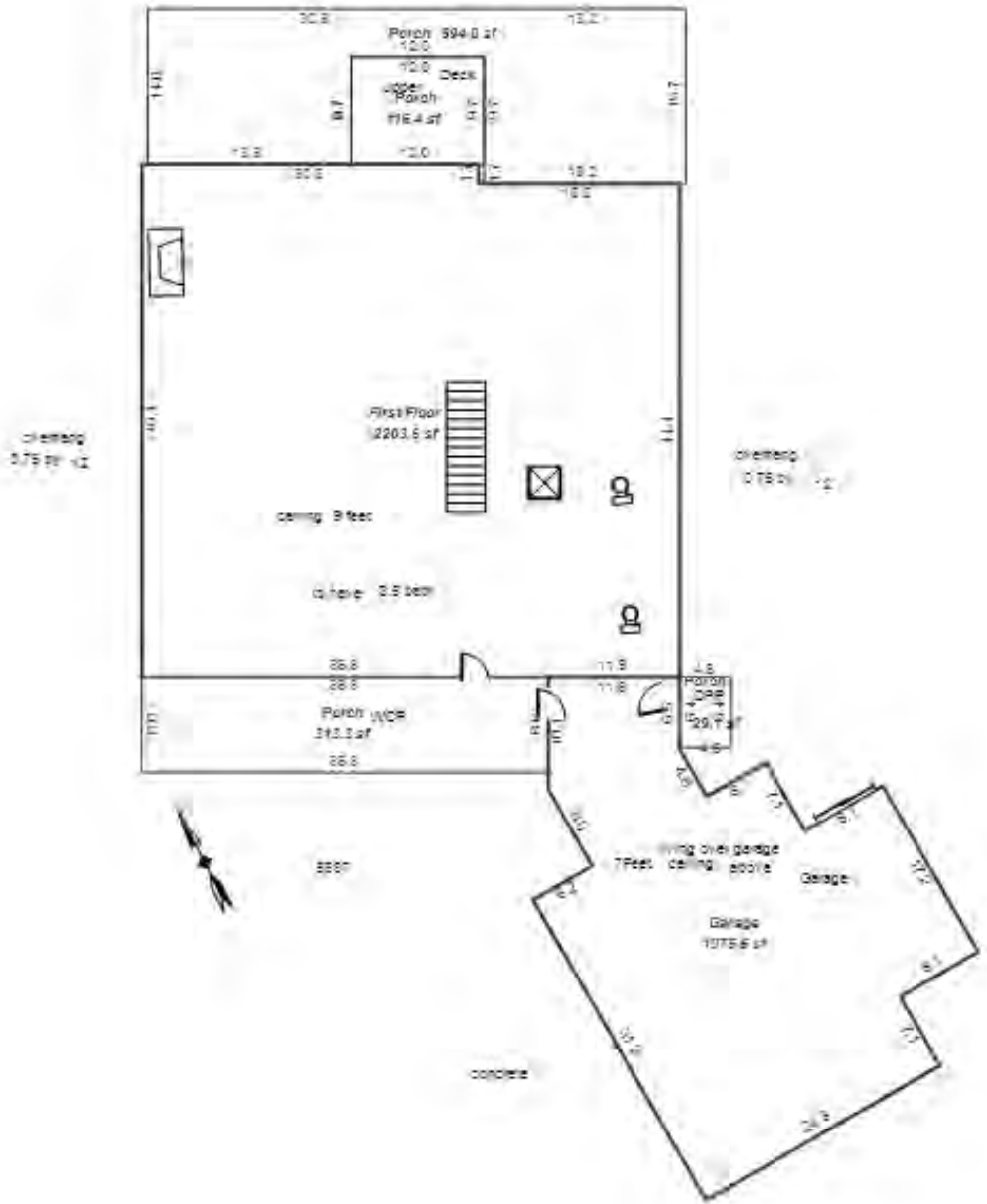
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	900,000	705,900	1,605,900			812,289C
2023	800,000	531,200	1,331,200			773,609C
2022	700,000	457,300	1,157,300			736,771C
2021	569,500	449,500	1,019,000			713,235C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story			Area	Type		Year Built: 2008						
	Mobile Home			Drywall Paneled	Plaster Wood T&G	Wood				Coal	Steam	Interior 2 Story			313	WCP	(1 Story)	Car Capacity: 3				
	Town Home					Forced Air w/o Ducts				2nd/Same Stack				29	CPP		Class: BC					
	Duplex	(4) Interior			Forced Air w/ Ducts					Two Sided				594	WPP	(1 Story)	Exterior: Siding					
	A-Frame	Trim & Decoration			Forced Hot Water					Exterior 1 Story				116	WCP	(1 Story)	Brick Ven.: 0					
	Wood Frame	Size of Closets			Electric Baseboard					Exterior 2 Story				116	WPP		Stone Ven.: 0					
	Building Style: 1.5 STORY	Yr Built 2009	Remodeled 0	Ex	Ord	Min				Elec. Ceil. Radiant				Prefab 1 Story			Class: BC Effec. Age: 15 Floor Area: 3,322 Total Base New : 637,710 Total Depr Cost: 542,054 Estimated T.C.V: 1,409,340					
				No./Qual. of Fixtures						Radiant (in-floor)				Prefab 2 Story								
	Condition: Average			Lg						Ord	Small	Space Heater			Heat Circulator			Foundation: 42 Inch				
	Room List			Doors						Solid	H.C.	Wall/Floor Furnace			Raised Hearth			Finished?: Yes				
3	Basement	(5) Floors			Central Air			Wood Stove			E.C.F.			Auto. Doors: 2								
	1st Floor	Kitchen:			Wood Furnace			Direct-Vented Ga			X 2.600			Mech. Doors: 0								
2nd Floor	Other:			(12) Electric			Oven			Total Base New : 637,710			Area: 1075									
Bedrooms	Other:			0 Amps Service			Microwave			Total Depr Cost: 542,054			% Good: 0									
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Standard Range			Estimated T.C.V: 1,409,340			Storage Area: 1075								
Wood/Shingle	(6) Ceilings			Ex.			Ord.	Min	Self Clean Range			E.C.F.			Bsmnt Garage:							
	Aluminum/Vinyl	No. of Elec. Outlets			Many			Ave.	Few	Sauna			X 2.600			Carport Area:						
Brick	No. of Elec. Outlets			Many			Ave.	Few	Trash Compactor						Roof:							
Insulation	(13) Plumbing			1 Average Fixture(s)			Plumbing			Total Base New : 637,710			Cls BC Blt 2009									
(2) Windows		(7) Excavation			3 3 Fixture Bath			1 2 Fixture Bath			Total: 472,210			401,380								
Many	Large	Basement: 0 S.F.			1 2 Fixture Bath			Softener, Auto			Total: 472,210			401,380								
Avg.	Avg.	Crawl: 2203 S.F.			Softener, Manual			Solar Water Heat			Total: 472,210			401,380								
Few	Small	Slab: 0 S.F.			No Plumbing			No Plumbing			Total: 472,210			401,380								
Wood Sash		Height to Joists: 0.0			Extra Toilet			Extra Sink			Total: 472,210			401,380								
Metal Sash		(8) Basement			Separate Shower			1000 Gal Septic			Total: 472,210			401,380								
Vinyl Sash		Conc. Block			Ceramic Tile Floor			Water Well, 100 Feet			Total: 472,210			401,380								
Double Hung		Poured Conc.			Ceramic Tile Wains			Ceramic Tub Alcove			Total: 472,210			401,380								
Horiz. Slide		Stone			Ceramic Tub Alcove			Vent Fan			Total: 472,210			401,380								
Casement		Treated Wood			(14) Water/Sewer			Public Water			Total: 472,210			401,380								
Double Glass		Concrete Floor			Public Sewer			Water Well			Total: 472,210			401,380								
Patio Doors		(9) Basement Finish			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
Storms & Screens		Lump Sum Items:			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
(3) Roof		Recreation SF			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
Gable		Living SF			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
Hip		Walkout Doors (B)			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
Flat		No Floor SF			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
Asphalt Shingle		Walkout Doors (A)			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
Chimney:		(10) Floor Support			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
		Joists:			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
		Unsupported Len:			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								
		Cntr.Sup:			1 1000 Gal Septic			2000 Gal Septic			Total: 472,210			401,380								

*** Information herein deemed reliable but not guaranteed***



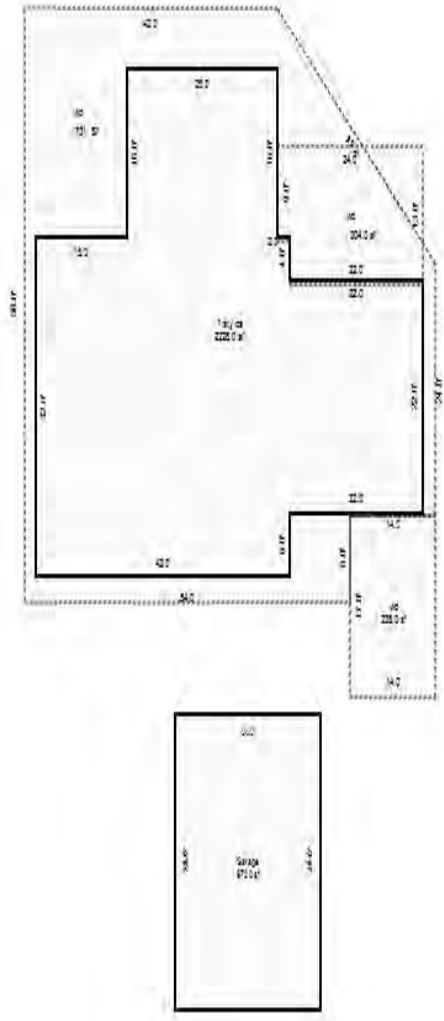
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GLOBAL CAPITAL INSIGHTS L	TWO MANITOU VIEW LLC	1	08/18/2020	WD	06-COURT JUDGEMENT	2020005387	PROPERTY TRANSFER	0.0				
MOORE ROBERT J & ANNABEL	GLOBAL CAPITAL INSIGHTS L	0	07/10/2008	QC	09-FAMILY	983/182	DEED	0.0				
STEWART VICKI L LIVING TR	MOORE ROBERT J & ANNABEL	1,985,000	06/13/2008	WD	03-ARM'S LENGTH	981/321	DEED	100.0				
MOORE ROBERT J & ANNABEL		0	06/12/2008	QC	03-ARM'S LENGTH	981/315	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status	
5681 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 32								
TWO MANITOU VIEW LLC 5347 NORTHWOOD DR GLEN ARBOR MI 49636		2024 Est TCY 2,946,628 TCY/TFA: 1322.5										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LK MI "A"	18000	100.00	420.04	0.9100	0.9672	18000	100	1,584,235
				LK MI "A"	18000	40.00	420.04	0.9100	0.9672	18000	50	SURPLUS: ZONING 100 FT 31
				140 Actual Front Feet, 1.35 Total Acres				Total Est. Land Value =		1,901,082		
				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				
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	950,500	522,800	1,473,300			837,610C	
		TPC 10/22/2015 INSPECTED			2023	844,900	393,800	1,238,700			797,724C	
		TPC 10/24/2013 INSPECTED			2022	708,700	339,200	1,047,900			759,738C	
		TPC 12/05/2008 INSPECTED			2021	601,500	311,600	913,100			735,468C	



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Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADER S STEPHEN & SUSAN O	RADER S STEPHEN & SUSAN O	0	09/18/2019	QC	03-ARM'S LENGTH	2019006281	PROPERTY TRANSFER	0.0
OLSEN RALPH A	OLSEN NANCY	0	07/08/2011	AFF	07-DEATH CERTIFICATE	1217P30	DEED	0.0
RADER S STEPHEN & SUSAN O	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/509	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5693 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/14/2019	PM19-0552	100% FINIS
	P.R.E. 88% 04/26/2008		Electrical	07/30/2019	PE19-0426	100% FINIS
	MAP #: 32		Mechanical	12/29/2017	PM17-0836	100% FINIS
	2024 Est TCY 3,261,166 TCY/TFA: 600.58		Res. Porch/Deck	05/21/2015	PB15-0143	100% FINIS

Owner's Name/Address	MAP #:	Res. Porch/Deck	Date	Number	Status
RADER S STEPHEN & SUSAN O P O BOX 181 GLEN ARBOR MI 49636	32		05/21/2015	PB15-0143	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
L278 P334-335 L313 P885/90 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N 539.22 FT TH E 341.2 FT TH LEFT 14 DEG 45' 655.27 FT TO POB TH CONT 101.32 FT TH LEFT 102 DEG 09' 407.4 FT TO PT ON SHR LAKE MICHIGAN TH LEFT 97 DEG 30' 100 FT TH LEFT 82 DEG 32' 373 FT TO POB SEC 22 T29N R14W .9 A M/L.	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			LK MI "A"	18000	100.44	398.13 0.9888 0.9543	18000 100
			100 Actual Front Feet,	0.92 Total Acres		Total Est. Land Value =	1,705,949

Comments/Influences	X	Public Improvements	Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				



Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
	X									X				

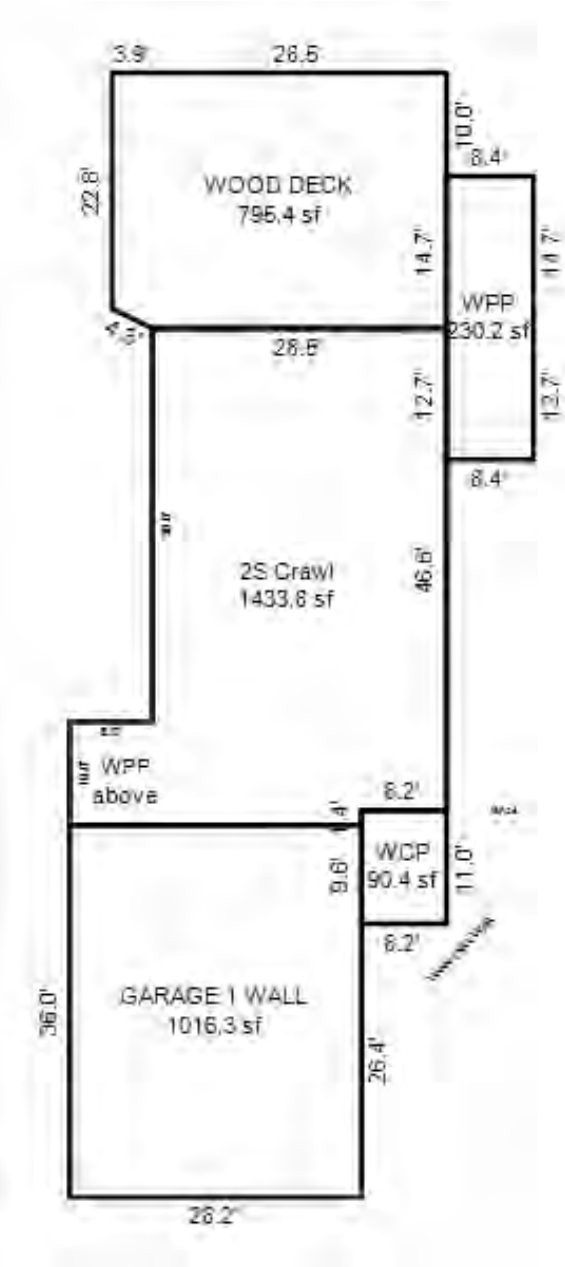
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	853,000	777,600	1,630,600			531,202C
2023	758,200	585,600	1,343,800			505,907C
2022	655,600	507,400	1,163,000			481,817C
2021	539,700	501,600	1,041,300			466,425C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1990 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1063 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 35 Floor Area: 3,802 Total Base New : 633,981 Total Depr Cost: 412,088 Estimated T.C.V: 1,071,429			90 WCP (1 Story) 230 WPP 80 WPP 795 Treated Wood		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2 STORY		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (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			E.C.F. X 2.600		Cls BC Blt 1960				
Yr Built 1960	Remodeled 1990	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service			Building Areas			Total: 518,054		Depr. Cost 336,735				
Condition: Average		Doors X Solid H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			2,234		1,452				
Room List Basement 1st Floor 2nd Floor 6 Bedrooms		(5) Floors Kitchen: Vinyl Other: Carpeted Other: Vinyl		No. of Elec. Outlets Many X Ave. Few			2 Story Siding Crawl Space 1,353 1 Story Siding Crawl Space 80 1 Story Siding Overhang 1016			Other Additions/Adjustments		14,051				
(1) Exterior		(6) Ceilings X Drywall		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			5,796		3,767				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 1433 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			6,421		4,174				
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Porches WCP (1 Story) WPP WPP			9,133		3,860				
(2) Windows Many Avg. Few Large Avg. Small		(9) Basement Finish		Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall Door Opener Base Cost			5,938		4,087				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: 2X12X16 Unsupported Len: Cntr.Sup:					Built-Ins Appliance Allow. Fireplaces Interior 2 Story			3,454		2,245				
(3) Roof X Gable Hip Flat Gambrel Mansard Shed							50,174			4,088		5,678				
Chimney: Brick							<<<< Calculations too long. See Valuation printout for complete pricing. >>>>									

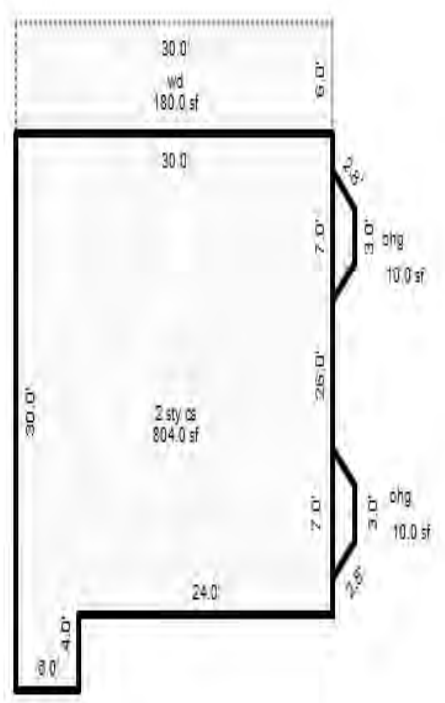
*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 180	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1960		Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Tile Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.		Ord.	X	Min							
X	Insulation	No. of Elec. Outlets			Many		Ave.	X	Few							
(2) Windows		(7) Excavation			(13) Plumbing											
	Many Avg.		Large Avg.		Basement: 0 S.F. Crawl: 804 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)							
X	X	Few	X	Small				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
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: 251,475 163,459																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 2,234 1,452																
Water/Sewer																
1000 Gal Septic 1 5,796 3,767																
Water Well, 100 Feet 1 6,421 4,174																
Deck																
Treated Wood w/Roof (Deck Portion) 180 4,216 2,740																
Treated Wood w/Roof (Roof portion) 180 4,273 2,777																
Built-Ins																
Appliance Allow. 1 4,088 2,657																
Fireplaces																
Wood Stove 1 3,798 2,469																
Totals: 282,301 183,495																
Notes: 5693A																
ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 477,087																

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Merina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROOKS RONALD D TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/503	DEED	0.0
CHERNEY	BROOKS	3,400,000	09/11/2000	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5691 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	06/18/2010	PB10-0151	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	06/17/2010	PE10-0179	
BROOKS RONALD D TRUST 2367 ONANDAGA DR COLUMBUS OH 43221	MAP #: 32		Mechanical	04/26/2010	PM10-0126	
	2024 Est TCV 7,298,374 TCV/TFA: 850.43		ADDITION/ALTERATION	03/31/2009	ASSESSOR2009	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
			Description	Frontage	Depth	Value
L269 P851 L333 P708/91 L554 P213/00 L554 P384/00 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N ON W LOT LN 539.22 FT TH E 341.2 FT TH N 75 DEG 15' E 756.59 FT TO POB TH CONT N 75 DEG 15' E 202.64 FT TH N 26 DEG 53' W 476.05 FT TO SHR LAKE MICHIGAN TH S 55 DEG 36' W 200 FT TH S 26 DEG 53' E 407.4 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT UND 1/2 INT BROOKS RONALD D TRUST UND 1/2 INT BROOKS DEBORAH F TRUST SEC 22 T29N R14W 2.01 A M/L.	X		Dirt Road	18000	200.00	2,934,507
	X		Gravel Road	441.50	0.8324	18000
	X		Paved Road	0.9793	0.9793	18000
	X		Storm Sewer	200 Actual Front Feet, 2.03 Total Acres Total Est. Land Value = 2,934,507		
	X		Sidewalk	TENNIS CT ACROSS RD		
	X		Water	* Factors *		
	X		Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value		
	X		Electric	D/W/P: Asphalt Paving 4.48 7200 0 0		
	X		Gas	D/W/P: Flagstone/Sand 34.57 3500 0 0		
	X		Curb	Residential Local Cost Land Improvements		
	X		Street Lights	Description Rate Size % Good Cash Value		
	X		Standard Utilities	LAND IMPROVEMENTS 10 10,000.00 2 100 20,000		
	X		Underground Utils.	Total Estimated Land Improvements True Cash Value = 20,000		

Comments/Influences



Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
X Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain

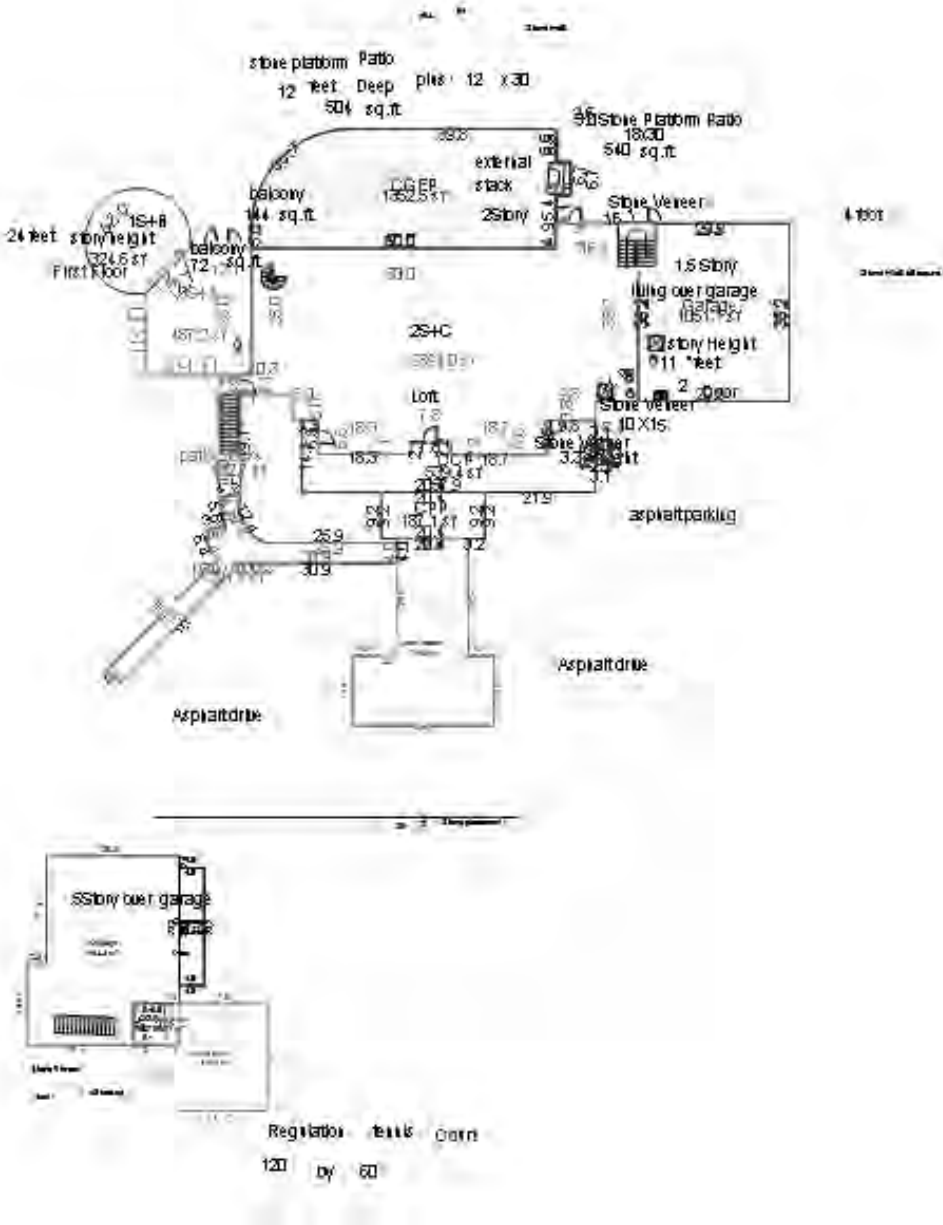
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,467,300	2,181,900	3,649,200			1,985,359C
2023	1,304,200	1,644,400	2,948,600			1,890,819C
2022	1,058,200	1,416,700	2,474,900			1,800,780C
2021	928,400	1,511,900	2,440,300			1,743,253C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1051 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: A Effec. Age: 35 Floor Area: 8,098 Total Base New : 2,381,816 Total Depr Cost: 1,545,510 Estimated T.C.V: 4,018,326		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																					
Building Style: 1.75 STORY		X	Drywall Plaster X Paneled Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (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		Cls A		Blt 1988																																					
Yr Built	Remodeled	Trim & Decoration		(12) Electric			Building Areas		Stories		Size		Cost New		Depr. Cost																																	
1988	2010	X	Ex Ord Min	600 Amps Service			<table border="1"> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>324</td> <td></td> <td></td> </tr> <tr> <td>3 Story</td> <td>Siding</td> <td>Basement</td> <td>487</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,894</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>525</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td>1,882,278</td> <td>17,790</td> <td>8,895</td> </tr> </table>		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:			1,882,278	17,790	8,895	Total: 1,882,278		1,223,479	
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:			1,882,278	17,790	8,895																																											
Condition: Average		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments		Recreation Room		487		17,790		8,895																																	
Room List		X	Lg Ord Small	X Ex. Ord. Min			Exterior		Stone Veneer		500		29,490		19,168																																	
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		No. of Elec. Outlets			Basement, Outside Entrance, Below Grade		Plumbing		2		10,375		6,744																																	
(1) Exterior		Kitchen: Slate/Stone Other: Carpeted Other:		X Many Ave. Few			Average Fixture(s)		Ceramic Tile Floor		1		4,215		2,740																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 Average Fixture(s)			Ceramic Tile Wains		3 Fixture Bath		4		53,113		34,523																																	
X	Insulation	X Drywall		5 3 Fixture Bath			Ceramic Tub Alcove		2 Fixture Bath		1		8,852		5,754																																	
(2) Windows		(7) Excavation		1 2 Fixture Bath			Vent Fan		Extra Toilet		1		3,372		2,192																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 811 S.F. Crawl: 2894 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Separate Shower		1		3,808		2,475																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Water/Sewer			Water/Sewer		1		13,419		8,722																																
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Extra Toilet Extra Sink			Public Water			2000 Gal Septic		1		7,146		4,645																																
(3) Roof		(9) Basement Finish		1 Separate Shower			Public Sewer			Water Well, 100 Feet		1																																				
X	Gable Hip Flat	487 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic			Water Well			Porches		CCP (1 Story)		539		30,098																																
X	Asphalt Shingle	(10) Floor Support		1 2000 Gal Septic			1000 Gal Septic			CCP (1 Story)		184		10,757		6,992																																
Chimney: Brick		Joists: 2X12X12 Unsupported Len: Cntr.Sup:		Lump Sum Items:			2000 Gal Septic			CPP		540		14,413		9,368																																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																

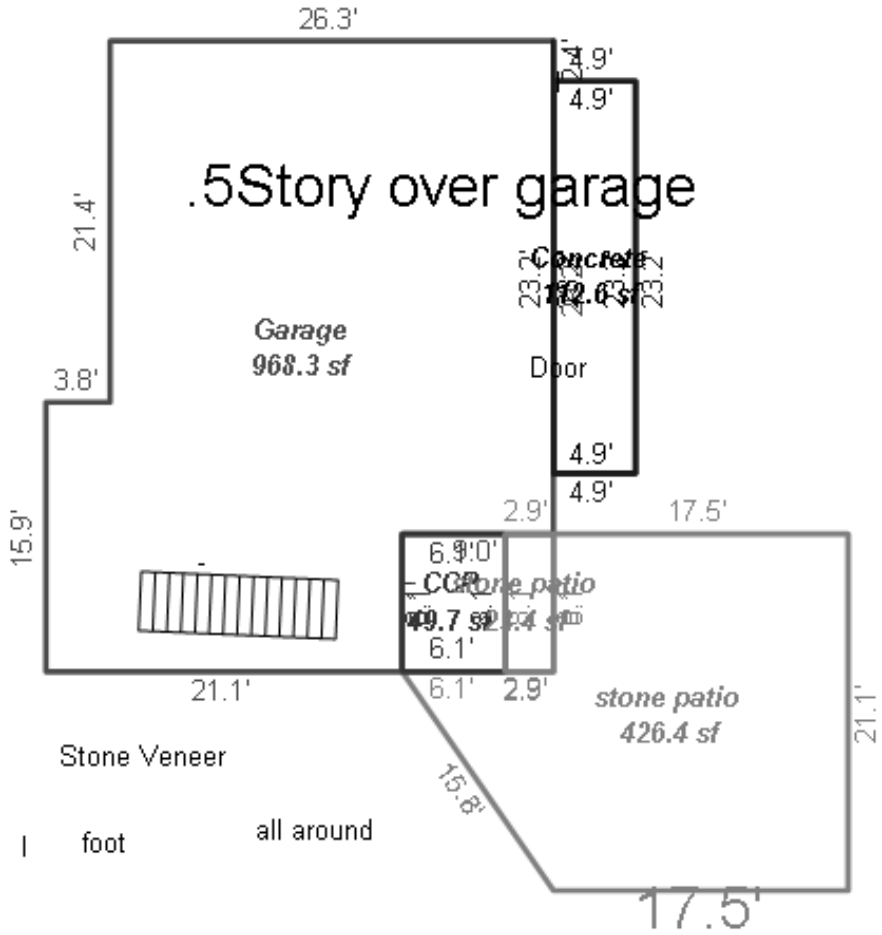
*** Information herein deemed reliable but not guaranteed***



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 968 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						40	CCP (1 Story)											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	(12) Electric																
Condition: Average		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family GARAGE			Cls B			Blt 2006									
Room List		Doors		Solid	X	H.C.	0 Amps Service			Total Base New : 149,089			E.C.F.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Total Depr Cost: 96,908			X 2.600									
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Building Areas			Estimated T.C.V: 251,961			Roof:									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Many			X	Ave.														
(2) Windows		(8) Basement			(13) Plumbing			Stories			Exterior			Foundation									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding			Overhang							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments			Size			Cost New			Depr. Cost						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior			484			58,840			38,246						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Plumbing			Total:			80			4,254			2,765		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:						Average Fixture(s) 1000 Gal Septic Water Well, 100 Feet			1			3,407			2,215						
Chimney: Brick								Porches			1			6,288			4,087						
								Garages			1			6,732			4,376						
								Class: B Exterior: Siding Foundation: 42 Inch (Finished)			40			1,802			1,171						
								Base Cost			968			66,192			43,025						
								Door Opener			2			1,574			1,023						
								Totals:			149,089			96,908									
								Notes: TENNIS BUILDING: NO A/C															
								ECF (4085 LAKE MICHIGAN) 2.600 => TCV:									251,961						

*** Information herein deemed reliable but not guaranteed***



Regulation tennis Court

120 by 60


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: TENNIS COURT Calculator Occupancy: Clubhouses	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
Depr. Table : 2.25%	** ** Calculator Cost Data ** **
Effective Age	Quality: Excellent
Physical %Good: 100	Heat#1: Zoned A.C. Warm & Cooled Air 0%
Func. %Good	Heat#2: Zoned A.C. Warm & Cooled Air 0%
Economic %Good	Ave. SqFt/Story
Year Built	Ave. Perimeter
Remodeled	Has Elevators:
Overall Bldg Height	*** Basement Info ***
Comments:	Area:
	Perimeter:
	Type:
	Heat: Hot Water, Radiant Floor
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

Unit in Place Items /CI17/SPOC/TENC/ASPCA	Rate	Quantity	Arch	%Good	Depr.Cost
	7.57	7200	1.00	75	40,878
ECF (4085 LAKE MICHIGAN)	1.800 =>	TCV of Bldg:	1	=	73,580

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical		Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0		
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:		
(6) Ceiling:	(10) Heating and Cooling:			
	Gas Oil			
	Coal Stoker			
	Hand Fired Boiler			

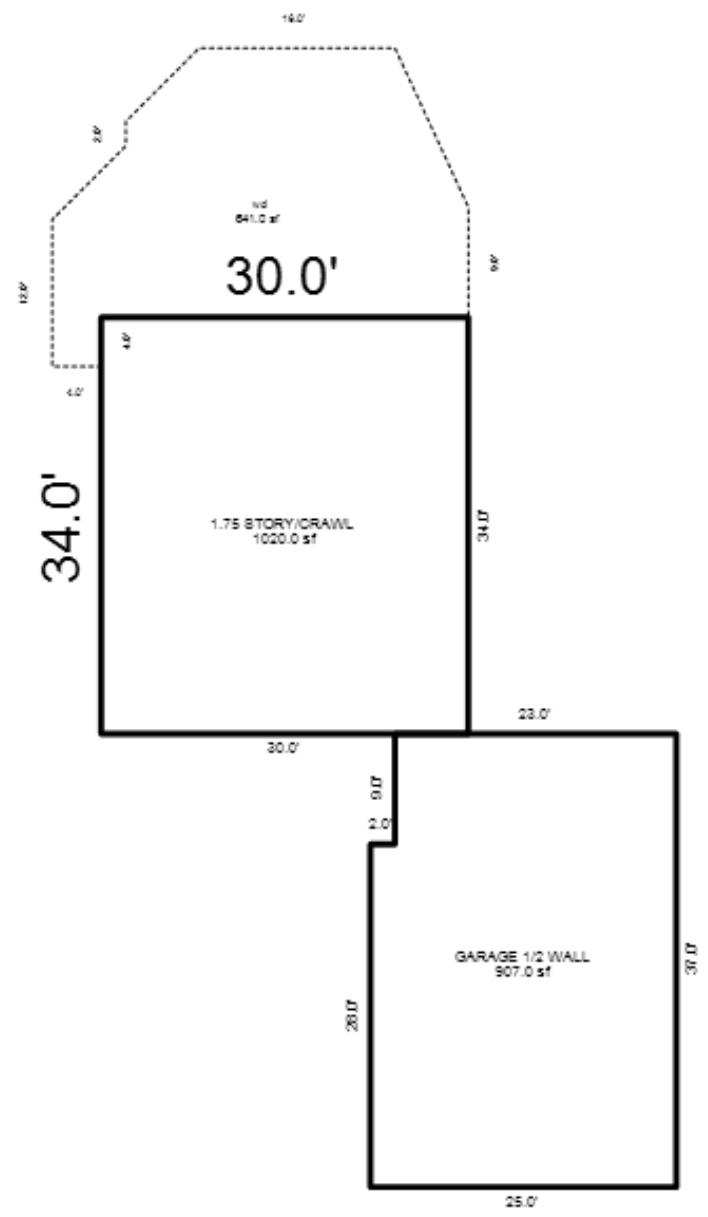
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
READ STEVEN & RENEE	READ RENEE T TRUST	0	08/28/2018	WD	09-FAMILY	1339P156	PROPERTY TRANSFER	0.0				
SCHLUETER ROBERT W TRUST	READ STEVE & RENEE	1,100,000	04/15/2011	WD	03-ARM'S LENGTH	1084-40	PROPERTY TRANSFER	100.0				
SCHLUETER ROBERT W TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/505	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
5695 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/06/2011	PM11-0153					
Owner's Name/Address		P.R.E. 0%		Mechanical		05/13/2011	PM11-0137					
READ RENEE T TRUST 1460 W LONG LAKE RD BLOOMFIELD HILLS MI 48302		MAP #: 32		2024 Est TCV 2,205,001 TCV/TFA: 1235.2								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L292 P259/88 L430 P352/96 PRT GOVT LOT 3 COM AT SW COR THEREOF TH N 539.22 FT TH E 341.2 FT TH 14 DEG 45' LEFT 553.94 FT TO POB TH ON LAST COURSE 101.22 FT TH 102 DEG 10' LEFT 373 FT TO SHR LAKE MICHIGAN TH 97 DEG 29' LEFT 100 FT ON SHR TH 82 DEG 32' LEFT 338.65 FT TO POB SEC 22 T29N R14W .8 A M/L.		Public Improvements		* Factors *								
Comments/Influences		Street Lights		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MLS1714497, \$1,749,000		Standard Utilities		LK MI "A" 18000	100.41	348.37	0.9888	0.9230	18000	100		1,649,540
		Underground Utils.		100 Actual Front Feet, 0.80 Total Acres								1,649,540
Topography of Site		X Level		Land Improvement Cost Estimates								
X Rolling		Low		Description	Rate	Size	% Good	Cash Value				
X High		Landscaped		D/W/P: Asphalt Paving	3.19	1800	0	0				
X Swamp		Wooded		Wood Frame	40.35	24	50	484				
X Pond		Waterfront		Residential Local Cost Land Improvements								
X Ravine		Wetland		Description	Rate	Size	% Good	Cash Value				
X Flood Plain				LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
Year		Land Value		Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2024	824,800	277,700	1,102,500		641,873C				
TPC 10/22/2015	INSPECTED		2023	733,100	209,200	942,300		611,308C				
TPC 10/24/2013	INSPECTED		2022	629,800	180,200	810,000		582,199C				
WAS 11/26/2007	INSPECTED		2021	521,900	165,500	687,400		563,601C				

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 518	Type Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 907 % Good: 0 Storage Area: 907 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: C +10 Effec. Age: 35 Floor Area: 1,785 Total Base New : 326,891 Total Depr Cost: 212,491 Estimated T.C.V: 552,477		E.C.F. X 2.600		Bsmnt Garage:	
Building Style: 1.75 STORY		X	Drywall	Plaster		Wood T&G		Trim & Decoration		Size of Closets		Lg X Ord		Small	
Yr Built 1977	Remodeled 1986	Ex	X	Ord	Min	Central Air Wood Furnace		(12) Electric		150		Amps Service		No./Qual. of Fixtures	
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1	
Room List		Doors		Solid X H.C.		(12) Electric		150		Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min	
Basement 3 1st Floor 2 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		150		Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1		Average Fixture(s)		3	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation		Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X	Insulation	(2) Windows		Many X Large Avg. Avg. Few Small		Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X	Wood Sash Metal Sash Vinyl Sash	(2) Windows		Many X Large Avg. Avg. Few Small		Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(2) Windows		Many X Large Avg. Avg. Few Small		Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
(3) Roof		(2) Windows		Many X Large Avg. Avg. Few Small		Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X	Asphalt Shingle	Chimney: Metal		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:	
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		(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: 227,818 148,094		Other Additions/Adjustments	
Plumbing		Average Fixture(s)		1		1,518		987		3 Fixture Bath		2		9,555 6,211	
Water/Sewer		1000 Gal Septic		1		5,002		3,251		Water Well, 100 Feet		1		5,973 3,882	
Deck		Treated Wood		518		7,951		5,168		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		907 42,829 27,839	
Garages		Storage Over Garage		907		12,816		8,330		Door Opener		2		1,124 731	
Built-Ins		Appliance Allow.		1		2,845		1,849		Fireplaces		Interior 2 Story		1 6,836 4,443	
Wood Stove		1		2,624		1,706		Totals:		326,891		212,491		ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 552,477	

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEN BRUCE J & SUSAN S	CARPENTER CHARLES A & MAR	902,500	05/18/2012	WD	03-ARM'S LENGTH	L1124P958	PROPERTY TRANSFER	100.0
FIFTH THIRD MORTGAGE	KEEN BRUCE & SUSAN S	765,934	05/17/2012	OTH	13-GOVERNMENT	1125P274	DEED	0.0
KEEN BRUCE & SUSAN S	FIFTH THIRD	750,000	01/13/2012	SD	10-FORECLOSURE	1109P617	OTHER	0.0
KEEN BRUCE J & SUSAN S	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/513	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5697 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/14/2019	PM19-0041	100% FINIS
	P.R.E. 100% 12/20/2023		Electrical	01/02/2019	PE19-0001	100% FINIS
Owner's Name/Address	MAP #: 32					
CARPENTER CHARLES A & MARY C PO BOX 130 GLEN ARBOR MI 49636	2024 Est TCY 2,011,297 TCY/TFA: 1316.2					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	18000	100.44	316.60	0.9888	0.9012	18000 100	1,610,965
			100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =							1,610,965

Tax Description
 L1124P958 A parcel of land in Government Lot 3 of Section 22, Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, more fully described as follows: Commencing at a 5/8" iron pipe at the Southwest corner of Government Lot 3, Section 22, Town 29 North, Range 14 West; thence North along the West line of said Government Lot (North and South quarter line) 539.22 feet; thence East, parallel with the South line of said Government Lot (South eighth line), 34 1.2 feet to a 1" iron pipe; thence at an angle of

X	Improved	Vacant	Land Improvement Cost Estimates									
	Dirt Road		Description							Rate	Size % Good	Cash Value
	Gravel Road		Residential Local Cost Land Improvements									
	Paved Road		Description							Rate	Size % Good	Cash Value
	Storm Sewer		LAND IMPROVEMENTS 75							7,500.00	1 100	7,500
	Sidewalk		Total Estimated Land Improvements True Cash Value =									7,500
	Water											
	Sewer											
	Electric											
	Gas											
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											



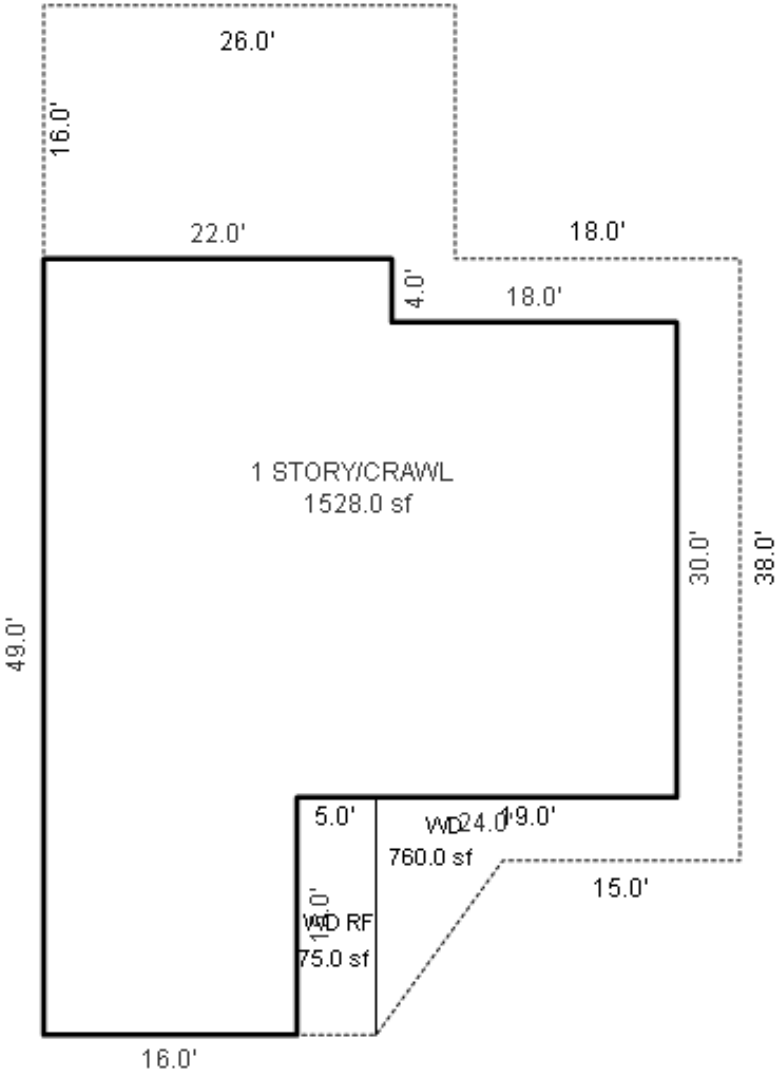
X	Improved	Vacant	Topography of Site													
	Level		Year							Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Rolling		Who							When	What					
	Low		2024							805,500	200,100	1,005,600			598,314C	
	High		2023							716,000	151,400	867,400		867,400A	569,823C	
	Landscaped		2022							612,100	133,800	745,900			542,689C	
	Swamp		2021							509,700	123,400	633,100			525,353C	
	Wooded															
	Pond															
	Waterfront															
	Ravine															
	Wetland															
	Flood Plain															

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 760 75	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G											
Yr Built 1970		Remodeled 1981		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
Basement 6 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Carpeted Other:		200 Amps Service											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures											
X Insulation		X	Drywall	No. of Elec. Outlets											
(2) Windows		(7) Excavation		Many		X	Ave.								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1528 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 1000 Gal Septic 1 2000 Gal Septic									
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer		Lump Sum Items:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support											
X	Asphalt Shingle Wood Shake	Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
Chimney: Stone															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 198,658 119,194										Cls C Blt 1970					
Other Additions/Adjustments Exterior Stone Veneer 320 12,493 7,496 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,777 2,866 Water/Sewer 1000 Gal Septic 1 5,002 3,001 Water Well, 100 Feet 1 5,973 3,584 Deck Treated Wood w/Roof (Deck Portion) 75 2,236 1,342 Treated Wood w/Roof (Roof portion) 75 1,466 880 Treated Wood 760 10,146 6,088 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Exterior 1 Story 1 6,698 4,019 Local Cost Items GENERATOR 1 1 1 *										Totals: 251,813 151,089					
Notes: ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 392,832															

*** Information herein deemed reliable but not guaranteed***



Lake Michigan

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEMPLE PETER R	TEMPLE PETER R	0	11/06/2023	QC	15-LADY BIRD	2023005132	PROPERTY TRANSFER	0.0
ROCKS PATRICIA A	ROCKS PATRICIA A	0	10/20/2023	QC	15-LADY BIRD	2023004654	PROPERTY TRANSFER	0.0
ROCKS PATRICIA AKA TEMPLE	TEMPLE PETER R	0	06/12/2023	QC	09-FAMILY	2023002676	PROPERTY TRANSFER	0.0
ROCKS ROBERT K & PATRICIA	ROCKS ROBERT K & PATRICIA	0	05/19/2023	QC	09-FAMILY	2023002185	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5888 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TEMPLE PETER R & ROCKS PATRICIA A 580 CREEKSIDE RD GENEVA IL 60134	MAP #: 32					
	2024 Est TCV 2,516,849 TCV/TFA: 846.57					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	18000	100.00	400.00	0.9898	0.9554	18000 100	1,702,335
			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =							1,702,335

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
L267 P877 L346 P902 L395 P997/94 L448 P032/97 PRT GOVT LOTS 1 2 & 3 COM NW COR GOVT LOT 2 TH S 45 DEG 31' 45" E 233.94 FT TH S 0 DEG 25' W 224 FT FOR POB TH N 0 DEG 25' E 224 FT TH N 89 DEG 37' E 45 FT TH N 56 DEG 12' 20" E 16.99 FT M/L TH N 45 DEG 13' 25" W TO SHR TH SWLY ALG SHR TO PT N 27 DEG 19' W & N 89 DEG 35' W OF POB TH S 27 DEG 19' E & S 89 DEG 35' E TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value				
	X	Electric	Residential Local Cost Land Improvements							
	X	Gas	Description	Rate	Size % Good	Cash Value				
		Curb	LAND IMPROVEMENTS 75	7,500.00	1 100	7,500				
		Street Lights	Total Estimated Land Improvements True Cash Value =							7,500
		Standard Utilities								
		Underground Utils.								



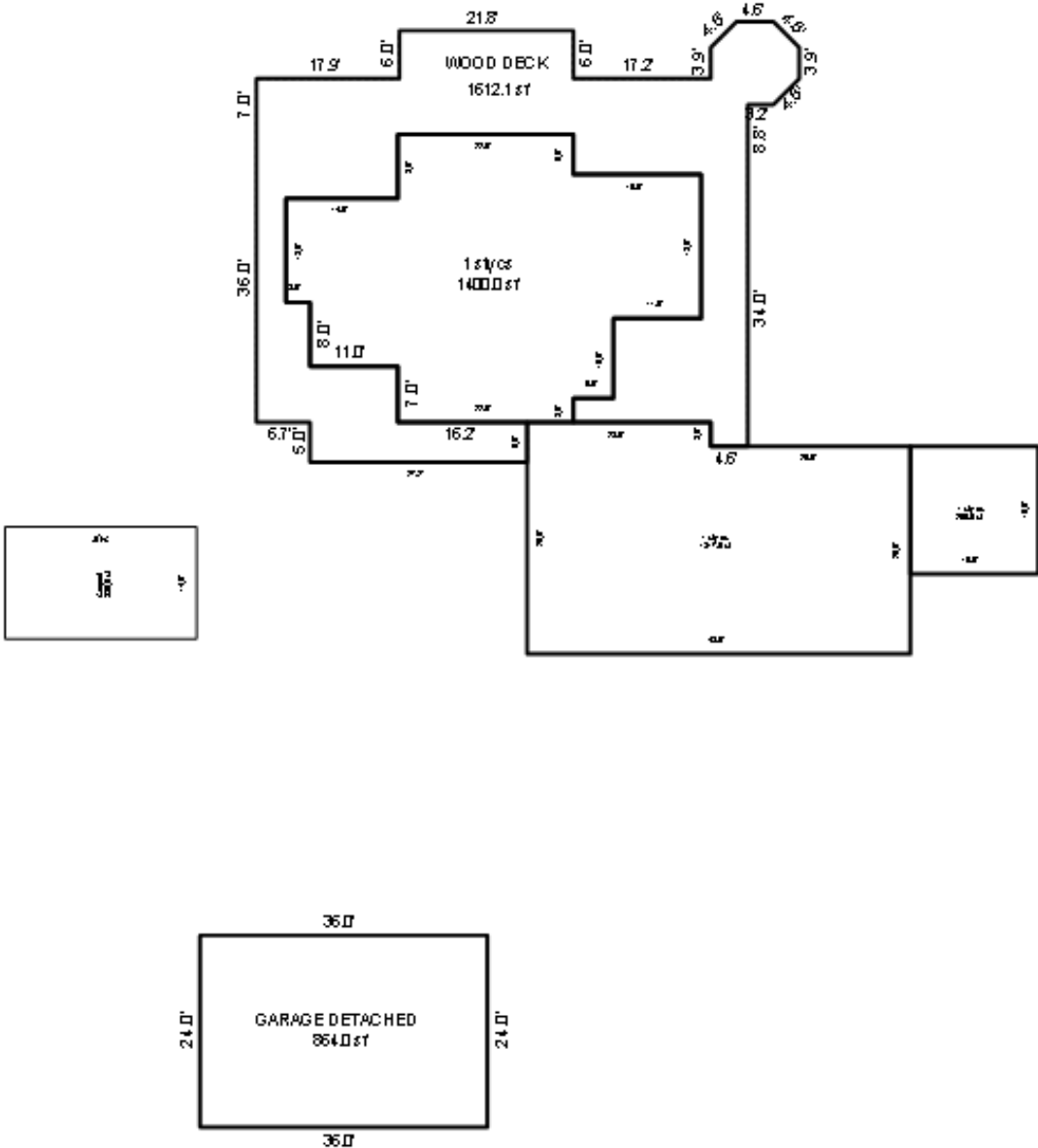
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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
															2024	851,200	407,200	1,258,400			409,889C
															2023	756,600	307,100	1,063,700			390,371C
															2022	654,700	264,800	919,500			371,782C
															2021	734,000	243,500	977,500			359,906C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									1612	Treated Wood		
Building Style: 1 STORY		X	Drywall	X	Plaster	Trim & Decoration				Class: C +10 Effec. Age: 35 Floor Area: 2,973 Total Base New : 477,458 Total Depr Cost: 310,390 Estimated T.C.V: 807,014				E.C.F. X 2.600		Bsmnt Garage: Carport Area: 336 Roof: Comp.Shingle	
Yr Built Remodeled 1969 199 1980			Ex X Ord		Min	Size of Closets				Central Air Wood Furnace							
Condition: Average			Lg X Ord		Small					No. of Elec. Outlets							
Room List		Doors	X Solid		H.C.	(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1 STORY						Cls C 10 Blt 1969	
Basement 8 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				200 Amps Service				(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							
(1) Exterior		Kitchen: Other: Carpeted Other:				No./Qual. of Fixtures				Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				X Ex. Ord. Min				Stories Exterior Foundation Size Cost New Depr. Cost							
X	Insulation	X	Drywall			X Many Ave. Few				1 Story Siding Crawl Space 1,400 1 Story Siding Crawl Space 1,317 1 Story Siding Crawl Space 256							
(2) Windows		(7) Excavation				(13) Plumbing				Total: 390,734 254,020							
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 2973 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 33,938 22,060							
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish				Built-Ins Appliance Allow. Fireplaces Interior 1 Story Deck Treated Wood Carports Comp.Shingle									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer				Lump Sum Items:							
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support				1 1000 Gal Septic 1 2000 Gal Septic				Notes:							
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 477,458 310,390						ECF (4085 LAKE MICHIGAN) 2.600 => TCv: 807,014	
Chimney: Brick																	

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

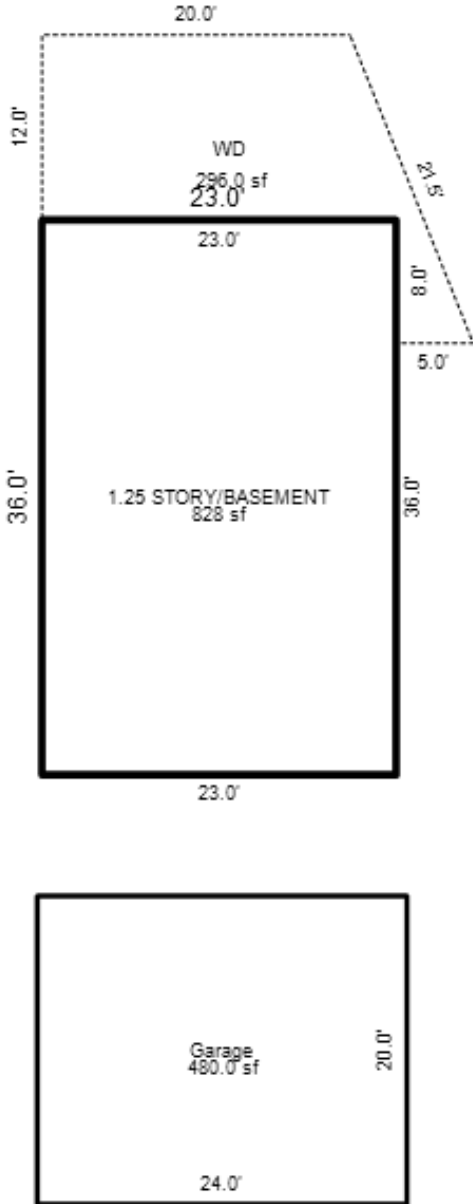
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TOTH LAWRENCE D ET AL	CHARLICK DANIEL A & DAYNA	1,700,000	05/14/2021	WD	03-ARM'S LENGTH	2021004297	PROPERTY TRANSFER	100.0			
ALM LAKESIDE PROPERTIES L	TOTH LAWRENCE D & TOTH AL	0	05/13/2021	QC	09-FAMILY	2021004296	DEED	0.0			
TOTH PAUL E & MARGARET E	ALM LAKESIDE PROPERTIES L	100	07/12/2014	QC	09-FAMILY	1259P755	PROPERTY TRANSFER	0.0			
TOTH PAUL E REVOC LIVING	TOTH PAUL E TRUST	0	02/09/2010	QC	03-ARM'S LENGTH	2010-1072-584T	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status		
5699 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
CHARLICK DANIEL A & DAYNA G 7853 CHANTICLEER CIR NW CANTON OH 44720		MAP #: 32		2024 Est TCV 1,893,851 TCV/TFA: 1829.8							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L234P50 COMMENCING AT A 5/8 IRON PIPE OF THE SW COMER OF GOVERNMENT LOT 3, SEC. 22 TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 (NORTH AND SOUTH V4LINE) 53 9.22 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3 (SOUTH 1/8 LINE) 341.2 FEET TO A 1" IRON PIPE; THENCE AT AN ANGLE OF 14°45' TO THE LEFT FROM THE LAST DESCRIBED COURSE 249.98 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE LAST DESCRIBED COURSE 101.32 FEET; THENCE AT AN ANGLE OF 102°14' TO THE LEFT FROM THE LAST		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LK MI "A"	18000	100.44	248.94	0.9888	0.8486	18000 100	1,516,992
		Paved Road		100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 1,516,992							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description Rate Size % Good Cash Value							
		Water		Residential Local Cost Land Improvements							
		Sewer		Description Rate Size % Good Cash Value							
		X	Electric	LAND IMPROVEMENTS 75 7,500.00 1 100 7,500							
		X	Gas	Total Estimated Land Improvements True Cash Value = 7,500							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	758,500	188,400	946,900			763,812C	
			Low	2023	674,200	142,600	816,800			727,440C	
			High	2022	569,500	123,300	692,800			692,800S	
			Landscaped	2021	479,900	119,700	599,600			535,484C	
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What							
		TPC 05/14/2021	INSPECTED								
		TPC 05/06/2018	INSPECTED								
		TPC 10/22/2015	INSPECTED								



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 294	Type Treated Wood	Year Built: 1989 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	X	Size of Closets	Lg	Ord	X	Small	Central Air Wood Furnace	(12) Electric	150	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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: 154,531 108,172 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Deck Treated Wood 294 5,480 3,836 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 20,194 14,136 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Wood Stove 1 2,624 1,837 Totals: 202,944 142,061 Notes: ECF (4085 LAKE MICHIGAN) 2.600 => TCv: 369,359
Building Style: 1.5 STORY		Condition: Average		Room List		Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Insulation		(2) Windows		X Many Avg. Few X Large Avg. Small		X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				
Yr Built 1974		Remodeled 2013		Ex		X		Ord		Min		Lg		Ord		X		Small		No. of Elec. Outlets		Many		X		Ave.		Few		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BAKER ARTHUR TRUST	SEYFARTH SUSAN B	0	02/02/2021	WD	09-FAMILY	2021001489	PROPERTY TRANSFER	0.0				
SEYFARTH STEPHEN ARTHUR	SEYFARTH SUSAN B	100	02/02/2021	QC	09-FAMILY	2021001490	DEED	0.0				
BAKER ARTHUR TRUST	BAKER ARTHUR TRUST	0	08/22/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status		
5703 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
SEYFARTH SUSAN B 340 NORTHLAWN AVE EAST LANSING MI 48823		MAP #: 32		2024 Est TCV 1,969,000 TCV/TFA: 1337.6								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L340 P507/92 L386 P844/94 PRT GOVT LOT 3 BEG AT PT 539.22 FT N & 341.2 FT E OF SW COR LOT 3 TH N 74 DEG 10' E 103.4 FT TH N 298.25 FT TO SHR LAKE MICHIGAN TH S 58 DEG 51' W 116.04 FT TH S 330.5 FT TO POB SEC 22 T29N R14W .78 A M/L.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	LK MI "A"	18000	100.00	280.31	0.9614	0.8742	18000	100	1,512,844
		X	Paved Road	LK MI "A"	18000	12.35	280.31	0.9614	0.8742	18000	50	SURPLUS: ZONING 100 FT 9
		X	Storm Sewer	112 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 1,606,285								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	Wood Frame	30.37	96	50	1,458				
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	Size	% Good	Cash Value				
			Curb	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
			Street Lights	Total Estimated Land Improvements True Cash Value = 2,958								
			Standard Utilities									
			Underground Utils.									
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	803,100	181,400	984,500			291,596C		
			Low	2023	713,900	136,700	850,600			277,711C		
			High	2022	599,800	117,800	717,600			264,487C		
		X	Landscaped	2021	508,200	116,400	624,600			256,038C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
Who		When	What									
TPC 11/05/2020		INSPECTED										
TPC 10/22/2015		INSPECTED										
TPC 10/24/2013		INSPECTED										

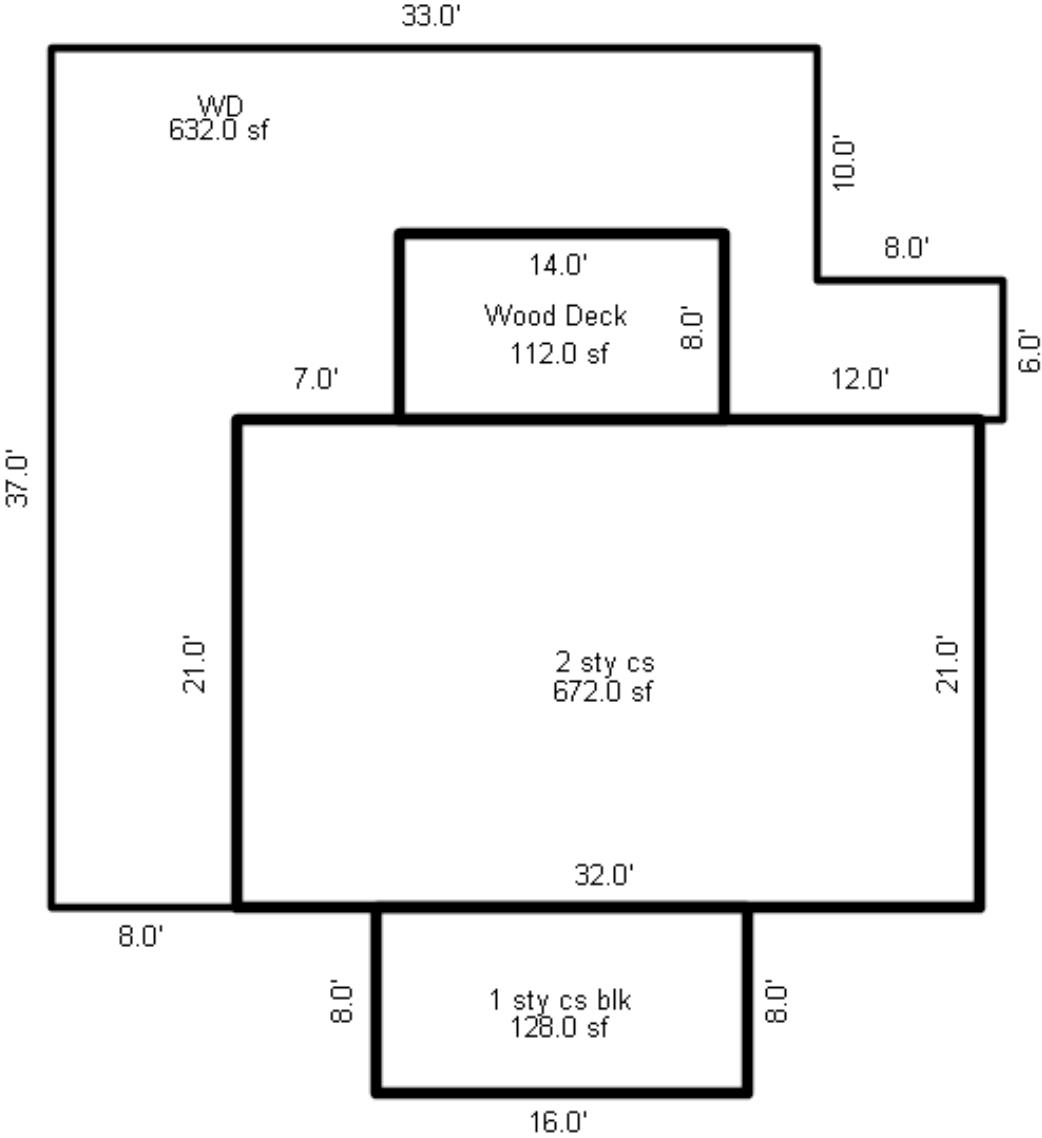


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 632	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Ex X Ord Min			Size of Closets Lg X Ord Small			Doors Solid X H.C.		Central Air Wood Furnace	
Building Style: 2 STORY		Yr Built 1950		Remodeled 0		Condition: Average		Room List Basement 3 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Tile Other:		(12) Electric 150 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min	
(1) Exterior		(6) Ceilings		X Tile			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:				
X	Many Avg. X Few	Large Avg. X Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	Chimney: Metal															
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:		179,835		116,893													
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,513		983			
Water/Sewer																	
1000 Gal Septic										1		4,988		3,242			
Water Well, 100 Feet										1		5,973		3,882			
Porches																	
WPP										112		3,208		2,085			
Deck																	
Treated Wood										632		9,025		5,866			
Built-Ins																	
Appliance Allow.										1		2,845		1,849			
Fireplaces																	
Interior 1 Story										1		5,489		3,568			
Totals:										212,876		138,368					
Notes:																	
ECF (4085 LAKE MICHIGAN) 2.600 => TCY:														359,757			

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK DAVID W & KIRSTEN D	CLARK DAVID & KIRSTEN LAK	0	12/07/2022	PTA	09-FAMILY	2022006892	PROPERTY TRANSFER	0.0
CLARK DAVID W	CLARK DAVID W & KIRSTEN D	0	11/07/2022	QC	03-ARM'S LENGTH	2022006574	PROPERTY TRANSFER	0.0
KOTILA CAROLYN	CLARK DAVID W	0	10/07/2022	QC	09-FAMILY	2022005802	PROPERTY TRANSFER	0.0
CLARK LAKE COTTAGE TRUST	CLARK DAVID W & KOTILA CA	0	09/24/2021	QC	09-FAMILY	2021007631	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6159 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/20/2010	PM10-0444	
	P.R.E. 0%		Mechanical	12/07/2010	PM10-0433	
Owner's Name/Address	MAP #: 30		Electrical	11/19/2010	PE10-0409	
CLARK DAVID & KIRSTEN LAKE MICHIGAN TRUST 12304 ALHAMBRA ST LEAWOOD KS 66209	2024 Est TCV 4,273,486 TCV/TFA: 1175.3		Accessory Building	10/25/2010	PB10-0359	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
DC L416 P465/96 L842 P706&709/05 2005 DESCR REVISED (REF: SPLIT 006-122-038-50) PARCEL 2 - PRT E 1/2 SEC 22 COM AT E 1/4 SEC COR TH N 00 DEG 29'14" E ALG E SEC LN 151.95 FT TO C/L BAY LANE TH N 41 DEG 35'49" W ALG SD C/L 707.55 FT TH S 45 DEG 28'46" W 307.76 FT TO POB TH S 44 DEG 24'01" E 290.90 FT TH S 45 DEG 57'19" W 270.64 FT TH N 44 DEG 24'01" W 500.00 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH ALG SD TRAVERSE LN N 45 DEG 57'19" E 270.64 FT TH S 44 DEG 24'01" E 209.10 FT TO POB TOGETHER WITH EASEMENTS SEC 22	X	Dirt Road	18000	100.00	500.13	0.7722	1.0103	18000	100	1,404,302
	X	Gravel Road	18000	100.00	500.13	0.7722	1.0103	18000	100	1,404,302
	X	Paved Road	18000	70.00	500.13	0.7722	1.0103	18000	50	SURPLUS: ZONING 491,506
	X	Storm Sewer	270 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =							3,300,109

X	Description	Rate	Size % Good		Cash Value
			193	50	
X	Fencing: Wd, Split, 2 Rail	16.95	193	50	1,635
	Residential Local Cost Land Improvements				
X	Description	Rate	Size % Good		Cash Value
	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
	Total Estimated Land Improvements True Cash Value =				9,135



Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

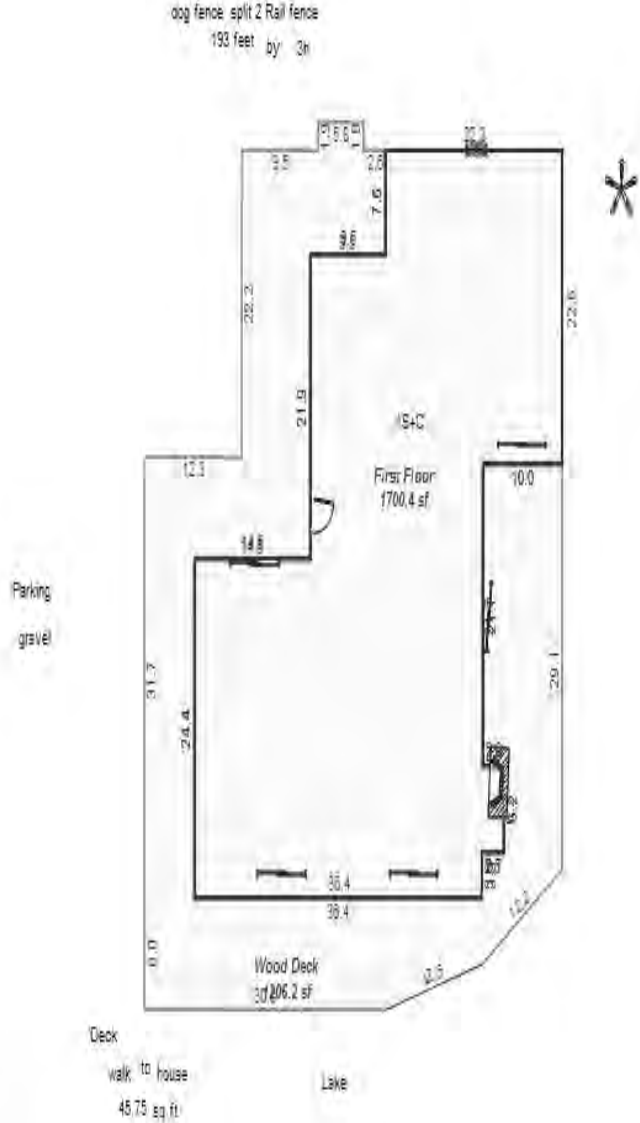
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,650,100	486,600	2,136,700			1,357,329C
2023	1,466,700	367,100	1,833,800			1,292,695C
2022	1,162,100	316,400	1,478,500			1,231,139C
2021	1,288,400	290,800	1,579,200			1,191,810C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	49	WCP (1 Story)	Year Built: Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 326,994 Total Depr Cost: 196,196 Estimated T.C.V: 510,110		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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		Cls C		Blt 1956			
Yr Built 1956	Remodeled 1972	Trim & Decoration	Ex X Ord	Min	200 Amps Service		No./Qual. of Fixtures		Building Areas		Size		Cost New		
Condition: Average		Size of Closets	Lg X Ord	Small	No. of Elec. Outlets		Ex. X Ord. Min		Stories Exterior Foundation		1,936		Depr. Cost		
Room List		Doors	Solid X	H.C.	(13) Plumbing		Many X Ave. Few		1 Story Siding Crawl Space		Total:		244,085 146,451		
7	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Carpeted Other: Other:		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Wood Stove Deck Treated Wood		1 1,518 911 1 4,777 2,866 1 5,002 3,001 1 5,973 3,584 49 3,131 1,879 748 27,624 16,574 1 2,845 1,707 2 13,395 8,037 1 2,624 1,574 1200 16,020 9,612		Totals:		326,994 196,196		
(1) Exterior	(6) Ceilings	(7) Excavation	Basement: 0 S.F. Crawl: 1936 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 6159		ECF (4085 LAKE MICHIGAN) 2.600 => TCY:		510,110		
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Notes: 6159		ECF (4085 LAKE MICHIGAN) 2.600 => TCY:		510,110				
X	Insulation	(9) Basement Finish													
(2) Windows	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Many Avg. Few X Large Avg. Small	Joists: 2 Unsupported Len: Cntr.Sup:													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens														
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle														
Chimney: Metal															

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK JOY WEBB TRUST	CLARK FAMILY REAL ESTATE	10	11/08/2011	QC	03-ARM'S LENGTH	1107P335	DEED	100.0
CLARK JOY	CLARK JOY WEBB, DAVID W &	0	05/18/2009	WD	03-ARM'S LENGTH	2009 1015-638S	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6149 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/29/2015	PM15-0565	
Owner's Name/Address	P.R.E. 0%		GARAGE	10/25/2010	PB10-0359	100% FINIS
CLARK FAMILY REAL ESTATE LLC 12304 ALHAMBRA LEAWOOD KS 66209	MAP #: 30		GARAGE	10/20/2010	LU10-2201	100% FINIS
	2024 Est TCV 2,353,719 TCV/TFA: 0.00		Mechanical	05/13/2009	PM09-0131	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SURVEY L8 P443 2004 SPLIT FROM 006-122-038-00 PARCEL 1 - PRT OF E 1/2 SEC 22 BEG AT E 1/4 COR SD SEC TH N 89 DEG 47'15" W ALG E-W 1/4 LN 753.85 FT TH N 44 DEG 24'01" W 495.48 FT TO PT ON TRAVERSE LN ALG SHR LAKE MICHIGAN TH ALG SD TRAVERSE LN N 45 DEG 48'39" E 100.03 FT TH S 44 DEG 24'01" E 500.00 FT TH N 45 DEG 57'19" E 270.64 FT TH N 44 DEG 24'01" W 290.90 FT TH N 45 DEG 28'46" E 307.76 FT TO C/L BAY LN TH S 41 DEG 35'49" E ALG SD C/L 707.55 FT TO E SEC LN TH S 00 DEG 29'14" W ALG E SEC LN 151.95 FT TO POB				Dirt Road								1,713,116
				Gravel Road								469,993
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				807 Actual Front Feet, 7.60 Total Acres Total Est. Land Value = 2,183,110								

SURVEY L8 P443 2004 SPLIT FROM
006-122-038-00 PARCEL 1 - PRT OF E 1/2
SEC 22 BEG AT E 1/4 COR SD SEC TH N 89
DEG 47'15" W ALG E-W 1/4 LN 753.85 FT TH
N 44 DEG 24'01" W 495.48 FT TO PT ON
TRAVERSE LN ALG SHR LAKE MICHIGAN TH ALG
SD TRAVERSE LN N 45 DEG 48'39" E 100.03
FT TH S 44 DEG 24'01" E 500.00 FT TH N 45
DEG 57'19" E 270.64 FT TH N 44 DEG 24'01"
W 290.90 FT TH N 45 DEG 28'46" E 307.76
FT TO C/L BAY LN TH S 41 DEG 35'49" E ALG
SD C/L 707.55 FT TO E SEC LN TH S 00 DEG
29'14" W ALG E SEC LN 151.95 FT TO POB



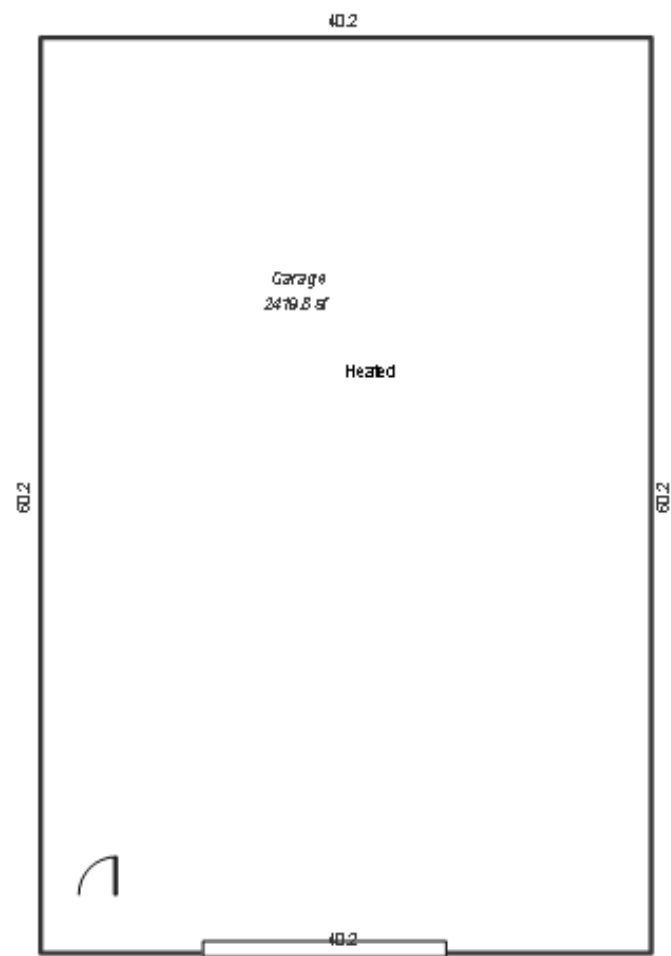
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	1,091,600	85,300	1,176,900			842,777C
TPC	07/14/2017	INSPECTED	2023	996,400	64,100	1,060,500			802,645C
PTC	01/07/2011	INSPECTED	2022	741,800	55,200	797,000			764,424C
TPC	12/11/2011	INSPECTED	2021	744,500	50,700	795,200			740,004C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 2420 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 10 Floor Area: 0 Total Base New : 72,909 Total Depr Cost: 65,619 Estimated T.C.V: 170,609
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GARAGE		Cls BC		Blt 2010		
Duplex		Drywall Paneled		No./Qual. of Fixtures			0 Amps Service		(11) Heating System: Electric Baseboard		Ground Area = 0 SF		Floor Area = 0 SF.		
A-Frame		Plaster Wood T&G		Ex. Ord Min			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Trim & Decoration		Many Ave. Few			(13) Plumbing		Building Areas		Plumbing		Other Additions/Adjustments		
GARAGE		Ex Ord Min		Average Fixture(s)			3 Fixture Bath		Garages		3 Fixture Bath		1 -7,025 -6,322		
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			2 Fixture Bath		Class: BC Exterior: Pole (Unfinished)		Door Opener		1 703 633		
2010 GAR	0	Lg	Ord	Small	Average Fixture(s)			Solar Water Heat		Base Cost		2420 79,231 71,308			
Condition: Average		Lg Ord Small		Average Fixture(s)			No Plumbing		Notes:		Totals:		72,909 65,619		
Room List		Doors Solid H.C.		Average Fixture(s)			Extra Toilet		ECF (4085 LAKE MICHIGAN) 2.600 => TCV:				170,609		
Basement		(5) Floors		Average Fixture(s)			Extra Sink								
1st Floor		Kitchen:		Average Fixture(s)			Separate Shower								
2nd Floor		Other:		Average Fixture(s)			Ceramic Tile Floor								
Bedrooms		Other:		Average Fixture(s)			Ceramic Tile Wains								
(1) Exterior		(6) Ceilings		Average Fixture(s)			Ceramic Tub Alcove								
Wood/Shingle		No. of Elec. Outlets		Average Fixture(s)			Vent Fan								
Aluminum/Vinyl		Many Ave. Few		Average Fixture(s)											
Brick		(7) Excavation		Average Fixture(s)											
Insulation		Basement: 0 S.F.		Average Fixture(s)											
(2) Windows		Crawl: 0 S.F.		Average Fixture(s)											
Many Avg. Few		Slab: 0 S.F.		Average Fixture(s)											
Large Avg. Small		Height to Joists: 0.0		Average Fixture(s)											
Wood Sash		(8) Basement		Average Fixture(s)											
Metal Sash		Conc. Block		Average Fixture(s)											
Vinyl Sash		Poured Conc.		Average Fixture(s)											
Double Hung		Stone		Average Fixture(s)											
Horiz. Slide		Treated Wood		Average Fixture(s)											
Casement		Concrete Floor		Average Fixture(s)											
Double Glass		(9) Basement Finish		Average Fixture(s)											
Patio Doors		Recreation SF		Average Fixture(s)											
Storms & Screens		Living SF		Average Fixture(s)											
(3) Roof		Walkout Doors (B)		Average Fixture(s)											
Gable		No Floor SF		Average Fixture(s)											
Hip		Walkout Doors (A)		Average Fixture(s)											
Flat		Recreation SF		Average Fixture(s)											
Asphalt Shingle		(10) Floor Support		Average Fixture(s)											
Chimney:		Joists:		Average Fixture(s)											
		Unsupported Len:		Average Fixture(s)											
		Cntr.Sup:		Average Fixture(s)											
				Lump Sum Items:											

*** Information herein deemed reliable but not guaranteed***



15.86 by 14.11
door
15.78 high

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOTILA KERRY R TRUST 50%		0	10/18/2011	OTH	33-TO BE DETERMINED	1100-683 EASEM	DEED	0.0				
KOTILA CAROLYN C TRUST 50		0	10/17/2011	OTH	33-TO BE DETERMINED	1100-681 EASEM	DEED	0.0				
KOTILA KERRY R & CAROLYN	KOTILA K R TRUST 1/2 KOTI	0	10/22/2010	QC	09-FAMILY	2010 1066-262Q	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6137 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		12/12/2011	PE11-0439					
Owner's Name/Address		P.R.E. 100% 02/08/2018		Mechanical		05/13/2009	PM09-0130					
KOTILA KERRY R TRUST 50% & KOTILA CAROLYN C TRUST 50% PO BOX 25 GLEN ARBOR MI 49636		MAP #: 30		Plumbing		05/12/2009	PP09-0059					
		2024 Est TCV 4,285,505 TCV/TFA: 659.11		Electrical		01/26/2009	PE09-0011					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L215 P277 L308 P976/90 2005 DESCR REVIS(DUE TO SPLIT & COMBINATION) PARCEL 3 - PRT OF GOVT LOT 1 SEC 22 COM AT E 1/4 COR TH N 00 DEG 29'14" E ALG E SEC LN 151.95 FT TO C/L BAY LANE TH N 41 DEG 35'49" W ALG SD C/L 707.55 FT TO POB TH S 45 DEG 28'46" W 307.76 FT TH N 44 DEG 24'01" W 209.10 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH N 45 DEG 17'50" E ALG TRAVERSE LN 151 FT TH S 45 DEG 03'40" E 108.71 FT TH S 44 DEG 23'14" E 58.99 FT TH N 45 DEG 28'46" E 158.82 FT TO C/L BAY LANE TH S 41 DEG 35'49" E ALG SD C/L		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A" 18000	100.00	161.00	0.8929	0.7610	18000	100		1,223,185
		Paved Road		LK MI "A" 18000	51.00	161.00	0.8929	0.7610	18000	50	SURPLUS: ZONING 100 FT	31
		Storm Sewer		151 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 1,535,097								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Fencing: Wd, Split, 2 Rail	20.31	221	50	2,244				
		Electric		D/W/P: 4in Ren. Conc.	11.93	2491	0	0				
		Gas		D/W/P: Flagstone/Sand	30.28	602	0	0				
		Curb		Total Estimated Land Improvements True Cash Value = 2,244								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	767,500	1,375,300	2,142,800			1,333,597C		
		Low		2023	682,300	1,034,300	1,716,600			1,270,093C		
		High		2022	541,300	900,800	1,442,100			1,209,613C		
		Landscaped		2021	635,200	855,800	1,491,000			1,170,971C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	04/20/2017	INSPECTED								
		TPC	01/07/2011	INSPECTED								
		TPC	10/12/2009	INSPECTED								



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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNUTT SUSANNE S TRUST		0	01/13/2011	QC	03-ARM'S LENGTH	2011 1077-33TR	DEED	0.0
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	700,000	01/13/2011	WD	03-ARM'S LENGTH	1077-35WD	DEED	100.0

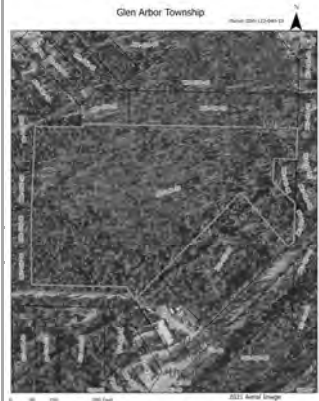
Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART DANIEL E & VICKI L 3651 FLEETWOOD DR PORTAGE MI 49024	MAP #: 31					
	2024 Est TCV 1,079,052					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2000/	726.00	963.23	0.6092	1.2199	2000	100		1,079,052
726 Actual Front Feet, 16.05 Total Acres					Total Est. Land Value =			1,079,052

Tax Description
 L1077P36 EXCEPT 006-122-040-11 PARCEL 1:
 PART OF GOVERNMENT LOT 1, BEGINNING AT
 THE NORTHEAST CORNER; THENCE ALONG THE
 NORTH LOT LINE NORTH 89 °47'15" WEST
 748.03 FEET; THENCE SOUTH 0 ° 30'15" WEST
 150 FEET; THENCE NORTH 89°47'15" WEST
 200.70 FEET TO EAST LINE PRIVATE DRIVE;
 THENCE SOUTH 0 °30'15" WEST 15 FEET;
 THENCE NORTH 89 °47'15" WEST 206.38 FEET;
 THENCE SOUTH 0 °30'15" WEST 726 FEET TO
 NORTH LINE EGELER ROAD; THENCE SOUTH
 89°09'45" EAST 449 FEET TO EASTERLY RIGHT
 OF WAY OF SAID ROAD; THENCE SOUTH 32°

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site
 X Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain



THENCE NORTH
 THENCE SOUTH
 EET TO NORTHERLY
 ENCE NORTH
 T TO EAST LINE;
 ST 643.39 FEET TO
 T THAT PART
 AST CORNER;
 N ON FILE***

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	539,500	0	539,500			384,009C
2023	424,400	0	424,400			370,758C
2022	457,400	0	457,400			353,103C
2021	424,700	0	424,700			341,823C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	0	01/13/2011	WD	19-MULTI PARCEL ARM'S LE	1077-35WD	DEED	100.0
KEUNING JAY TRUST	STEWART VIVKI L LIVING TR	0	05/17/2005	WD	03-ARM'S LENGTH	854:855	OTHER	100.0
MCNUTT SUSANE TRUST	KEUNING JAY	1	06/21/1994	WD	09-FAMILY	389P562	DEED	0.0

Property Address: W RIVER RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31

Owner's Name/Address: STEWART DANIEL E & VICKI L
 300 SHIRLEY
 BIRMINGHAM MI 48009

2024 Est TCV 89,657

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

D 200' @ 1000/ 100.00 140.54 1.1892 0.7539 1000 100 89,657
 100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 89,657

Tax Description
 PT NE 1/4 OF SE 1/4 SEC 22 COM E 1/4 SD
 SEC TH S 01 DEG 21'30" W 312.29 FT TO POB
 TH CONT S 01 DEG 21'30" W 184.93 FT TH N
 47 DEG 05'51" W 133.61 FT TH N 01 DEG
 21'30" E 96.23 FT TH S 88 DEG 38'30" E
 100 FT TO POB SEC 22 T29N R14W 0.32 A
 M/L
 FORMERLY ASSESSED WITH PART IN SECTION 23
 ON PRIOR YEARS ASSESSMENTS: WITH
 006-123-014-00 L389 P562/94 L854 P855/05
 PRT NE 1/4 OF SE 1/4 COM E 1/4 OF SD SEC
 TH ALG E LN SD SEC S 01 DEG 21' 30" W
 312.29 FT TO POB TH CONT ALG LN S 01 DEG
 47 DEG 05' 51" W
 ' 30" E 96.23 FT
 0 FT TO POB SEC



Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Topography of Site

Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	44,800	0	44,800			14,235C
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

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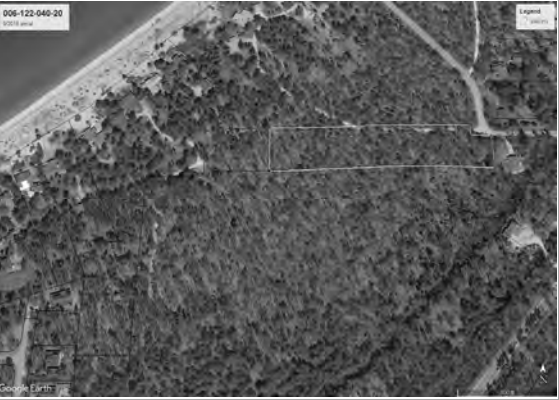
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK JOY WEBB TRUST	CLARK FAMILY REAL ESTATE	10	11/08/2011	QC	03-ARM'S LENGTH	1107P335	DEED	100.0
CLARK JOY	CLARK JOY WEBB, DAVID W &	0	05/18/2009	WD	03-ARM'S LENGTH	2009 1015-638S	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CLARK FAMILY REAL ESTATE LLC 12304 ALHAMBRA LEAWOOD KS 66209	MAP #: 31					
	2024 Est TCV 217,222					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 1400/	150.00	747.00	0.9036	1.1447	1400	100		217,222
150 Actual Front Feet, 2.57 Total Acres								Total Est. Land Value = 217,222

Tax Description
 DC L416 P465/96 PRT GOVT LOT 2 BEG NE COR TH N 89 DEG 47' 15" W 748.03 FT TH S 00 DEG 30' 15" W 150 FT TH S 89 DEG 47' 15" E 747.70 FT TO E LN TH N 00 DEG 37' 45" E 150 FT TO POB SEC 22 T29N R14W. 2.57 A M/L.

Comments/Influences
 OFF BAY LN



- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	108,600	0	108,600			87,869C
2023	85,300	0	85,300			83,685C
2022	79,700	0	79,700			79,700S
2021	79,700	0	79,700			79,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNUTT LTD PARTNERSHIP	MCNUTT ROBERT C & SUSANNE	0	10/30/2018	QC	09-FAMILY	1344P571	PROPERTY TRANSFER	1.0
MCNUTT SUSANNE S	MCNUTT LTD PARTNERSHIP	0	12/23/1994	QC	09-FAMILY	398P509	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5864 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 10/31/2018					
Owner's Name/Address	MAP #: 30 & 31					
MCNUTT ROBERT C & SUSANNE S & MCNUTT LTD PARTNERSHIP 1870 LATHAM BIRMINGHAM MI 48009	2024 Est TCV 2,704,971 TCV/TFA: 1175.0					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L211 P735 L339 P964 L398 P505 L398P509 PRT OF GOVT LOTS 1 & 2 SEC 22 COM AT E 1/4 COR SEC 22 TH S 89 DEG 37' W ON E-W 1/4 LN 1034.83 FT TO POB TH S 45 DEG E 98.22 FT TH S 0 DEG 05' 30" E 95.09 FT TH S 89 DEG 37' W 144.88 FT TH N 56 DEG 12' 20" E 16.99 FT TH N 45 DEG 13' 25" W 365 FT M/L TO SHR LAKE MICHIGAN TH N 45 DEG 15' 30" E ON SHR 155 FT TH S 45 DEG 00' E 299.08 FT TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		LK MI "A" 18000 100.00 400.00 0.9133 0.9554 18000 100								1,570,635
	X	Electric		LK MI "A" 18000 38.00 400.00 0.9133 0.9554 18000 50							SURPLUS: ZONING 100 FT 29	
	X	Gas		138 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 1,869,055								
	X	Curb		Land Improvement Cost Estimates								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		Residential Local Cost Land Improvements								
		Underground Utils.		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								

Comments/Influences



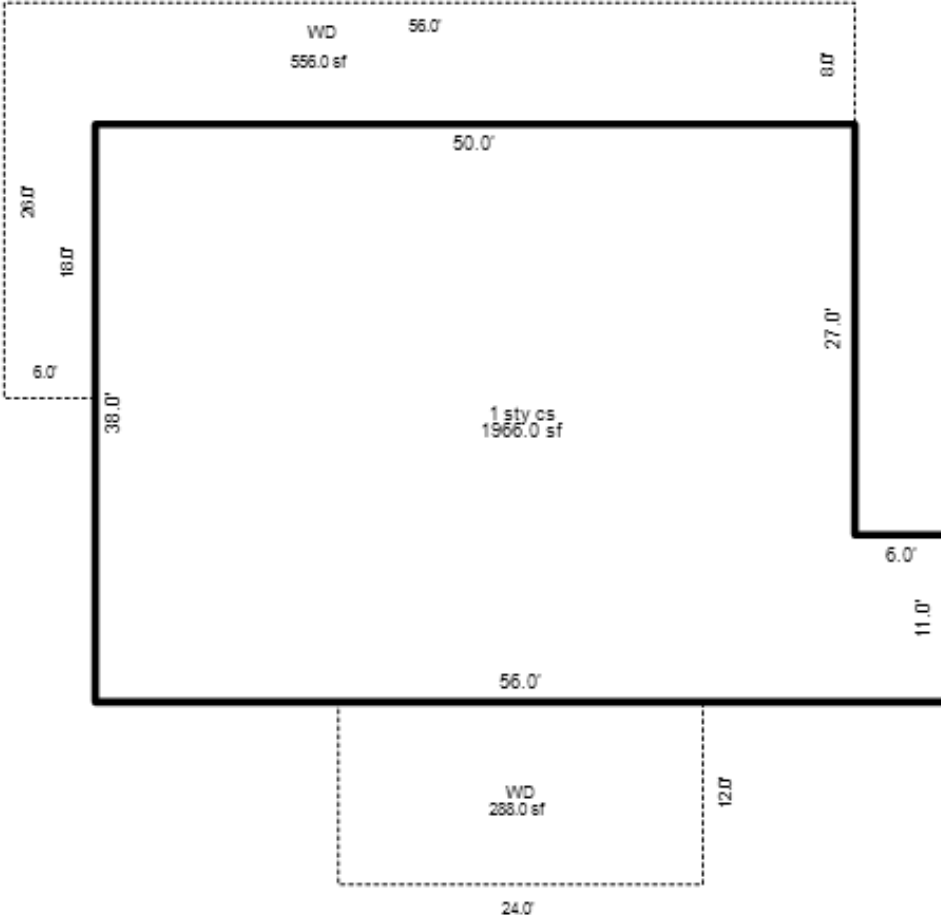
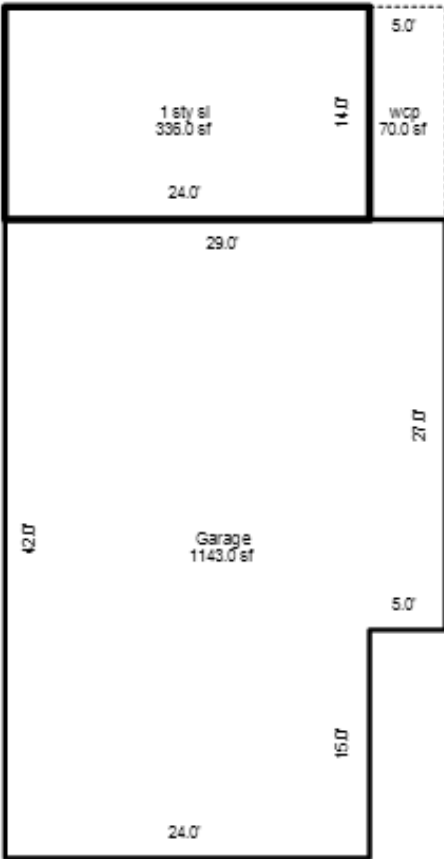
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	934,500	418,000	1,352,500			558,868C
	Rolling		2023	830,700	314,900	1,145,600			532,256C
	Low		2022	696,000	271,400	967,400			506,911C
	High		2021	780,400	249,300	1,029,700			490,718C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	10/04/2018	INSPECTED							
TPC	10/25/2017	INSPECTED							
WAS	02/09/2008	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 70 556	Type WSEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1143 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																															
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	X	Size of Closets	Lg	X	Ord	Small	Central Air Wood Furnace	(12) Electric	150	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 370,392 240,755 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 * Deck Treated Wood 556 8,824 5,736 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 1 7,112 4,623 Totals: 489,462 319,583																							
Building Style: 1 STORY		Trim & Decoration		X		X		X		E.C.F. X 2.600		Bsmnt Garage:		Carport Area: Roof:		Class: BC Effec. Age: 35 Floor Area: 2,302 Total Base New : 489,462 Total Depr Cost: 319,583 Estimated T.C.V: 830,916		Cls BC		Blt 1966		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,966 1 Story Siding Slab 336 Total: 370,392 240,755		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566		Water/Sewer		1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174		Porches		Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 *		Deck		Treated Wood 556 8,824 5,736		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067		Built-Ins		Appliance Allow. 1 4,088 2,657		Fireplaces		Interior 1 Story 1 7,112 4,623		Totals: 489,462 319,583		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Yr Built	Remodeled	Size of Closets		X		X		X		E.C.F. X 2.600		Bsmnt Garage:		Carport Area: Roof:		Class: BC Effec. Age: 35 Floor Area: 2,302 Total Base New : 489,462 Total Depr Cost: 319,583 Estimated T.C.V: 830,916		Cls BC		Blt 1966		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,966 1 Story Siding Slab 336 Total: 370,392 240,755		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566		Water/Sewer		1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174		Porches		Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 *		Deck		Treated Wood 556 8,824 5,736		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067		Built-Ins		Appliance Allow. 1 4,088 2,657		Fireplaces		Interior 1 Story 1 7,112 4,623		Totals: 489,462 319,583		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Condition:	Average	Size of Closets		X		X		X		E.C.F. X 2.600		Bsmnt Garage:		Carport Area: Roof:		Class: BC Effec. Age: 35 Floor Area: 2,302 Total Base New : 489,462 Total Depr Cost: 319,583 Estimated T.C.V: 830,916		Cls BC		Blt 1966		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,966 1 Story Siding Slab 336 Total: 370,392 240,755		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566		Water/Sewer		1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174		Porches		Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 *		Deck		Treated Wood 556 8,824 5,736		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067		Built-Ins		Appliance Allow. 1 4,088 2,657		Fireplaces		Interior 1 Story 1 7,112 4,623		Totals: 489,462 319,583		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Room List	Basement 6 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:		No./Qual. of Fixtures		Ex.		X		Ord.		Min		No. of Elec. Outlets		Many		X		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 370,392 240,755 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 * Deck Treated Wood 556 8,824 5,736 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 1 7,112 4,623 Totals: 489,462 319,583																			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Drywall		No. of Elec. Outlets		Many		X		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 370,392 240,755 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 * Deck Treated Wood 556 8,824 5,736 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 1 7,112 4,623 Totals: 489,462 319,583																													
(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1966 S.F. Slab: 336 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 370,392 240,755 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 * Deck Treated Wood 556 8,824 5,736 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 1 7,112 4,623 Totals: 489,462 319,583																																								
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 370,392 240,755 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 * Deck Treated Wood 556 8,824 5,736 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 1 7,112 4,623 Totals: 489,462 319,583																																																				
X Asphalt Shingle	Chimney: Brick	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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: 370,392 240,755 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches Ceramic Tile Floor 288 17,801 11,571 WCP (1 Story) 70 5,116 4,758 * Deck Treated Wood 556 8,824 5,736 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 703 457 Base Cost 1143 53,950 35,067 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 1 7,112 4,623 Totals: 489,462 319,583																																																					

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN PROPERTIES LLC	HIGH WATER HOLDINGS LLC	0	05/07/2008	QC	09-FAMILY	978/320	DEED	0.0
TURNER PROPERTIES LLC	WIESEN PROPERTIES LLC	209,835	01/13/2006	WD	03-ARM'S LENGTH	888:460	OTHER	100.0
TAGHON	TURNER	560,000	04/13/2001	LC	16-LC PAYOFF	577:12	PROPERTY TRANSFER	0.0
		175,000	05/31/1997	MLC	16-LC PAYOFF	445:644	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (Building Permit(s)	Date	Number	Status
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6066 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST	Commercial, Add/Alter/Repa	11/14/2006	PB06-0683		
	P.R.E. 0%	Commercial, Add/Alter/Repa	04/03/2006	PB06-0073		

Owner's Name/Address	MAP #: 31/36	ADDITION/ALTERATION	03/20/2006	2052-06
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HIGH WATER HOLDINGS LLC PO BOX 220 GLEN ARBOR MI 49636	2024 Est TCV 279,544 TCV/TFA: 114.57	Mechanical	03/09/2006	PM06-0140
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X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road	108.00	235.00	1.0000	0.0000	0 100*	0
Gravel Road	2000	COMME	\$8.00/SQFT	25395	SqFt 8.00000	100 203,164
Paved Road	* denotes lines that do not contribute to the total acreage calculation.					
Storm Sewer	108	Actual	Front	Feet,	0.58	Total Acres Total Est. Land Value = 203,164
Sidewalk						
Water						
Sewer						

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value		
X Electric	2.83	3375	60	5,731		
X Gas	22.60	140	50	1,582		
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Topography of Site		Total Estimated Land Improvements True Cash Value = 7,313				
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X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		2024	101,600	38,200	139,800			133,321C
Low		2023	101,600	36,100	137,700			126,973C
High		2022	101,600	27,400	129,000			120,927C
Landscaped		2021	118,100	24,700	142,800			117,064C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



Who	When	What	2024	2023	2022	2021
TPC	04/30/2015	INSPECTED				
TPC	10/23/2013	INSPECTED				
WAS	02/09/2008	INSPECTED				

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: NC - FRONT UPGRADE STONE
 Calculator Occupancy: Shed - Office Structure

Class: D
 Floor Area: 2,300
 Gross Bldg Area: 2,440
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 15
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

1990 Year Built
 2000 Remodeled

Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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** ** Calculator Cost Data ** **

Quality: Low Cost
 Heat#1: Forced Air Furnace 100
 Heat#2: Forced Air Furnace 0%
 Ave. SqFt/Story: 2300
 Ave. Perimeter: 180
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type: Low

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 180

Base Rate for Upper Floors = 57.60

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.26 100%
 Adjusted Square Foot Cost for Upper Floors = 64.86

Total Floor Area: 2,300 Base Cost New of Upper Floors = 149,178

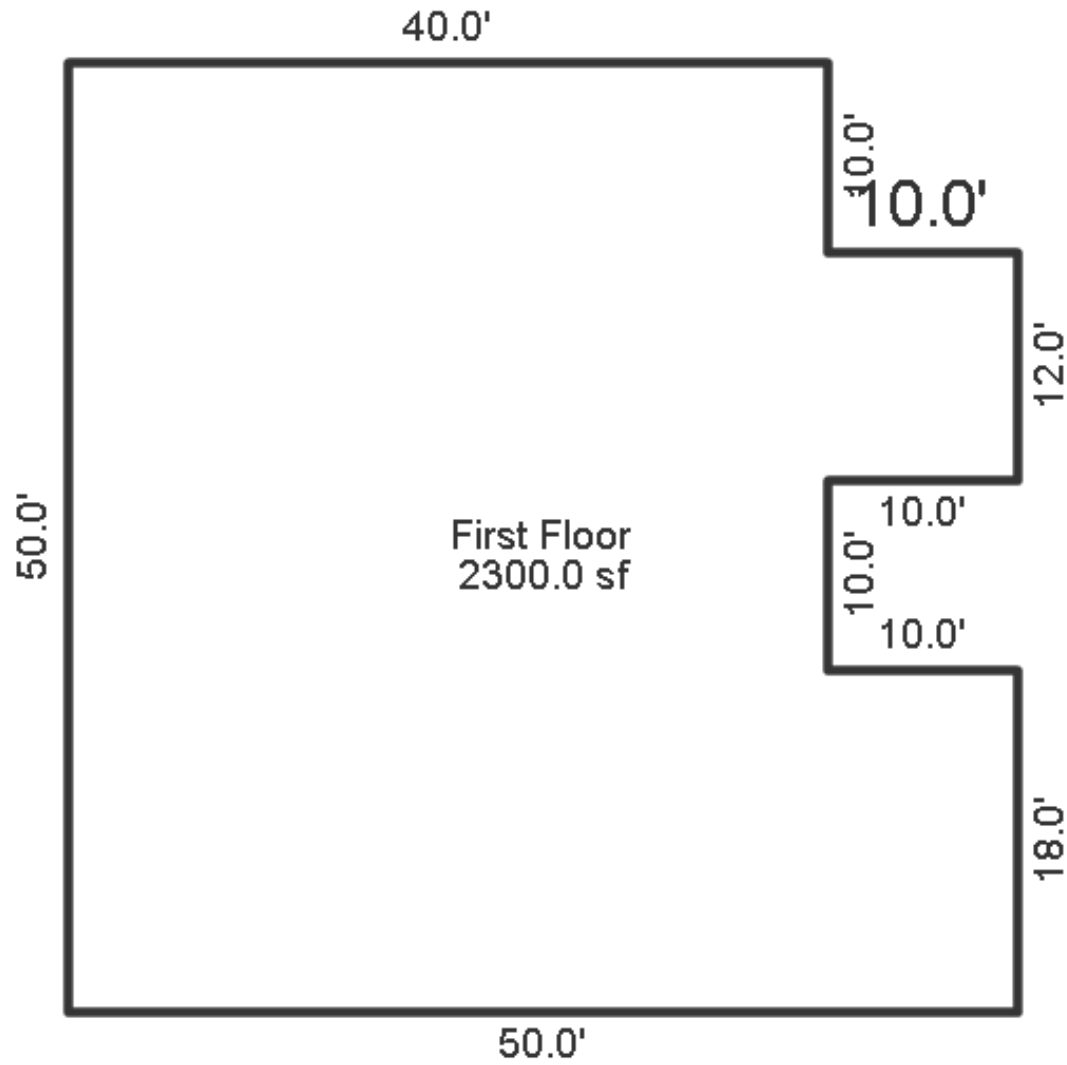
Reproduction/Replacement Cost = 149,178
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /50 /100/100/27.0
 Total Depreciated Cost = 40,278

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 64,445
 Replacement Cost/Floor Area= 64.86 Est. TCV/Floor Area= 28.02

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

OLD SKETCH



First Floor
2300.0 sf

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2021 MOVED TO LI
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D					
Floor Area: 140					
Gross Bldg Area: 2,440					
Stories Above Grd: 1					
Average Sty Hght : 8					
Bsmnt Wall Hght					
Depr. Table : 4%					
Effective Age : 20					
Physical %Good: 44					
Func. %Good : 100					
Economic %Good: 100					
Year Built		Remodeled			
Overall Bldg		Height			
Comments:					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 48

Base Rate for Upper Floors = 46.90

Adjusted Square Foot Cost for Upper Floors = 46.90

Total Floor Area: 140 Base Cost New of Upper Floors = 6,566

Reproduction/Replacement Cost = 6,566

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 2,889

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 4,622
 Replacement Cost/Floor Area= 46.90 Est. TCV/Floor Area= 33.02

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

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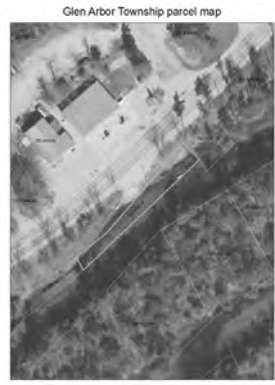
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHMUCKAL LAND CO	TOWNSHIP OF GLEN ARBOR	1	12/29/1978	QC	09-FAMILY	206P75	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: N\A (	Building Permit(s)	Date	Number	Status
W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 33					
	2024 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			B 100' @ 2000/	200.00	20.47	0.8409	0.4658	2000	100	156,666
			200 Actual Front Feet, 0.09 Total Acres						Total Est. Land Value =	156,666

Tax Description	Public Improvements	* Factors *								
L206 P75 PRT SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 COM SE SEC COR TH S 89 DEG 44' W 1321.31FT TO N-S 1/4 LN TH N 0 DEG 5' 30" W 819.95 FT TO C/L HWY M-22 TH ALG C/L N 56 DEG 15' E 686.56 FT TH N 32 DEG15' W 198 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 35.69 FT TO POB TH N 49 DEG 52' E 200 FT TO SWLY R/W LN OF AN EXISTING RD TH ALG SD R/W S 32 DEG15' E 228.24 FT TO SHR CRYSTAL RIVER TH ALG SHR S 42 DEG 15' W 205.63 FT TH N 32 DEG 15' W 255.83 FT TO POB EXC PRT LYING NLY OF SLY R/W LN M-22 SEC 22 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
	Topography of Site									



RIVER

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
High	2022	0	0	0			0
Landscaped	2021	0	0	0			0
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2024	2023	2022	2021	
TPC	11/01/2017	INSPECTED	EXEMPT	EXEMPT	EXEMPT		EXEMPT
TPC	06/12/2015	INSPECTED					
WAS	06/22/2007	INSPECTED					

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURNER PROPERTIES LLC	MANITOU HOLDINGS LLC	365,000	12/27/2006	WD	03-ARM'S LENGTH	926:677	OTHER	100.0
TAGHON	TURNER	0	04/13/2001	LC	16-LC PAYOFF	577:12	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6052 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST	ELECTRICAL	06/10/2002	PE02-0312		
Owner's Name/Address	P.R.E. 0%					
MANITOU HOLDINGS LLC NISONGER PO BOX 8 GLEN ARBOR MI 49636	MAP #: 31 & 36 2024 Est TCV 410,871 TCV/TFA: 180.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
		Public Improvements			Description	Frontage	Depth	Front Depth
L445 P664/97 L577 P9&12/01 L847 P155/05 L888 P458/06 L926 P675&677/06 PARCEL A-PRT OF SE 1/4 OF SE 1/4 SEC 22 COM SE COR TH N 89 DEG 44' W 1321.31 FT TH N 0 DEG 05'30" W 819.95 FT TO C/L M-22 TH N 56 DEG 15' E 686.56 FT TH N 32 DEG 15' W 198 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 102.45 FT TO POB TH N 49 DEG 52' E 133.32 FT TO SWLY R/W EGELER RD TH S 32 DEG 12'51" E 228.31 FT TO SELY R/W M-22 TH SWLY ALG R/W 93 FT M/L TH N 42 DEG 17'23" W 237.83 FT TO POB SEC 22 T29N R14W	X			* Factors * 83.00 235.00 1.0000 0.0000 0 100* 2000 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				
	X			Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 6.94 2664 50 9,244 Wood Frame 24.57 96 50 1,179 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 = 11,893				



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	78,100	127,300	205,400			156,782C
X	Rolling		2023	78,100	120,500	198,600			149,317C
X	Low		2022	78,100	91,100	169,200			142,207C
X	High		2021	90,700	81,900	172,600			137,665C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
	Who	When	What						
	TPC	04/30/2015	INSPECTED						
	TPC	10/23/2013	INSPECTED						
	WAS	11/10/2007	INSPECTED						

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: STORE - GAS STATION
 Calculator Occupancy: Stores - Retail

Class: D
 Floor Area: 2,280
 Gross Bldg Area: 2,280
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 17
 Physical %Good: 65
 Func. %Good : 100
 Economic %Good: 100

1960	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Forced Air Furnace 100
 Heat#2: Forced Air Furnace 0%
 Ave. SqFt/Story: 2280
 Ave. Perimeter: 194
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 194

Base Rate for Upper Floors = 104.92

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.63 100%
 Adjusted Square Foot Cost for Upper Floors = 114.55

Total Floor Area: 2,280 Base Cost New of Upper Floors = 261,174

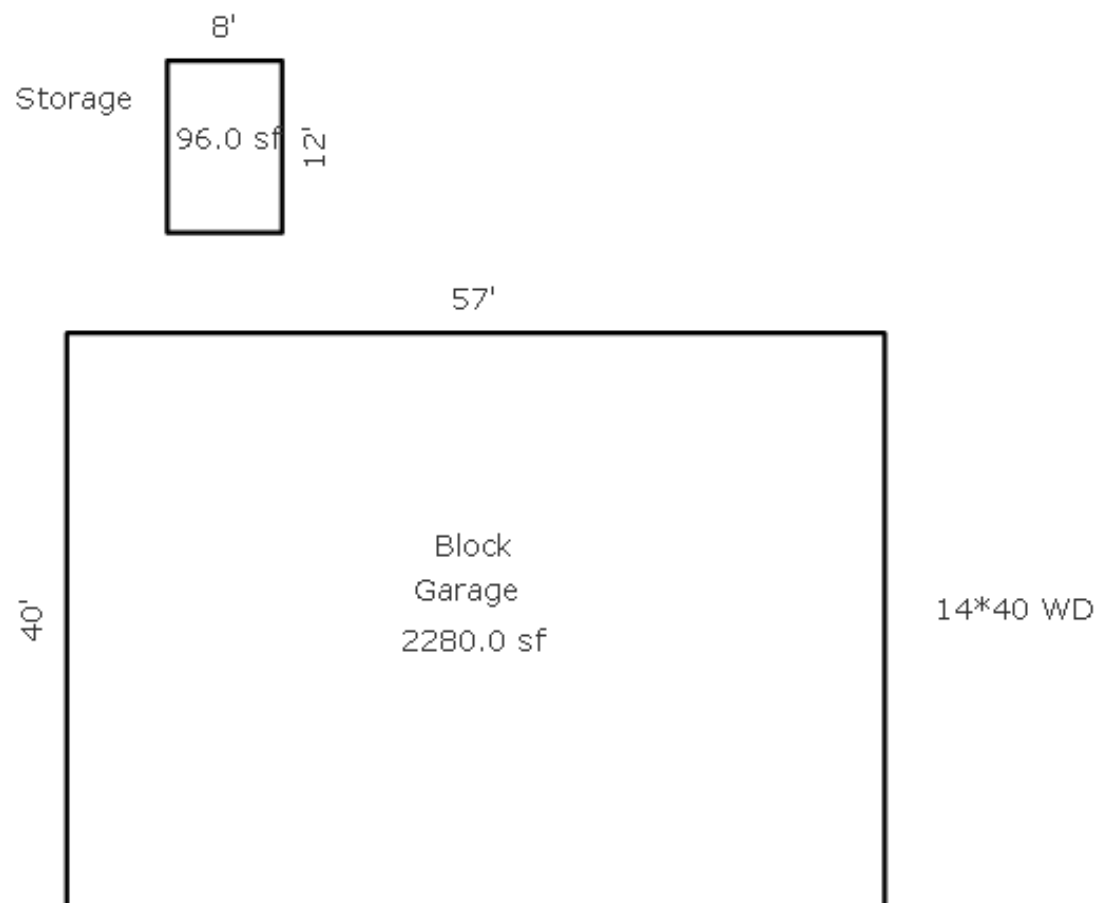
Reproduction/Replacement Cost = 261,174
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /85 /100/100/55.3
 Total Depreciated Cost = 144,299

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/PUMAD/EADDFDA	7488.09	2	1.00	50	7,488

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 242,859
 Replacement Cost/Floor Area= 121.12 Est. TCV/Floor Area= 106.52

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(6) Ceiling:	(9) Sprinklers:	(14) Roof Cover:	
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



37*72 Concrete

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GOORHOUSE DAN S & CHRISTI	GOORHOUSE DAN S & CHRISTI	0	03/22/2018	QC	09-FAMILY	1324P683	OTHER	0.0				
GROESSER CHARLOTTE ESTATE	GOORHOUSE DAN S & CHRISTI	212,000	12/21/2012	WD	03-ARM'S LENGTH	1149P680	PROPERTY TRANSFER	100.0				
GROESSER CHARLOTTE E	GROESSER CHARLOTTE ESTATE	0	05/12/2012	CD	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0				
GROESSER CHARLOTTE E		0	10/08/2008	OTH	33-TO BE DETERMINED	2008 995/638DC	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6088 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		04/14/2023	PB23-0122	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		03/28/2023	PE23-0203	100% FINIS				
COORHOUSE DAN S & CHRISTINE E 7755 S GRACEMOOR CT SE ALTO MI 49302		MAP #: 31 & 36		Mechanical		03/23/2023	PM23-0252	100% FINIS				
		2024 Est TCV 471,958 TCV/TFA: 328.66		Plumbing		03/23/2023	PP23-0098	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 2000/	100.00	257.00	1.0000	0.8767	2000	100		175,345
				100 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =	175,345		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Fencing: Wd, Solid, 5 ft.	28.73	100	50	1,436				
				Fencing: Wd, Split, 2 Rail	16.95	70	50	593				
				D/W/P: Asphalt Paving	3.19	750	0	0				
				D/W/P: 3.5 Concrete	6.77	50	0	0				
				Wood Frame	32.33	85	50	1,374				
				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 = 4,903								
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
ELECTRIC BASEBOARD WITH MINI SPLIT A/C		X Level		2024	87,700	148,300	236,000			141,826C		
		X Rolling		2023	70,100	136,100	206,200			132,882C		
		X Low		2022	50,000	119,500	169,500			126,555C		
		X High		2021	50,000	106,500	156,500			122,513C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X RIVER										
		Who	When	What	2024	87,700	148,300	236,000		141,826C		
		TPC 07/31/2023 INSPECTED			2023	70,100	136,100	206,200		132,882C		
		TPC 11/05/2020 INSPECTED			2022	50,000	119,500	169,500		126,555C		
		TPC 08/31/2017 INSPECTED			2021	50,000	106,500	156,500		122,513C		

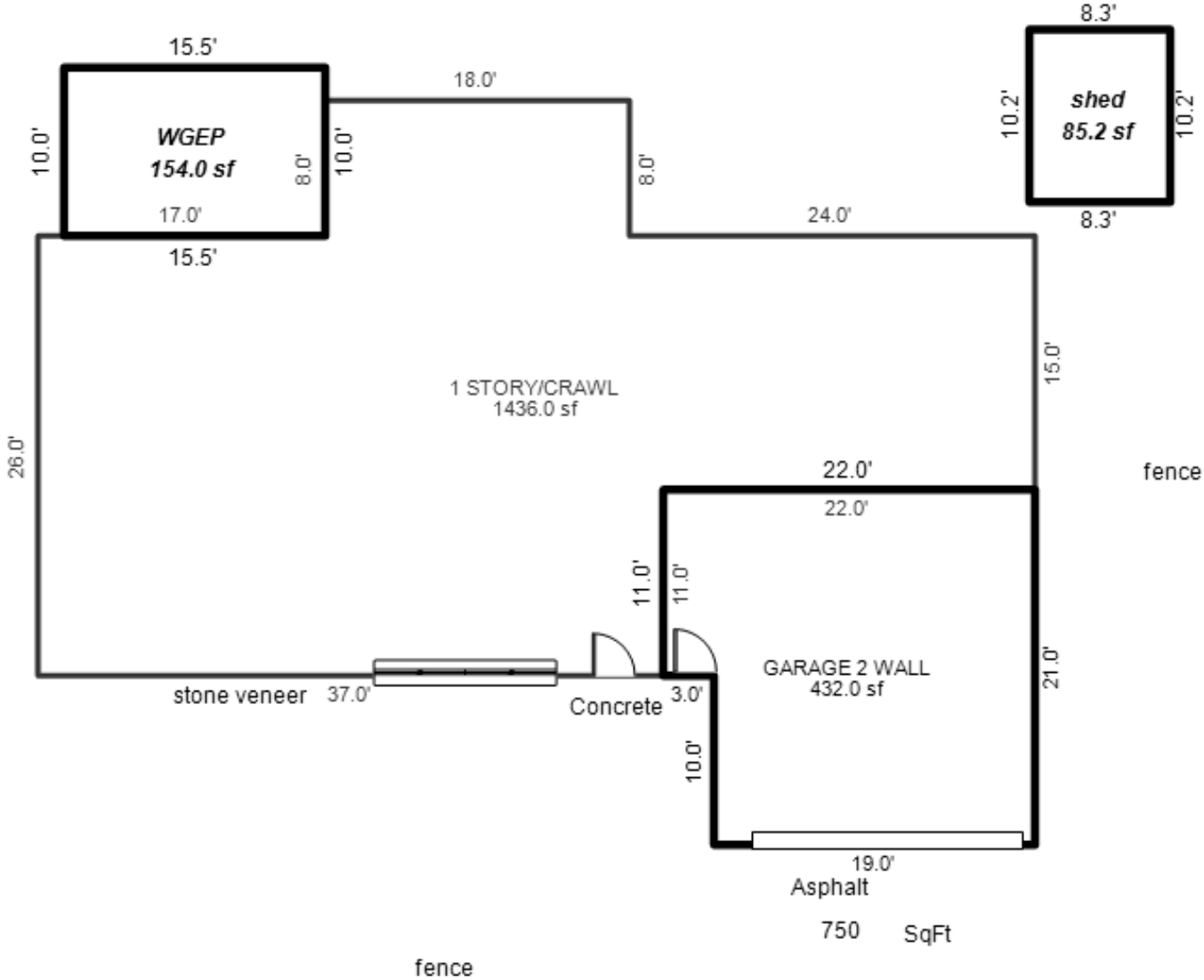


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							154	WGEP (1 Story)																		
Building Style: 1 STORY		Trim & Decoration		X Central Air Wood Furnace																											
Yr Built	Remodeled	Size of Closets		(12) Electric																											
1965 198	2023	Ex	X Ord	Min	150 Amps Service																										
Condition: Average		Lg		X Ord	Small	No./Qual. of Fixtures																									
Room List		Doors	Solid	X H.C.	Ex. X Ord. Min																										
6	Basement	(5) Floors			No. of Elec. Outlets																										
1st Floor		Kitchen: Carpeted Other: Carpeted Other:			Many	X Ave.	Few																								
2nd Floor		(6) Ceilings			(13) Plumbing																										
4 Bedrooms		X Drywall X Tile				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
(1) Exterior		(7) Excavation			14) Water/Sewer																										
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1436 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																										
X	Insulation	(8) Basement			Lump Sum Items:																										
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
X	Many Avg. X Avg. Few	Large Avg. Small																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X	Gable Hip Flat	Gambrel Mansard Shed																													
X	Asphalt Shingle	(10) Floor Support																													
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																													
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=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,436</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>200,797</td> <td>130,518</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 111 4,333 2,816 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,777 3,105 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches WGEP (1 Story) 154 13,073 8,497 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 432 25,147 16,346 Common Wall: 2 Wall 1 -5,523 -3,590 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 1 5,489 3,568 Totals: 263,993 171,594														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,436			Total:				200,797	130,518
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	1,436																												
Total:				200,797	130,518																										
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 291,710																															

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADER MARY E REVOCABLE	GLEN ARBOR TOWNSHIP	1	12/20/2006	WD	03-ARM'S LENGTH	926:72	OTHER	100.0
RADER MARY E	RADER MARY E REVOCABLE	0	06/23/2004	QC	09-FAMILY	811:1	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 31 & 36					
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GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636-0276	2024 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT		
--	----------	---	--------	--	--	--

	Public Improvements			* 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

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
L174 P584 L286 P373/88 L811 P1/04 L926 P72/06 66 FOOT WIDE EXTENSION ON EGELER RD LYING BETWEEN M-22 & CRYSTAL RIVER BEING PART SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 SEC 22 T29N R14W.	

Comments/Influences	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.
---------------------	---

	Topography of Site
--	--------------------

	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
--	---



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0		
BLUE JAY PROPERTY LLC	CRYSTAL GLEN PROPERTIES L	139,000	07/13/2015	WD	03-ARM'S LENGTH	1233P892	PROPERTY TRANSFER	100.0		
KEUNING JAY ARLEN		0	07/07/2008	QC	33-TO BE DETERMINED	2008 922/187 D	DEED	0.0		
KEUNING J A TRUST	BLUE JAY PROPERTY LLC	0	11/22/2006	WD	03-ARM'S LENGTH	932:222	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status	
6210 W STATE ST		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 01/01/2023						
Owner's Name/Address		MAP #: 35		2024 Est TCV 138,472 TCV/TFA: 0.00						
SUTHERLAND PAUL H & AMY BORER 123 W FRONT ST SUITE 2B TRAVERSE CITY MI 49684		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Tax Description		Public Improvements		* Factors *						
L391 P317 L391 P669/94 L932 P222/07 PRT SW 1/4 OF SE 1/4 SEC 22 LYING E OF PLAT OF GLEN ARBOR COM AT SE COR SEC 22 TH N 88 DEG 55' 30" W 1320.40 FT TO E 1/8 COR & POB TH N 0 DEG 40' 45" E 99 FT TH WLY TO E LN PLAT OF GLEN ARBOR TH S 0 DEG 1' 0" E 99 FT TH E TO POB SUBJECT TO EASEMENT SEC 22 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	E 200' @ 800/ 99 Actual Front Feet, 0.24 Total Acres	99.00	105.00	1.1922 0.7009	800 100		66,183 66,183
		X	Topography of Site	Land Improvement Cost Estimates						
		X	Level Rolling Low High Landscaped Swamp	Description	Rate	Size	% Good	Cash Value		
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	D/W/P: 4in Concrete	7.16	120	50	429		
				D/W/P: 4in Concrete	7.16	120	50	429		
				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 = 1,608						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	33,100	36,100	69,200		57,120C
				TPC 04/30/2015 INSPECTED	2023	20,700	33,700	54,400		54,400S
				WAS 07/09/2007 INSPECTED	2022	41,600	27,600	69,200		69,200S
					2021	48,400	24,800	73,200		68,450C

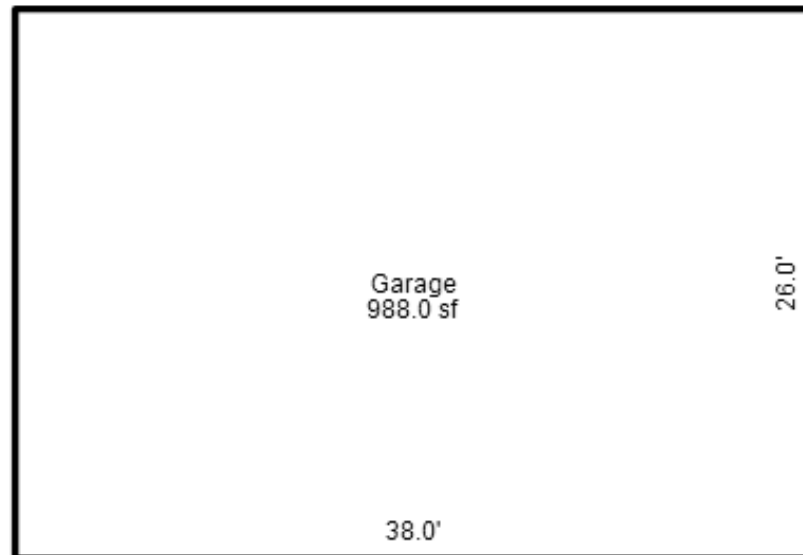
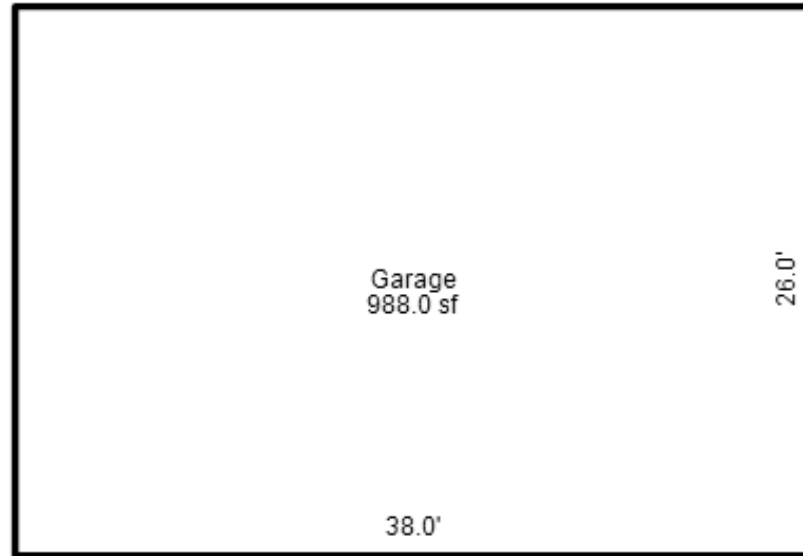


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 998 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 63,965 Total Depr Cost: 41,577 Estimated T.C.V: 70,681
	Town Home	0 Other Overhang	(4) Interior			X No Heating/Cooling	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Duplex		Drywall Paneled	Plaster Wood T&G	Trim & Decoration										
	A-Frame		(5) Floors			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Wood Frame		Ex	Ord	Min										
	Building Style: GARAGE		(6) Ceilings			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Yr Built 1994	Remodeled 0	Lg	Ord	Small										
	Condition: Average		(7) Excavation			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Room List		Doors	Solid	H.C.										
	Basement		(8) Basement			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish											
	2nd Floor		(9) Basement Finish			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Bedrooms		(9) Basement Finish												
	(1) Exterior		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Wood/Shingle		(10) Floor Support												
	Aluminum/Vinyl		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Brick		(10) Floor Support												
	Insulation		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	(2) Windows		(10) Floor Support												
	Many Avg. Few	Large Avg. Small	(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Wood Sash		(10) Floor Support												
	Metal Sash		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Vinyl Sash		(10) Floor Support												
	Double Hung		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Horiz. Slide		(10) Floor Support												
	Casement		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Double Glass		(10) Floor Support												
	Patio Doors		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Storms & Screens		(10) Floor Support												
	(3) Roof		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Gable	Gambrel	(10) Floor Support												
	Hip	Mansard	(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Flat	Shed	(10) Floor Support												
	Asphalt Shingle		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Chimney:		(10) Floor Support												
	Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support												
	(14) Water/Sewer		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(10) Floor Support												
	Lump Sum Items:		(10) Floor Support			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
			(10) Floor Support												

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0
SUTHERLAND DEVELOPMENT LL	CRYSTAL GLEN PROPERTIES L	1	05/11/2015	WD	03-ARM'S LENGTH	1228P466	DEED	100.0
CRYSTAL GLEN PROPERTIES L	GLEN LAKE PROPERTIES LLC	0	08/14/2014	OTH	33-TO BE DETERMINED	1211P739	OTHER	0.0
SUTHERLAND MICHAEL	SUTHERLAND DEVELOPMENT LL	0	09/19/2003	WD	03-ARM'S LENGTH	767:620	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 08/24/2022					
Owner's Name/Address	MAP #: 35					
SUTHERLAND PAUL H & AMY BORER 123 W FRONT ST SUITE 2B TRAVERSE CITY MI 49684	2024 Est TCV 29,445					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			E 200' @ 800/	57.08	343.41	1.3682 0.9426	800 50 ZONING: 100' NONCONFORMING
			57 Actual Front Feet, 0.45 Total Acres				Total Est. Land Value = 29,445

Tax Description
 L1228P466 PART OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TO\TI 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 88°55'30" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, 1320.35 FEET (RECORDED AS 1320.39 FEET) TO THE EAST ONE-EIGHTH LINE OF SAID SECTION 22; THENCE NORTH 00°39'38" EAST (RECORDED AS NORTH 00°38'45" EAST). ALONG SAID

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

- Topography of Site**
- X Level
 - X Rolling
 - X Low
 - X High
 - X Landscaped
 - X Swamp
 - X Wooded
 - X Pond
 - X Waterfront
 - X Ravine
 - X Wetland
 - X Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	14,700	0	14,700			9,660C
2023	9,200	0	9,200			9,200S
2022	10,100	0	10,100		10,100W	9,090C
2021	8,800	0	8,800			8,800S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLEEPING BEAR PROPERTIES	MAPLE LEAF PROPERTIES	1	01/01/1987	QC	09-FAMILY	283P201	OTHER	0.0
KIEFT & DORSEY QUALITY BU	SLEEPING BEAR PROPERTIES	75,000	02/16/1984	WD	03-ARM'S LENGTH	244P220	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5998 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	09/27/2019	PP19-0271	100% FINIS
	P.R.E. 0%		Res. Single Family	05/31/2019	PB19-0156	100% FINIS
Owner's Name/Address	MAP #: 31		ZONING	05/13/2019	LU19-10	100% FINIS
NISONGER & WALTER INVESTMENTS INC MAPLE LEAF PROPERTIES P O BOX 8 GLEN ARBOR MI 49636-0008	2024 Est TCV 663,147 TCV/TFA: 143.91		ZONING	12/31/2018	SP18-05	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road				190.00	340.00	1.0000	0.0000	0	100*		0
Gravel Road			2000 COMME \$6.00/SQFT			64599	SqFt	6.00000	125	CORNER INFLUENCE - LOCATION	
Paved Road			* denotes lines that do not contribute to the total acreage calculation.								
Storm Sewer			190 Actual Front Feet,	1.48	Total Acres			Total Est. Land Value =			484,496
Sidewalk											
Water											
Sewer											
Electric											
Gas											
Curb											
Street Lights											
Standard Utilities											
Underground Utils.											

Tax Description		Land Improvement Cost Estimates									
		Description	Rate	Size	% Good	Cash Value					
L244 P220 L283 P201/87 PRT GOVT LOT 2 & PRT SE 1/4 OF SE 1/4 SEC 22 COM AT E 1/4 COR TH S 00 DEG 37' 45" W 843.13 FT TO NLY BK OF CRYSTAL RIVER TH ALG SD BK S 47 DEG 05' 24" W 406.23 FT FOR POB TH N 47 DEG 51' 30" W 64.35 FT TO C/L HWY M-22 TH CONT N 47 DEG 51' 30" W 198.00 FT TH N 36 DEG 14' 43" W 137.89 FT TH S 42 DEG 08' 30" W 150.00 FT TO NELY R/W EGELER RD TH ALG SD R/W S 32 DEG 19' 05" E 345.74 FT TO HWY M-22 TH S 32 DEG 19' 05" E 59.04 FT TO BK CRYSTAL RIVER TH ALG SD BK N 47 DEG 08' 30" E 171.69 FT TH N 35 DEG 00'		Fencing: Wd, Solid, 6 ft.	30.24	80	0	0					
		Wood Frame	30.15	80	50	1,206					
		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 =						1,206			



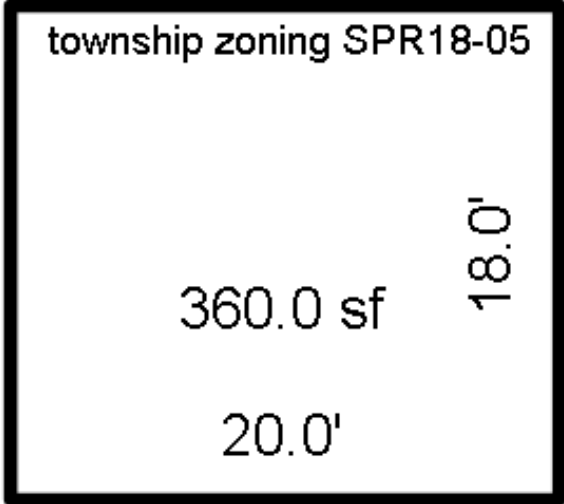
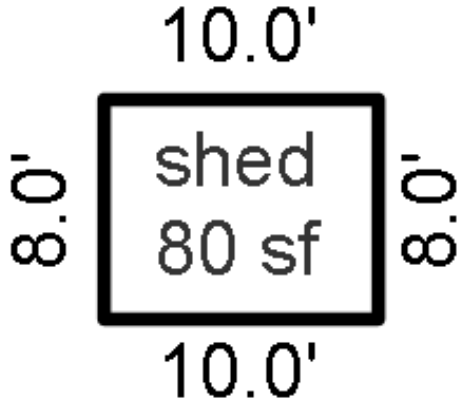
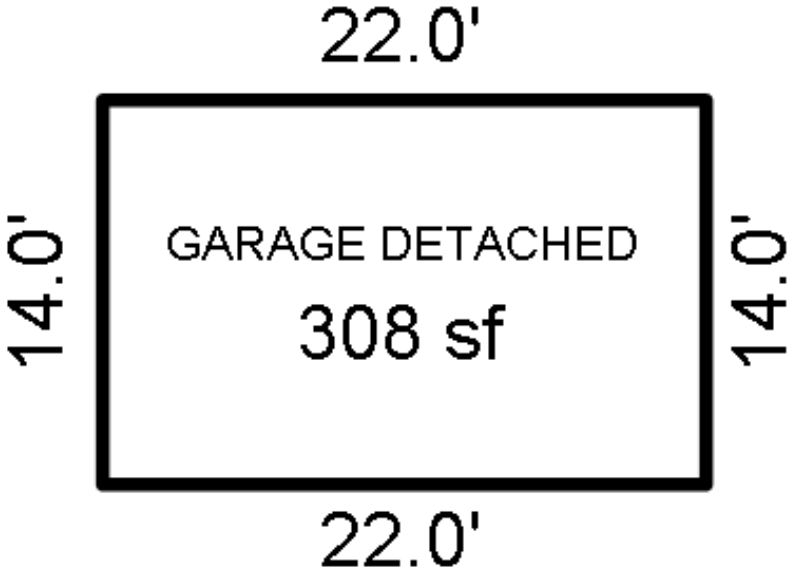
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2024	242,200	89,400	331,600			157,426C
	Rolling							
	Low							
X	High	2023	242,200	78,300	320,500			149,930C
	Landscaped							
	Swamp							
	Wooded	2022	242,200	74,800	317,000			141,648C
	Pond							
	Waterfront	2021	242,200	68,900	311,100			137,123C
	Ravine							
	Wetland							
	Flood Plain							
Who		When		What				
TPC 05/13/2022		INSPECTED						
TPC 05/10/2021		INSPECTED						
TPC 11/04/2020		INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater				Class: CD Effec. Age: 35 Floor Area: 360 Total Base New : 67,284 Total Depr Cost: 43,733 Estimated T.C.V: 69,098																																																																																												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																
Yr Built Remodeled 1978 201 2021		Trim & Decoration			Central Air Wood Furnace																																																																																																
Condition: Average		Ex	X Ord	Min	(12) Electric																																																																																																
Room List		Lg	X Ord	Small	0 Amps Service																																																																																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No./Qual. of Fixtures																																																																																																
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min																																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets																																																																																																
(2) Windows		(7) Excavation			Many X Ave. Few																																																																																																
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 360 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																																
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (2201 COMMERCIAL) 1.580 => TCV: 69,098																																																																																																
<table border="1"> <thead> <tr> <th colspan="2">Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td></td> <td>Slab</td> <td>360</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total:</td> <td>46,549</td> <td>30,255</td> <td></td> </tr> <tr> <td colspan="8">Other Additions/Adjustments</td> </tr> <tr> <td colspan="8">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,679</td> <td>3,041</td> <td></td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,658</td> <td>1,728</td> <td></td> </tr> <tr> <td colspan="8">Garages</td> </tr> <tr> <td colspan="8">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td></td> <td>308</td> <td>13,398</td> <td>8,709</td> <td></td> </tr> <tr> <td colspan="5">Totals:</td> <td>67,284</td> <td>43,733</td> <td></td> </tr> </tbody> </table>														Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding		Slab	360				Total:					46,549	30,255		Other Additions/Adjustments								Water/Sewer									1000 Gal Septic			1	4,679	3,041			Water Well, 50 Feet			1	2,658	1,728		Garages								Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)									Base Cost			308	13,398	8,709		Totals:					67,284	43,733	
Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																														
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Desc. of Bldg/Section: WITH OFFICE AREA IN FRONT
 Calculator Occupancy: Warehouses - Storage

Class: D,Pole
 Floor Area: 4,248
 Gross Bldg Area: 4,248
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 24
 Physical %Good: 48
 Func. %Good : 100
 Economic %Good: 100

1978 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Space Heaters, Gas with Fan 10%					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 4248					
Ave. Perimeter: 308					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 308

Base Rate for Upper Floors = 32.67

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.40 10%
 Adjusted Square Foot Cost for Upper Floors = 33.21

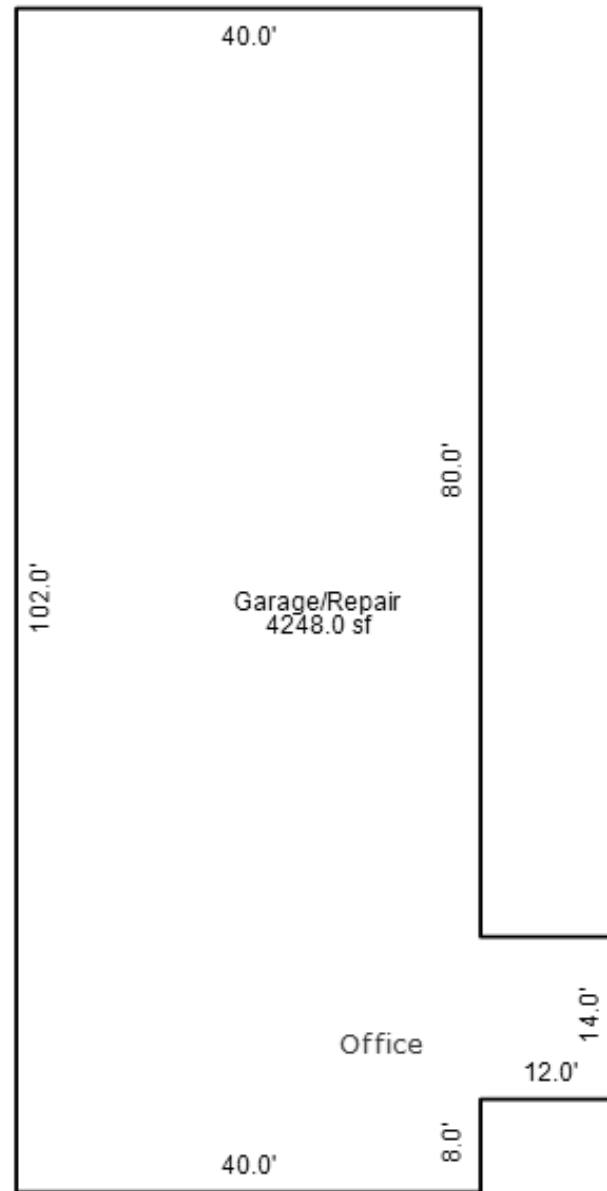
Total Floor Area: 4,248 Base Cost New of Upper Floors = 141,077

Reproduction/Replacement Cost = 141,077
 Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0
 Total Depreciated Cost = 67,717


ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 108,347
 Replacement Cost/Floor Area= 33.21 Est. TCV/Floor Area= 25.51

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: N\A (	Building Permit(s)	Date	Number	Status		
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 33		2024 Est TCV 0			
Owner's Name/Address		Improved		X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
COUNTY OF LEELANAU ROAD COMMISSION 10550 E ECKERLE RD SUTTONS BAY MI 49682		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
Tax Description		Dirt Road		Gravel Road		A 100' @ 2200/ 60.00 64.36 1.1362 0.6202 2200 100 93,018					
PRT GOVT LOT 2 SEC 22 COM AT SE COR SEC TH S 89 DEG 44' W 1321.31 FT TH N 05' 30" W ON 1/8 LN 819.95 FT TO C/L ST HWY M 22 TH N 56 DEG 15' E ON C/L 802.14 FT TH ALG 8 DEG CURVE LEFT A DIST OF 170.40 FT TO P.T. TH N 42 DEG 08' 30" E CONT ON C/L 240.12 FT TO POB TH CONT ON C/L N 42 DEG 08' 30" E 60 FT TH S 47 DEG 51' 30" E 64.35 FT TO BANK OF CRYSTAL RIVER TH SW ALG RIVER TO PT S 47 DEG 51' 30" E OF POB TH N 47 DEG 51' 30" W TO POB SEC 22 T29N R14W .1 A M/L.		Paved Road		Storm Sewer		VILLAGE AR ROW 0.10 Acres 0 100 0					
Comments/Influences		Sidewalk		Water Sewer		60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 93,018					
ACCESS SITE CRYSTAL RIVER		Electric		Gas		Curb					
		Street Lights		Standard Utilities		Underground Utils.					
		Topography of Site		Level		Rolling		Low			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Swamp		Wooded		Pond		Waterfront			
		Ravine		Wetland		Flood Plain		Year			
		Who		When		What		Land Value		Building Value	
		PSC 01/16/2016 INSPECTED		WAS 06/22/2007 INSPECTED		2024		EXEMPT		EXEMPT	
		2023		EXEMPT		EXEMPT		EXEMPT		EXEMPT	
2022		0		0		0		0			
2021		0		0		0		0			

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART DANIEL E QUALIFIE	STEWART FAMILY RESIDENCE	1	02/01/2014	QC	09-FAMILY	1193P536	PROPERTY TRANSFER	0.0
STEWART VICKI L	STEWART DANIEL E QUALIFIE	0	01/30/2004	WD	03-ARM'S LENGTH	826:617	OTHER	0.0
PHINNY	STEWART	575,000	09/27/1996	WD	03-ARM'S LENGTH	431:237	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5826 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/09/2016	PM16-0336	
	P.R.E. 0%					
Owner's Name/Address	MAP #: 30					
STEWART FAMILY RESIDENCE TRUST GREENLEAF TRUST AS TRUSTEE 211 S ROSE ST KALAMAZOO MI 49007	2024 Est TCY 2,851,804 TCY/TFA: 1133.0					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
				* Factors *									
L391 P190/94 L406 P725/95 L408 P440/95 L431 P237/96 L826 P615&617/04 PRT GOVT LOT 1 SEC 22 BEG AT A PT ON E-W1/4 LN WHICH IS S 89 DEG 37' 0" W 753.85 FT FROM E 1/4 COR FOR POB TH CONT S 89 DEG 37' 0" W 140.49 FT TH N 45 DEG 0' 00" W 397.30 FT TO SHR LAKE MICHIGAN TH N 45 DEG 15' 30" E 100.00 FT ALG SHR TH S 45 DEG 0' 0" E 495.52 FT TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		LK MI "A"	18000	100.00	450.00	0.9898	0.9840	18000	100		1,753,207
		Topography of Site		100 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 1,753,207									
		Level		Land Improvement Cost Estimates									
		Rolling		Description	Rate	Size	% Good	Cash Value					
		Low		Residential Local Cost Land Improvements									
		High		Description	Rate	Size	% Good	Cash Value					
		Landscaped		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500					
		Swamp		Total Estimated Land Improvements True Cash Value = 7,500									
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											



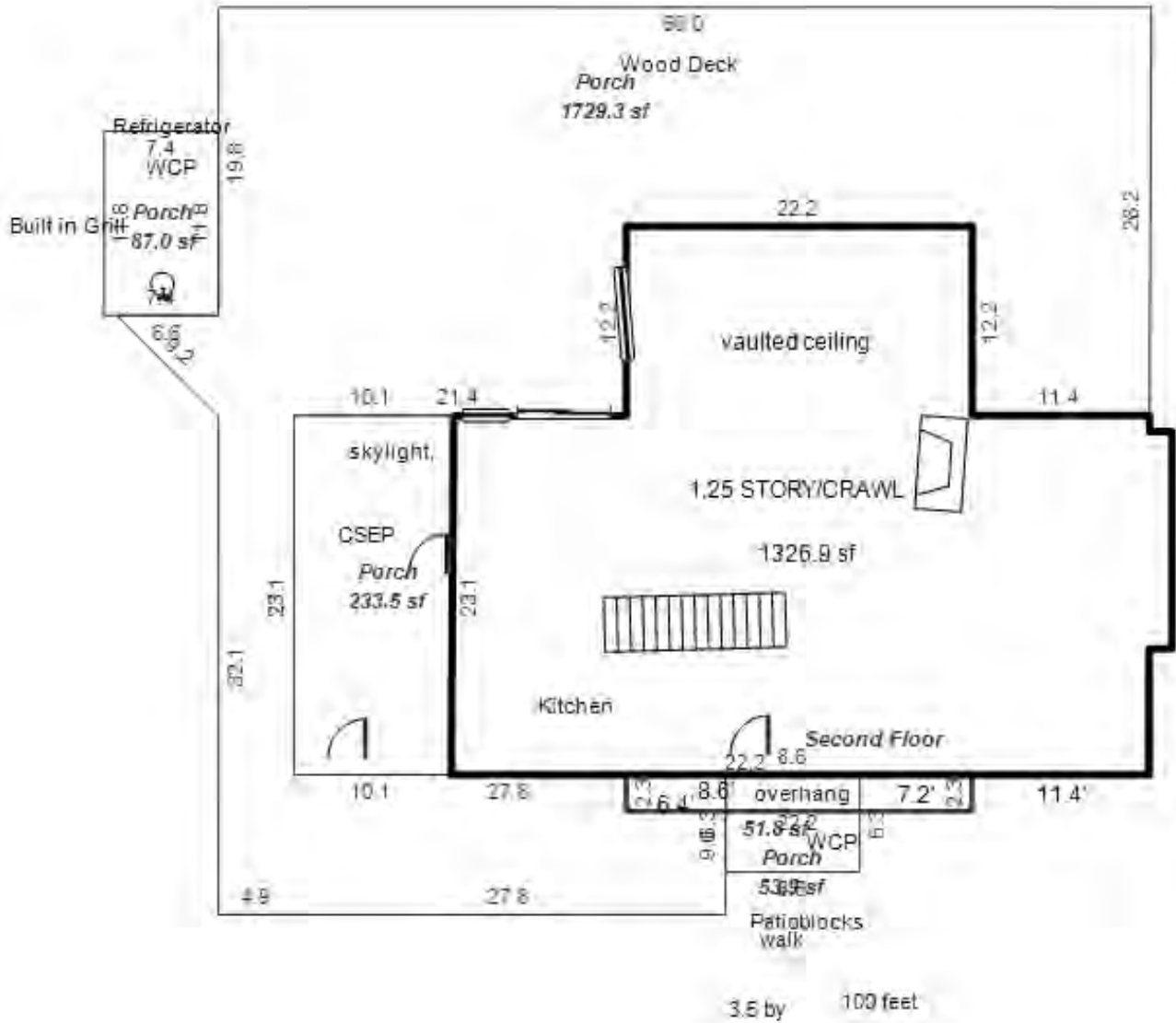
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	876,600	549,300	1,425,900			435,853C
TPC	11/14/2017	INSPECTED	2023	779,200	414,000	1,193,200			415,099C
WAS	06/12/2008	DATA ENTER	2022	678,200	356,900	1,035,100			395,333C
WAS	02/09/2008	INSPECTED	2021	755,900	368,500	1,124,400			382,704C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 233 87 53 1729	Type CSEP (1 Story) WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: BC Effec. Age: 20 Floor Area: 1,680 Total Base New : 343,062 Total Depr Cost: 274,449 Estimated T.C.V: 713,567		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Yr Built 2001		Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Size of Closets		Room List			
Condition: Average		Lg	X	Ord	Small	Doors		Solid	X	H.C.	(5) Floors		Basement 1st Floor 2nd Floor 2 Bedrooms			
(1) Exterior		Kitchen: Hardwood Other: Other:		(12) Electric			200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC		Blt 2001			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1326 SF		Floor Area = 1680 SF.			
Insulation		X	Drywall	Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.25 Story Siding Crawl Space 1,326 1 Story Siding Overhang 22		Total: 257,661		206,129			
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1326 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620		Water/Sewer		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet		Porches		CSEP (1 Story) 233 12,524 10,019 WCP (1 Story) 87 5,833 4,666 WCP (1 Story) 53 4,193 3,354		Built-Ins		Appliance Allow. 2 8,175 6,540	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Fireplaces		Interior 2 Story 1 8,735 6,988		Deck		Treated Wood 1729 24,465 19,572	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Notes:		ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 713,567		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		

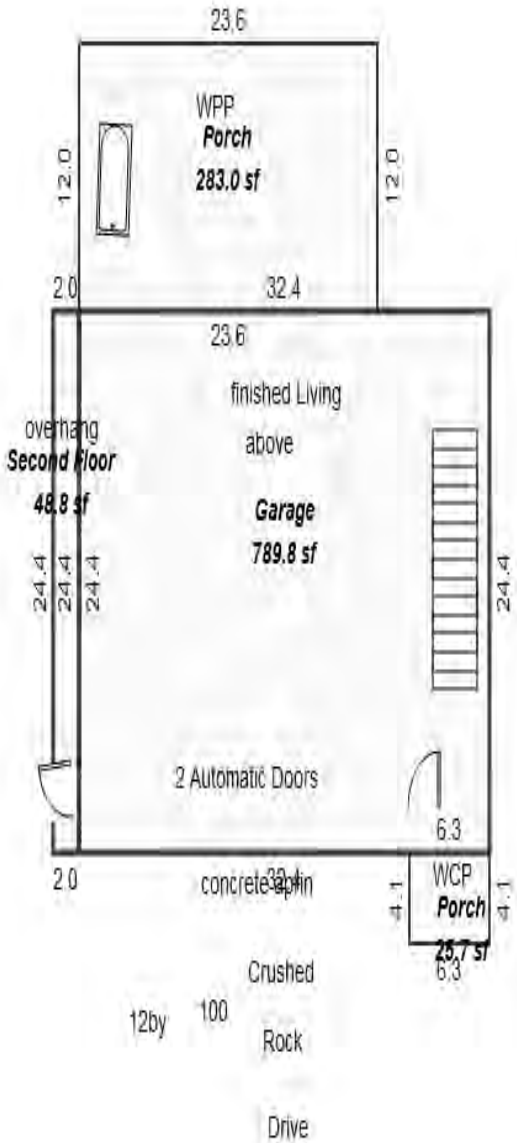
*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 283	Type WPP 25 WCP (1 Story)	Year Built: 2001 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 789 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.75 STORY			Drywall Paneled		Plaster Wood T&G												
Yr Built 2001		Remodeled 0		Trim & Decoration													
Condition: Average			Ex		Ord		Min										
Room List		Size of Closets															
Basement 1st Floor 2nd Floor Bedrooms			Lg		Ord		Small										
(1) Exterior		Doors			Solid		H.C.										
		(5) Floors															
		Kitchen: Other: Other:															
		(6) Ceilings															
		Wood/Shingle Aluminum/Vinyl Brick Insulation															
(2) Windows		(7) Excavation															
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish															
Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Asphalt Shingle		(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
		(12) Electric															
		0 Amps Service															
		No./Qual. of Fixtures															
		Ex.		Ord.		Min											
		No. of Elec. Outlets															
		Many		Ave.		Few											
		(13) Plumbing															
		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		Central Air Wood Furnace															
		(15) Fireplaces															
		Class: B -10 Effec. Age: 20 Floor Area: 837 Total Base New : 181,506 Total Depr Cost: 145,204 Estimated T.C.V: 377,530															
		E.C.F. X 2.600															
		Bsmnt Garage: Carport Area: Roof:															
		Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY (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															
		1 Story Siding Overhang 48															
		1 Story Siding Overhang 789															
		Total: 101,754 81,403															
		Other Additions/Adjustments															
		Plumbing															
		Average Fixture(s) 1 3,407 2,726															
		Porches															
		WPP 283 7,531 6,025															
		WCP (1 Story) 25 2,513 2,010															
		Garages															
		Class: B Exterior: Siding Foundation: 42 Inch (Finished)															
		Base Cost 789 57,684 46,147															
		Door Opener 2 1,574 1,259															
		Built-Ins															
		Appliance Allow. 1 7,043 5,634															
		Totals: 181,506 145,204															
		Notes: D.G. WITH DWELLING ABOVE ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 377,530															

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTIE	FLOWERS	1,100,000	11/30/1999	LC	16-LC PAYOFF	530:468	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5842 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/14/2019	PM19-0033	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	10/04/2018	PM18-0668	100% FINIS
FLOWERS JULIA MATHER 3195 DEL MONTE DR HOUSTON TX 77019-3215	MAP #: 30		Plumbing	10/04/2018	PP18-0311	100% FINIS
	2024 Est TCV 2,913,445 TCV/TFA: 1033.8		Electrical	09/21/2018	PE18-0555	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors *								
	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road	LK MI "A"	18000	100.00	397.00	0.9898	0.9536	18000	100	1,699,134
		Paved Road	100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								1,699,134

Tax Description	X	Dirt Road	Land Improvement Cost Estimates									
L278 P30 L530 P468-470/99 PRT GOVT LOTS 1 & 2 SEC 22 COM AT A PT ON E-W 1/4 LN WHICH IS S 89 DEG 37' 0" W 894.34 FT FROM E 1/4 COR SD SEC TH S 45 DEG 15' 30" W 100.00 FT TH N 45 DEG 0' 00" W 397.30 FT TH ALG SHR LAKE MICHIGAN N 45 DEG 15' 30" E 100 FT TH S 45 DEG 0'0" E 397.30 FT TO POB SUBJECT TO NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS SEC 22 T29N R14W.		Gravel Road	Description	Rate	Size	% Good	Cash Value					
		Paved Road	Fencing: Wd, Split, 3 Rail	21.34	110	0	0					
		Storm Sewer	Residential Local Cost Land Improvements									
		Sidewalk	Description	Rate	Size	% Good	Cash Value					
		Water	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500					
		Sewer	Total Estimated Land Improvements True Cash Value =									2,500
	X	Electric										
	X	Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	\$741/PSF SFR
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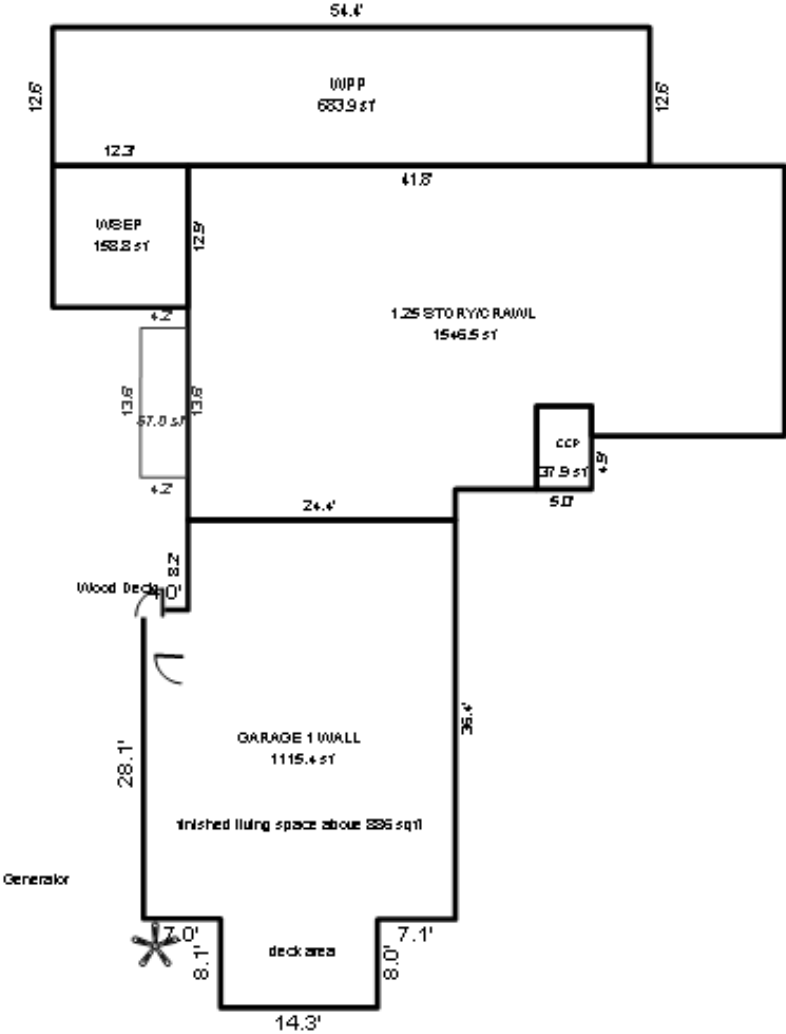
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		Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling	2024	849,600	607,100	1,456,700			840,352C	
		Low	2023	755,200	456,900	1,212,100			800,336C	
		High	2022	653,200	396,400	1,049,600			762,225C	
		Landscaped	2021	732,600	364,300	1,096,900			737,876C	
		Swamp								
		Wooded								
		Pond								
	X	Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 12/07/2019	INSPECTED							
		TPC 04/24/2019	INSPECTED							
		TPC 01/09/2019	INSPECTED							

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1115 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																							
Building Style: 1.25 STORY		X	Drywall Paneled		Plaster Wood T&G																							
Yr Built 1988	Remodeled 2019	X	Ex	Ord	Min																							
Condition: Average		Size of Closets																										
Room List		Lg	X	Ord	Small																							
	Basement 6 1st Floor 2 2nd Floor 3 Bedrooms	Doors		Solid	X	H.C.																						
(1) Exterior		(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1988															
Wood/Shingle Aluminum/Vinyl Brick X Stone X Insulation		Kitchen: Linoleum Other: Hardwood Other: Carpeted			200 Amps Service			(11) Heating System: Forced Heat & Cool			Floor Area = 2818 SF.																	
(2) Windows		(6) Ceilings			No./Qual. of Fixtures			Ground Area = 1546 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																	
X	Many Avg. Few	X	Large Avg. Small	X	Drywall																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
X	Basement: 0 S.F. Crawl: 1546 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement			X Many			Ave.			Few			(13) Plumbing			1.25 Story			Siding		Crawl Space		1,546				
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			1			Average Fixture(s)			1			Average Fixture(s)			1			Siding		Overhang		886				
X	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			3			3 Fixture Bath			1			2 Fixture Bath			1			2 Fixture Bath			1		2,234		1,787	
X	Joists: 2X12X16 Unsupported Len: Cntr.Sup:	(14) Water/Sewer			1			Separate Shower			1			Ceramic Tile Floor			1			Ceramic Tile Wains			1		14,051		11,241	
X	Asphalt Shingle	(15) Fireplaces			1			Ceramic Tub Alcove			1			Vent Fan			1			2000 Gal Septic			1		4,707		3,766	
X	Chimney: Stone	(16) Porches/Decks			1			Water Well			1			2000 Gal Septic			1			Water Well, 50 Feet			1		11,381		9,105	
Lump Sum Items:		(17) Garage			1			Public Water			1			Public Sewer			1			Water Well			1		3,004		2,403	
Class: BC Effec. Age: 20 Floor Area: 2,818 Total Base New : 577,164 Total Depr Cost: 466,081 Estimated T.C.V: 1,211,811		E.C.F. X 2.600			1			CPP			1			WPP			1			WSEP (1 Story)			1		1,163		930	
Bsmnt Garage:		Carport Area:			Roof:			Deck			1			Treated Wood			1			Treated Wood			1		2,071		1,657	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Common Wall: 1 Wall			1			-3,205			-2,564																	

*** Information herein deemed reliable but not guaranteed***



3 rail fence
1101 steel

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAGOSTINO PETER	HARRIS JOHN T & PRINGLE H	139,900	05/01/2018	WD	03-ARM'S LENGTH	1328P478	PROPERTY TRANSFER	100.0
DAGOSTINO THOMAS P	DAGOSTINO PETER	1	01/07/2018	WD	09-FAMILY	1318P74	PROPERTY TRANSFER	0.0
DAGOSTINO THOMAS P	DAGOSTINO THOMAS P	1	02/12/2011	WD	03-ARM'S LENGTH	1079-753	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 36					
HARRIS JOHN T & PRINGLE HEATHER L 2943 WHITE WATER CT BEAVERCREEK OH 45431	2024 Est TCV 189,223					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 100' @ 2000/	100.00	254.10	0.9329	0.8742	2000	100		163,123	
B 100' @ 2000/	32.00	254.10	0.9329	0.8742	2000	50	SURPLUS: ZONING 100 FT	2	
132 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value = 189,223	

Tax Description
L289 P412/88 DC L579 P750 DC L638 P289
PRT SE 1/4 OF SE 1/4 COM NW COR POST OF
SE 1/4 OF SE 1/4 TH S ALG W LN 155 FT THN
56 DEG 15' E 15 FT TH S 32 DEG 15' E 165
FT TH N 56 DEG 15' E 198 FT TO P.O.B. TH
S 32 DEG 07' E TO SHORE LN CRYSTAL RIVER
TH NE ALG SHR 132 FT TH N 32 DEG 15' W TO
PT 132 FT N 56 DEG 15' E OF POB TH S 56
DEG 15' W TO POB EXCL PUB HWY RTS SEC 22
T29N R14W. .77 A M/L.

Comments/Influences

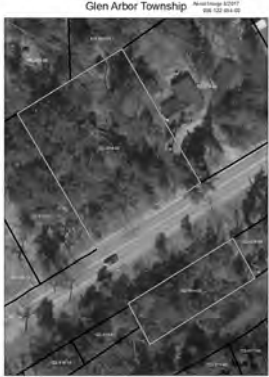
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain
- X RIVER

Who	When	What
TPC	05/10/2018	INSPECTED
TPC	06/12/2015	INSPECTED
WAS	02/01/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	94,600	0	94,600			30,179C
2023	75,700	0	75,700			28,742C
2022	30,400	0	30,400			27,374C
2021	26,500	0	26,500			26,500S



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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAGOSTINO THOMAS P	DAGOSTINO THOMAS P	1	02/12/2011	WD	03-ARM'S LENGTH	1079-751	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DAGOSTINO THOMAS P (ELE) 323 N ETON ST UNIT 38 BRIMINGHAM MI 48009	MAP #: 31					
		2024 Est TCV 575,099				

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements			* Factors * RIVER ACCESS ACROSS ST								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 2000/	400.00	423.17	0.6914	0.9931	2000	100		549,357
				B 100' @ 2000/	37.49	423.17	0.6914	0.9931	2000	50	SURPLUS: ZONING 100 FT	2
				437 Actual Front Feet, 4.25 Total Acres			Total Est. Land Value =					575,099

Tax Description
L289 P411 DC L579 P750 DC L638 P289 PRT GOVT LOT 2 SEC 22 COM E 1/4 COR SEC TH S 00 DEG 37' 45" W 742.89 FT TO HWY R/W & POB TH CONT ALG LN S 00 DEG 37' 45" W 100.24 FT TO SHR CRYSTAL RIVER TH ALG SHR S 47 DEG 05' 24" W 406.23 FT TH N 47 DEG 51' 30" W 262.39 FT TH N 36 DEG 14' 43" W 137.69 FT TH N 42 DEG 08' 30" E 500 FT TH S 44 DEG 05' 48" E 300.51 FT TO NLY R/W HWY TH S 24 DEG 50' 53" E 71.94 FT TO POB SEC 22 T29N R14W. 4.25 A M/L.

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Comments/Influences

Topography of Site

- X Level
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront
- X Ravine
- X Wetland
- X Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	287,500	0	287,500			89,673C
2023	230,000	0	230,000			85,403C
2022	147,900	0	147,900			81,337C
2021	147,900	0	147,900			78,739C

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Who	When	What
TPC 05/08/2019	INSPECTED	
TPC 10/29/2018	INSPECTED	
TPC 04/30/2014	INSPECTED	

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART VICKI L	STEWART VICKI L LIVING TR	0	10/30/2003	WD	03-ARM'S LENGTH	826:619	OTHER	0.0

Property Address: W EGELER RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31

Owner's Name/Address: STEWART VICKI L LIVING TRUST
 3651 FLEETWOOD
 PORTAGE MI 49024

2024 Est TCV 171,700

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements * Factors * PARCEL 2

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 1400/	181.12	165.64	0.8620	0.7855	1400	100		171,700
181 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								171,700

Tax Description: PARCEL #2 PART OF GOV LOTS 2 & 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION, S89*37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45*19'01"E 232.85 FT (RECORDED AS S45*31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THE, ALONG THE WEST SIDE OF SAID EASEMENT, S00*03'17"E 385.88 FT TO DOB; THENCE

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	85,900	0	85,900			2,385C
2023	67,500	0	67,500			2,272C
2022	60,000	0	60,000			2,164C
2021	60,000	0	60,000			2,095C

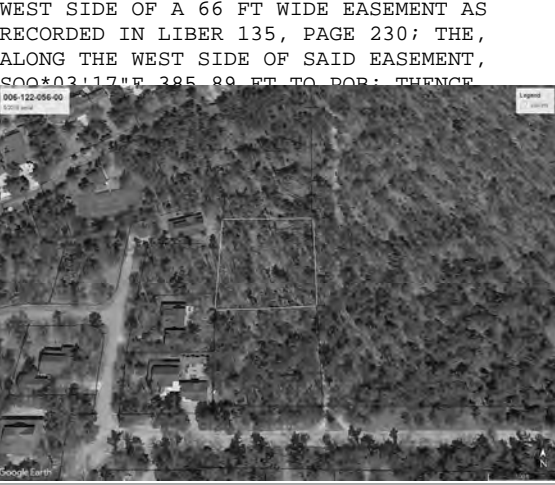
Who When What

TPC 04/24/2019 INSPECTED

TPC 10/29/2018 INSPECTED

TPC 08/09/2017 INSPECTED

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*** Information herein deemed reliable but not guaranteed***

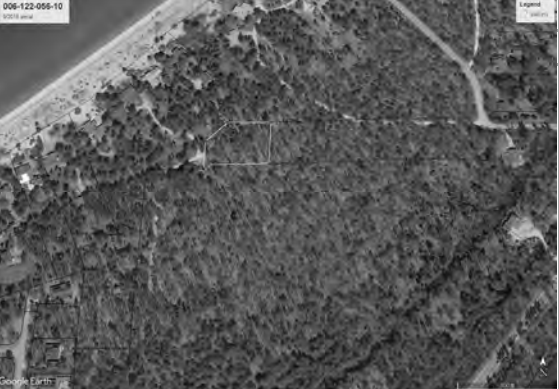
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART DANIEL E QUALIFIE	STEWART FAMILY RESIDENCE	1	02/01/2014	QC	09-FAMILY	1193P536	PROPERTY TRANSFER	0.0
STEWART VICKI L	STEWART DANIEL E QUALIFIE	0	01/30/2004	WD	03-ARM'S LENGTH	826:617	OTHER	0.0
PHINNY	STEWART	575,000	09/27/1996	WD	03-ARM'S LENGTH	431:237	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART FAMILY RESIDENCE TRUST GREENLEAF TRUST AS TRUSTEE 3651 FLEETWOOD DR KALAMAZOO MI 49008	MAP #: 31					
	2024 Est TCV 148,472					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
			C 100' @ 1400/ 140.49 198.44 0.9185 0.8218		1400	100	148,472
			140 Actual Front Feet, 0.64 Total Acres		Total Est. Land Value =		148,472

Tax Description

L406 P725/95 L408 P440/95 L431 P237/96
L826 P615&617/04 PRT GOVT LOT 2 SEC 22
COM NE COR TH N 89 DEG 47'15" W 748.03 FT
TH S 0 DEG 30'15" W 150 FT TH N 89 DEG
47'15" W 200.70 FT TO E LN OF DAVIS LN TH
N 0 DEG31'45" E 96.31 FT TH N 45 DEG
52'45" E 76.85 FT TH S 89 DEG 47'15" E
146.08 FT TO POB ALSO PRT GOVT LOT 2 SEC
22 BEG AT PT ON E-W 1/4 LN WHICH IS S 89
DEG 37' 0" W 894.34 FT FROM E 1/4 COR SD
SEC TH S 45 DEG 15' 30" W 76.81 FT FOR
POB TH S 0 DEG 05' 30" E 111.31 FT TO 66
FT RD TH S 89 DEG 37' W 16.5 FT TH N 0
DEG 5' 30" W 95.09 FT TH N 45 DEG 15' 30"



- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	74,200	0	74,200			2,389C
2023	58,300	0	58,300			2,276C
2022	60,000	0	60,000			2,168C
2021	60,000	0	60,000			2,099C

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: W EGELER RD
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #:

Owner's Name/Address: STEWART VICKI L LIVING TRUST
 3651 FLEETWOOD
 PORTAGE MI 49024
 2024 Est TCV 171,256

Land Value Estimates for Land Table 4120.4120 RESI

Improved X Vacant * Factors *

Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value

C 100' @ 1400/ 180.00 167.01 0.8633 0.7872 1400 100 171,256

180 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 171,256

Tax Description: 2010 SPLIT - 30,062SQFT - PARCEL 1 PARCEL /1 PART OF GOVERNMENT LOTS 2, AND 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT EAST 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE SECTION, S89°37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR OF GOV LOT 2; THENCE S45°19'01"E 232.85 FT (RECORDED AS S45°31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THENCE, ALONG WEST SIDE OF SAID EASEMENT, SOO*03'17"E 224.00 FT TO POB; THENCE, CONTINUING

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	85,600	0	85,600			2,386C
2023	67,300	0	67,300			2,273C
2022	60,000	0	60,000			2,165C
2021	60,000	0	60,000			2,096C



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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART VICKI L	STEWART VICKI L LIVING TR	0	10/30/2003	WD	03-ARM'S LENGTH	826:619	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART VICKI L LIVING TRUST 3651 FLEETWOOD PORTAGE MI 49024	MAP #: 31					
		2024 Est TCV 166,358				

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Tax Description	Public Improvements			* Factors *						
	Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road			C 100' @ 1400/	170.00	176.52	0.8758	0.7981	1400 100	166,358
	Paved Road			170 Actual Front Feet, 0.69 Total Acres			Total Est. Land Value =			166,358

PARCEL #3 PART OF GOVERNMENT LOTS 2, AND 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION, S89*J7'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45*19'01" E 232.85 FT (RECORDED AS S45*31'45"W 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THENCE, ALONG WEST SIDE OF SAID EASEMENT, S00*03'17"E 567.01 FT TO DOB; THENCE




- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

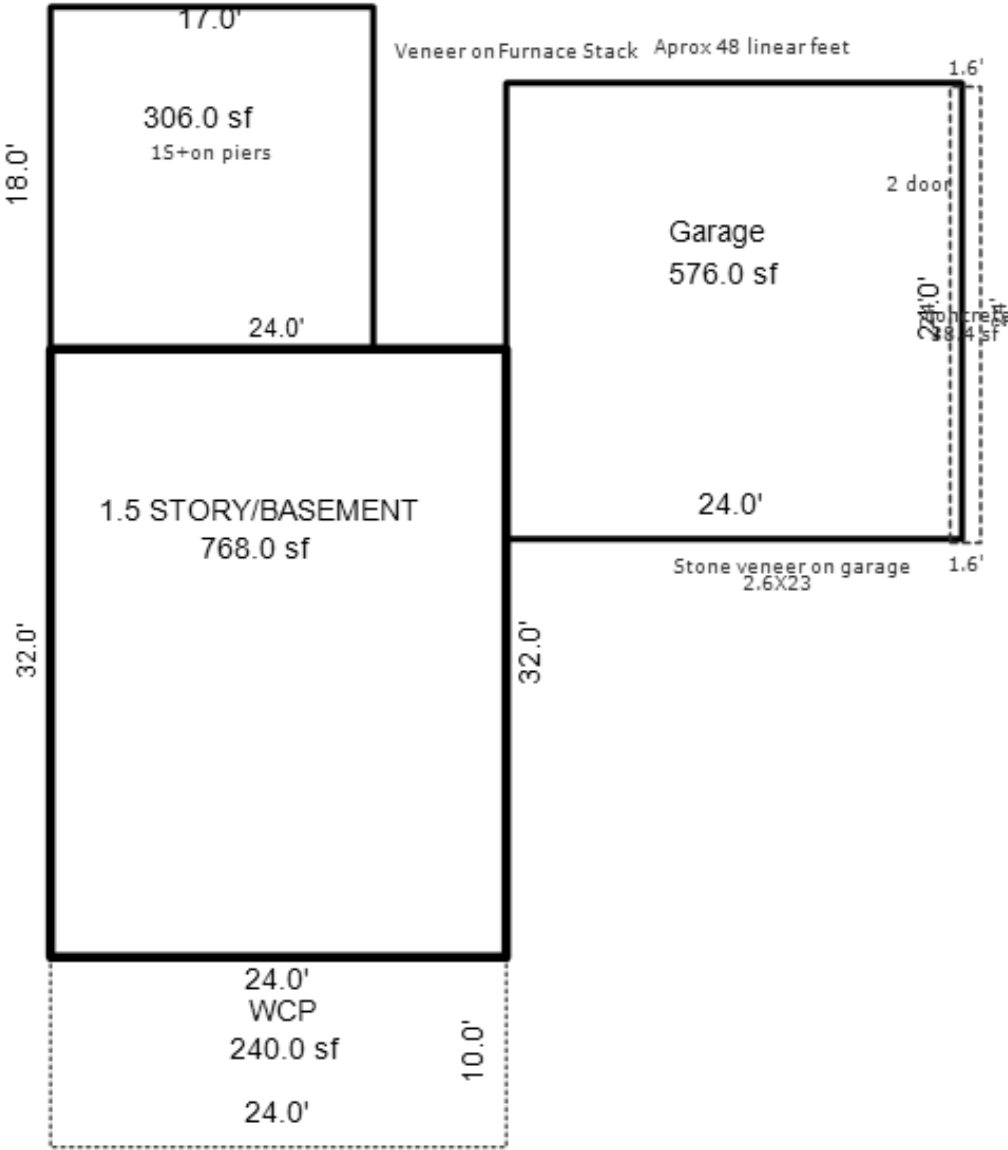
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	83,200	0	83,200			3,356C
2023	65,400	0	65,400			3,197C
2022	60,000	0	60,000			3,045C
2021	60,000	0	60,000			2,948C

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FREEMAN JUDITH N TRUST	FREEMAN JUDITH N	0	07/06/2017	QC	09-FAMILY	1303P404	PROPERTY TRANSFER	0.0				
FREEMAN JUDITH N & JAMES	FREEMAN FAMILY COTTAGE TR	0	07/06/2017	QC	09-FAMILY	1303P406	DEED	0.0				
FISHER STEPHEN E & LINDA	FREEMAN JUDITH NISSEN TRU	331,000	04/08/2016	WD	03-ARM'S LENGTH	1257P259	PROPERTY TRANSFER	100.0				
SCHARBAT JOSEPH R	FISHER STEPHEN E & LINDA	272,500	10/02/2003	WD	03-ARM'S LENGTH	768:331	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status			
5760 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/20/2016	PM16-0513					
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		06/10/2009	L09-078	100% FINIS				
FREEMAN FAMILY COTTAGE TRUST 6620 PIDGEON WOODS COVE MEMPHIS TN 38119		MAP #: 32		2024 Est TCV 398,711 TCV/TFA: 273.46								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L294 P308 L321 P651 L423 P410-413/96 L768 P331/03 PRT OF GOVT LOT 3 SEC 22 COM S 1/4 COR SD SEC TH N 660.12 FT ALG N-S 1/4 LN N LN & C/L LAKE ST TH CONT ALG SD 1/4 LN N 00 DEG 03'40" W 660.16 FT TO SW COR SD GOVT LOT 3 TH S 89 DEG 11'50" E 1154.75 FT ALG S LN SD GOVT LOT 3 TH N 01 DEG 28'50" E 211.19 FT ALG C/L OAK ST TO POB TH N 89 DEG 11'50" W 215 FT TH N 01 DEG 28'50" E 110 FT TH S 89 DEG 11'50" E 215 FT TH S 01 DEG 28'50" W 110 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 1400/	100.00	215.00	0.9765	0.8385	1400	100		114,622
				C 100' @ 1400/	10.00	215.00	0.9765	0.8385	1400	50	SURPLUS: ZONING 100 FT	
				110 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 120,353								
				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								
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	60,200	139,200	199,400		182,230C		
		TPC 04/15/2016 INSPECTED			2023	47,300	129,700	177,000		173,553C		
		WAS 11/03/2007 INSPECTED			2022	63,000	114,100	177,100		165,289C		
					2021	63,000	101,900	164,900		160,009C		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: RESIDENTIAL-IMPRO Zoning: R-5 (Building Permit(s) Date Number Status

5768 S OAK ST School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 100% 05/10/1994

Owner's Name/Address MAP #: 32

GAUTHIER FREDERICK & MARCIA S 2024 Est TCV 537,619 TCV/TFA: 466.68

PO BOX 92 X Improved Vacant Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

GLEN ARBOR MI 49636 Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

REMANDER PARCEL OF RECORDED SURVEY WHSPNG PINE1600 165.04 334.00 0.8823 0.9993 1600 100 232,799

DESCIBED AS PART OF GOVERNMENT LOT 3, 211 Actual Front Feet, 1.09 Total Acres Total Est. Land Value = 232,799

SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP Land Improvement Cost Estimates

LEELANAU COUNTY, MICHIGAN, MORE FULLY Description Rate Size % Good Cash Value

DESCIBED AS FOLLOWS: COMMENCING AT THE D/W/P: 3.5 Concrete 6.77 739 0 0

SOUTH 1/4 CORNER OF SAID SECTION; THENCE, D/W/P: Asphalt Paving 3.19 3500 0 0

ALONG THE NORTH-SOUTH 1/4 LINE Wood Frame 25.35 201 50 2,547

N00°03'07"E 1320.21 FEET (RECORDED AS Residential Local Cost Land Improvements

NORTH 660.12 FEET AND N0°03'40"W 660.16 Description Rate Size % Good Cash Value

FEET); TO THE SOUTHWEST CORNER OF LAND IMPROVEMENTS 5 5,000.00 1 100 5,000

GOVERNMENT LOT 3; THENCE, ALONG THE SOUTH Total Estimated Land Improvements True Cash Value = 7,547

LINE OF SAID GOVERNMENT LOT 3, Topography of Site

S89°08'10"E 858.46 FEET (RECORDED AS Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	116,400	152,400	268,800			116,806C
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

Who When What

TPC 05/30/2021 INSPECTED

TPC 03/30/2018 INSPECTED

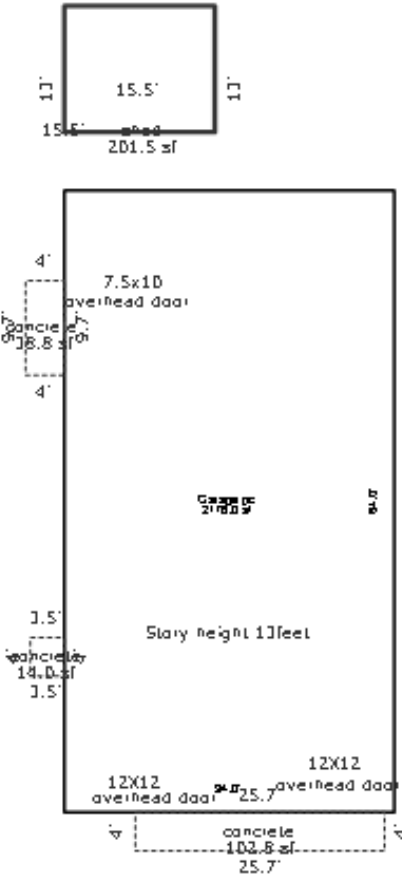
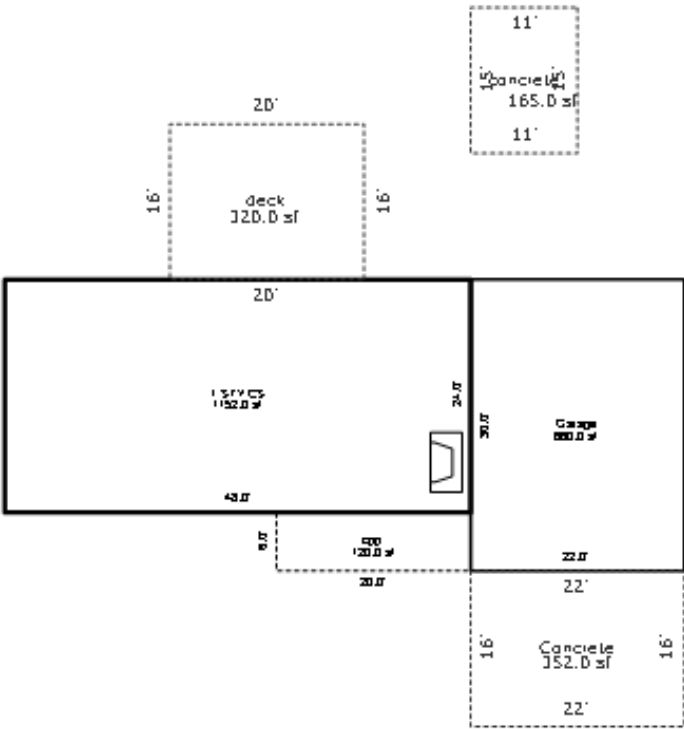
TPC 10/20/2016 INSPECTED

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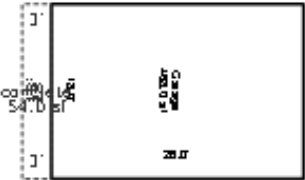
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 320	Type CPP Composite	Year Built: Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 40 Floor Area: 1,152 Total Base New : 291,444 Total Depr Cost: 174,867 Estimated T.C.V: 297,273		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 1966		
Yr Built 1966	Remodeled 0	Size of Closets	Lg	X	Ord	Small	Ex. X Ord. Min			Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Average		Doors	Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		(5) Floors	Kitchen: Other: Carpeted Other: Carpeted			Many X Ave. Few			1 Story Siding Crawl Space			Total: 154,984 92,991				
6	Basement	Kitchen: Other: Carpeted			(13) Plumbing			Other Additions/Adjustments								
1st Floor	Kitchen: Other: Carpeted			1 Average Fixture(s)			Plumbing			Average Fixture(s) 1 1,518 911						
2nd Floor	Kitchen: Other: Carpeted			2 3 Fixture Bath			Water/Sewer			3 Fixture Bath 1 4,777 2,866						
4 Bedrooms	Kitchen: Other: Carpeted			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2000 Gal Septic Water Well, 100 Feet			2000 Gal Septic 1 9,941 5,965		5,965				
(1) Exterior	Kitchen: Other: Carpeted			(14) Water/Sewer			Porches			Water Well, 100 Feet 1 5,973 3,584		3,584				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer			Garages			CPP 120 2,440 1,464		1,464		
X	Insulation	X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Water Well			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP 120 2,440 1,464		2,440				
(2) Windows	Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic			Class: C Exterior: Pole (Unfinished)			CPP 120 2,440 1,464				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement	(9) Basement Finish			1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP 120 2,440 1,464				
X	Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP 120 2,440 1,464				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP 120 2,440 1,464				
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP 120 2,440 1,464				
X	Asphalt Shingle	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP 120 2,440 1,464				
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP 120 2,440 1,464				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

*** Information herein deemed reliable but not guaranteed***



Asphalt 25x140



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
5768 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		LAND DIVISION		08/28/2023	LD23-01	100% FINIS				
Owner's Name/Address		P.R.E. 100% 05/10/1994		MAP #: 32		2024 Est TCV 120,193						
GAUTHIER FREDERICK & MARCIA S PO BOX 92 GLEN ARBOR MI 49636		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
Tax Description		Public Improvements		* Factors *								
X PARCEL A OF RECORDED SURVEY 2023005579 L15P248 DESCRIBED AS PART OF GOVERNMENT LOT 3, SECTION 22,T29N, R14W,GLENARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4CORNER OF SAID SECTION; THENCE, ALONG THE NORTH-SOUTH 1/4 LINE N00°03'07"E 1320.21FEET (RECORDED AS NORTH 660.12 FEET AND N0°03'40"W 660.16 FEET); TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, S89°08'10"E 858.46 FEET (RECORDED AS S89°11'50"E 858.70 FEET) TO THE POINT OF BEGINNING; THENCE N00°11'51"E 137.00 FEET; THENCE S89°07'00"E 110.00 FEET; THENCE S00°11'51"W 137.00 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 3; THENCE, ALONG SAID SOUTH LINE,N89°07'00"W 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15,068 SQUARE ***BALANCE OF DESCRIPTION ON FILE***		X		Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
		Dirt Road		C 100' @ 1400/		110.00	136.98	0.9765	0.7491	1400	100	112,646
		Gravel Road		110 Actual Front Feet, 0.35 Total Acres		Total Est. Land Value =				112,646		
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description		Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete		6.77	739	0	0			
		Water		D/W/P: Asphalt Paving		3.19	3500	0	0			
		Sewer		Wood Frame		25.35	201	50	2,547			
		X Electric		Residential Local Cost Land Improvements								
		Gas		Description		Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVEMENTS 5		5,000.00	1	100	5,000			
		Street Lights		Total Estimated Land Improvements True Cash Value =						7,547		
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
Split/Comb. on 08/28/2023 completed 08/28/2023 TIM ;		X Level										
Parent Parcel(s): 006-122-058-20;		Rolling										
Child Parcel(s): 006-122-058-21, 006-122-058-22;		Low										
-----		High										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	56,300	3,800	60,100		2,780C		
		TPC 05/30/2021	INSPECTED		2023	0	0	0		0		
		TPC 03/30/2018	INSPECTED		2022	0	0	0		0		
		TPC 10/20/2016	INSPECTED		2021	0	0	0		0		

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VULGAMOTT RICK T & SUZANN	VULGAMOTT SCHEMM TRUST	0	02/05/2021	QC	09-FAMILY	2021001117	PROPERTY TRANSFER	0.0				
VULGAMOTT RICH T	VULGAMOTT RICK T & SUZANN	1	05/20/2013	QC	09-FAMILY	1168P484	DEED	0.0				
NORTHERNESS LLC	VULGAMOTT RICH T	0	07/30/2010	QC	09-FAMILY	2010 1058_449Q	DEED	100.0				
NORTHERNESS LLC	VULGAMOTT RICK T	0	02/29/2008	QC	09-FAMILY	970/408	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
5765 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/20/2017	PM17-0826	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		11/21/2017	PE17-0658	100% FINIS				
VULGAMOTT SCHEMM TRUST 5482 ARBOR BAY CT BRIGHTON MI 48116		MAP #: 32		Res. Add/Alter/Repair		09/22/2017	PB17-0569	100% FINIS				
		2024 Est TCV 587,710 TCV/TFA: 407.28		ADDITION/ALTERATION		09/12/2017	LU17-33	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 2000/	147.50	198.00	0.9074	0.8214	2000	100		219,871
		Paved Road		148 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 219,871								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Crushed Rock	2.33	1000	0	0				
		Sewer		D/W/P: Flagstone/Sand	21.61	200	0	0				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,500								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	109,900	184,000	293,900		207,405C		
		TPC 03/28/2018 INSPECTED			2023	87,900	171,400	259,300		197,529C		
		TPC 11/14/2017 INSPECTED			2022	55,000	150,400	205,400		188,123C		
		TPC 08/23/2017 INSPECTED			2021	55,000	134,000	189,000		182,114C		



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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1990 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 317 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																								
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G			1			295	WPP																																																																																																																																																																																																																																																																																																																																																																									
Building Style: 1.5 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 1,443 Total Base New : 252,836 Total Depr Cost: 214,905 Estimated T.C.V: 365,339																																																																																																																																																																																																																																																																																																																																																																															
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			1																																																																																																																																																																																																																																																																																																																																																																															
1990 200	2018	Ex	X	Ord		Min	(12) Electric																																																																																																																																																																																																																																																																																																																																																																															
Condition: Average		Lg		X	Ord		200																																																																																																																																																																																																																																																																																																																																																																															
Room List		Doors			Solid	X	No./Qual. of Fixtures																																																																																																																																																																																																																																																																																																																																																																															
	Basement 3 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Ex.			X	Ord.																																																																																																																																																																																																																																																																																																																																																																											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.																																																																																																																																																																																																																																																																																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(13) Plumbing			1			Average Fixture(s)																																																																																																																																																																																																																																																																																																																																																																												
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1181 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																																																																																																																																																																																							
(2) Windows		Many Avg.		X	Large Avg.		1			Average Fixture(s)		1			Average Fixture(s)																																																																																																																																																																																																																																																																																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			3 Fixture Bath Separate Shower		1			Separate Shower																																																																																																																																																																																																																																																																																																																																																																							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic		1			1000 Gal Septic Water Well, 100 Feet																																																																																																																																																																																																																																																																																																																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			1		1		1																																																																																																																																																																																																																																																																																																																																																																								
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well			1			1		1			1																																																																																																																																																																																																																																																																																																																																																																							
Chimney: Metal		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			1			1		1			1																																																																																																																																																																																																																																																																																																																																																																							
<table border="0"> <tr> <td>Cost Est. for Res. Bldg:</td> <td>1 Single Family</td> <td>1.5 STORY</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(11) Heating System:</td> <td colspan="2">Forced Heat & Cool</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ground Area =</td> <td>1181 SF</td> <td>Floor Area =</td> <td>1443 SF.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.</td> <td colspan="2">% Good=85/100/100/100/85</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building Areas</td> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,049</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>132</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Total:</td> <td>196,639</td> <td>167,138</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Additions/Adjustments</td> <td colspan="14"></td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,290</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>4,060</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Separate Shower</td> <td>1</td> <td>1,398</td> <td>1,188</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>4,252</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>5,077</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Porches</td> <td>WPP</td> <td>295</td> <td>5,204</td> <td>4,423</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td>172</td> <td>3,855</td> <td>3,277</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>55</td> <td>1,914</td> <td>1,627</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Garages</td> <td colspan="14"></td> </tr> <tr> <td colspan="15">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>317</td> <td>15,343</td> <td>13,042</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,282</td> <td>-1,940</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1</td> <td>562</td> <td>478</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>2,418</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sauna</td> <td>1</td> <td>6,829</td> <td>5,805</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>															Cost Est. for Res. Bldg:	1 Single Family	1.5 STORY													(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:	196,639	167,138									Other Additions/Adjustments															Plumbing	Average Fixture(s)	1	1,518	1,290												3 Fixture Bath	1	4,777	4,060												Separate Shower	1	1,398	1,188											Water/Sewer	1000 Gal Septic	1	5,002	4,252												Water Well, 100 Feet	1	5,973	5,077											Porches	WPP	295	5,204	4,423											Deck	Treated Wood	172	3,855	3,277												Treated Wood	55	1,914	1,627											Garages															Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																Base Cost	317	15,343	13,042												Common Wall: 1 Wall	1	-2,282	-1,940												Door Opener	1	562	478											Built-Ins	Appliance Allow.	1	2,845	2,418												Sauna	1	6,829	5,805										
Cost Est. for Res. Bldg:	1 Single Family	1.5 STORY																																																																																																																																																																																																																																																																																																																																																																																				
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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																																																																																																																																																																																																																																																																																																																																																																																
	1.25 Story	Siding	Crawl Space	1,049																																																																																																																																																																																																																																																																																																																																																																																		
	1 Story	Siding	Crawl Space	132																																																																																																																																																																																																																																																																																																																																																																																		
				Total:	196,639	167,138																																																																																																																																																																																																																																																																																																																																																																																
Other Additions/Adjustments																																																																																																																																																																																																																																																																																																																																																																																						
Plumbing	Average Fixture(s)	1	1,518	1,290																																																																																																																																																																																																																																																																																																																																																																																		
	3 Fixture Bath	1	4,777	4,060																																																																																																																																																																																																																																																																																																																																																																																		
	Separate Shower	1	1,398	1,188																																																																																																																																																																																																																																																																																																																																																																																		
Water/Sewer	1000 Gal Septic	1	5,002	4,252																																																																																																																																																																																																																																																																																																																																																																																		
	Water Well, 100 Feet	1	5,973	5,077																																																																																																																																																																																																																																																																																																																																																																																		
Porches	WPP	295	5,204	4,423																																																																																																																																																																																																																																																																																																																																																																																		
Deck	Treated Wood	172	3,855	3,277																																																																																																																																																																																																																																																																																																																																																																																		
	Treated Wood	55	1,914	1,627																																																																																																																																																																																																																																																																																																																																																																																		
Garages																																																																																																																																																																																																																																																																																																																																																																																						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																																																																																																																																																																																																																																																																																																																																																																																						
	Base Cost	317	15,343	13,042																																																																																																																																																																																																																																																																																																																																																																																		
	Common Wall: 1 Wall	1	-2,282	-1,940																																																																																																																																																																																																																																																																																																																																																																																		
	Door Opener	1	562	478																																																																																																																																																																																																																																																																																																																																																																																		
Built-Ins	Appliance Allow.	1	2,845	2,418																																																																																																																																																																																																																																																																																																																																																																																		
	Sauna	1	6,829	5,805																																																																																																																																																																																																																																																																																																																																																																																		
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																																																																																																																																																																																																																																																																																																																																																																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
NORTH OAK HOLDINGS LLC	RICHARDSON JESSIE	0	12/06/2010	QC	09-FAMILY	2010 1072-201W	DEED	0.0								
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE	0	02/04/2009	QC	09-FAMILY	2009 1002_431Q	DEED	100.0								
RICHARDSON JESSE L	NORTH OAK HOLDINGS LLC	0	02/04/2009	QC	09-FAMILY	2009 1002_448Q	DEED	0.0								
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE L	0	06/25/2008	QC	09-FAMILY	982/640	PROPERTY TRANSFER	100.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status							
5808 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST														
Owner's Name/Address		P.R.E. 0%														
RICHARDSON JESSIE 6242 KNAPP ST NE ADA MI 49301-9570		MAP #: 32		2024 Est TCV 318,316 TCV/TFA: 318.63												
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI												
L492 P743/98 DC L897 P426/06 L901 P479/06 PRT OF GOVT LOT 3 COM ON S LN LT 3 726 FT E OF N & S 1/4 LN TH N 165 FT TH E 132 FT TH S 165 FT TH W 132 FT TO POB CONSISTING OF INT TO DUANE EUGENE RICHARDSON & DENNIS KEITH RICHARDSON AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 22 T29N R14W .50 A M/L.		Public Improvements		* Factors *												
		X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value						
		X		B 100' @ 2000/	132.00	165.00	0.9329 0.7848	2000 100		193,290						
		X		132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =						193,290						
Comments/Influences		Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates												
FAMILY SALE 12/2007		Topography of Site		Description	Rate	Size	% Good	Cash Value								
		X		Water	14.42	168	50	1,211								
		X		Sewer	Residential Local Cost Land Improvements											
		X		Electric	Rate	Size	% Good	Cash Value								
		X		Gas	1,500.00	1	100	1,500								
				LAND IMPROVEMENTS 15	Total Estimated Land Improvements True Cash Value =						2,711					
				Year							Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	96,600	62,600	159,200					98,701C			
				TPC 04/24/2019 INSPECTED	2023	77,300	58,300	135,600					94,001C			
				TPC 10/19/2017 INSPECTED	2022	50,000	51,200	101,200					89,525C			
				WAS 09/24/2007 APPRAISAL	2021	50,000	45,700	95,700					86,666C			

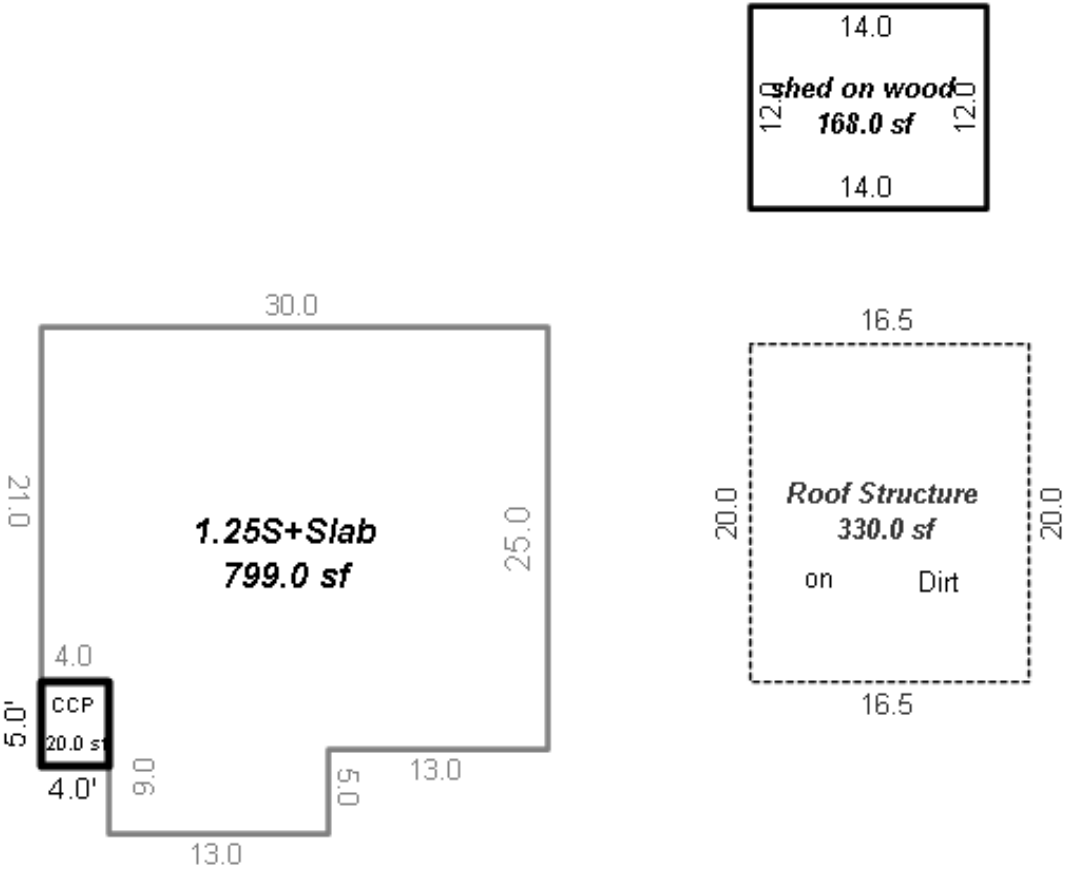


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 330	Type CPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X		Central Air Wood Furnace	Class: CD Effec. Age: 45 Floor Area: 999 Total Base New : 130,817 Total Depr Cost: 71,950 Estimated T.C.V: 122,315		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25 STORY		Trim & Decoration	Ex	Ex	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls CD		Blt 1951		
Yr Built 1951	Remodeled 0	Size of Closets	Lg	X	Ord	Small	100 Amps Service		Ground Area = 799 SF Floor Area = 999 SF.						
Condition: Average		Doors	Solid	X	H.C.	(12) Electric		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		(5) Floors	Kitchen: Other: Carpeted Other:		No. of Elec. Outlets		Plumbing		1.25 Story Siding Slab		Total:		111,815 61,499		
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	Kitchens: Other: Carpeted Other:		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Other Additions/Adjustments					
(1) Exterior	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	Plumbing		Average Fixture(s)		1	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall X Tile	(13) Plumbing		1		Average Fixture(s)		Water/Sewer		1000 Gal Septic		1	
X	Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 799 S.F. Height to Joists: 0.0		1		3 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins		Appliance Allow.		1
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Water Well		Porches		CPP		20	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1000 Gal Septic		Deck		w/Roof (Roof portion)		330	4,726	2,599
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		2000 Gal Septic		Notes:		Totals:		130,817	71,950	122,315
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:		1		Public Water Public Sewer Water Well		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:						
X	Asphalt Shingle	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic								
Chimney: Metal															

*** Information herein deemed reliable but not guaranteed***



5808 south oak

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
THATCHER BECKY B	THATCHER BECKY WATT TRUST	0	06/16/2000	WD	19-MULTI PARCEL ARM'S LE	546P483	OTHER	0.0				
BECKY THATCHER	THATCHER WATT BECKY LIVIN	0	06/16/2000	WD	09-FAMILY	546P485	DEED	0.0				
NELSON JOAN	THATCHER BECKY B	55,000	07/23/1991	WD	03-ARM'S LENGTH	326P537	DEED	0.0				
WARREN FREDERICK MURRAY	NELSON JOAN MARIE	0	07/16/1991	QC	06-COURT JUDGEMENT	326P536	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
5795 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/29/2016	PM16-0365					
Owner's Name/Address		P.R.E. 0%		Electrical		03/16/2016	PE16-0101					
THATCHER WATT BECKY LIVING TRUST PO BOX 111 GLEN ARBOR MI 49636-0111		MAP #: 32		Electrical		04/11/2014	PE14-0091					
		2024 Est TCV 784,037 TCV/TFA: 168.43		Commercial, Add/Alter/Repa		02/06/2014	PB14-0021					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L250 P599 L315 P168 L326 P536/91 L296 P859 L546 P485/00 PRT GOVT LOT 3 BEG SW COR THEREOF TH E 330 FT TH N 198 FT TH W 165.16 FT TH S 132 FT TH W 165 FT TH S 66 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Electric		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JOINED WITH PARCEL 122-063-00. PIN 063-00 WAS 198'X165'		Gas		A 100' @ 2200/	100.00	112.42	0.8430	0.7130	2200	100	LOCATION	132,235
		Curb		A 100' @ 2200/	98.00	112.42	0.8430	0.7130	2200	50	SURPLUS: ZONING 100 FT	6
		Street Lights		198 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 197,029								
		Standard Utilities		Land Improvement Cost Estimates								
		Underground Utils.		Description	Rate	Size	% Good	Cash Value				
		Topography of Site		Fencing: Wd, Solid, 6 ft.	31.76	375	0	0				
		Level		D/W/P: Crushed Rock	2.33	504	0	0				
		Rolling		Residential Local Cost Land Improvements								
		Low		Description	Rate	Size	% Good	Cash Value				
		High		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Landscaped		Total Estimated Land Improvements True Cash Value =		5,000		5,000				
		Swamp		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Wooded		2024	98,500	293,500	392,000			213,250C		
		Pond		2023	85,100	274,900	360,000			203,096C		
		Waterfront		2022	78,000	235,900	313,900			193,425C		
		Ravine		2021	78,000	210,200	288,200			187,246C		
		Wetland										
		Flood Plain										
		Who		When		What						
		TPC 06/11/2009 INSPECTED		2023		85,100		274,900		360,000		203,096C
		WAS 11/30/2007 INSPECTED		2022		78,000		235,900		313,900		193,425C
				2021		78,000		210,200		288,200		187,246C

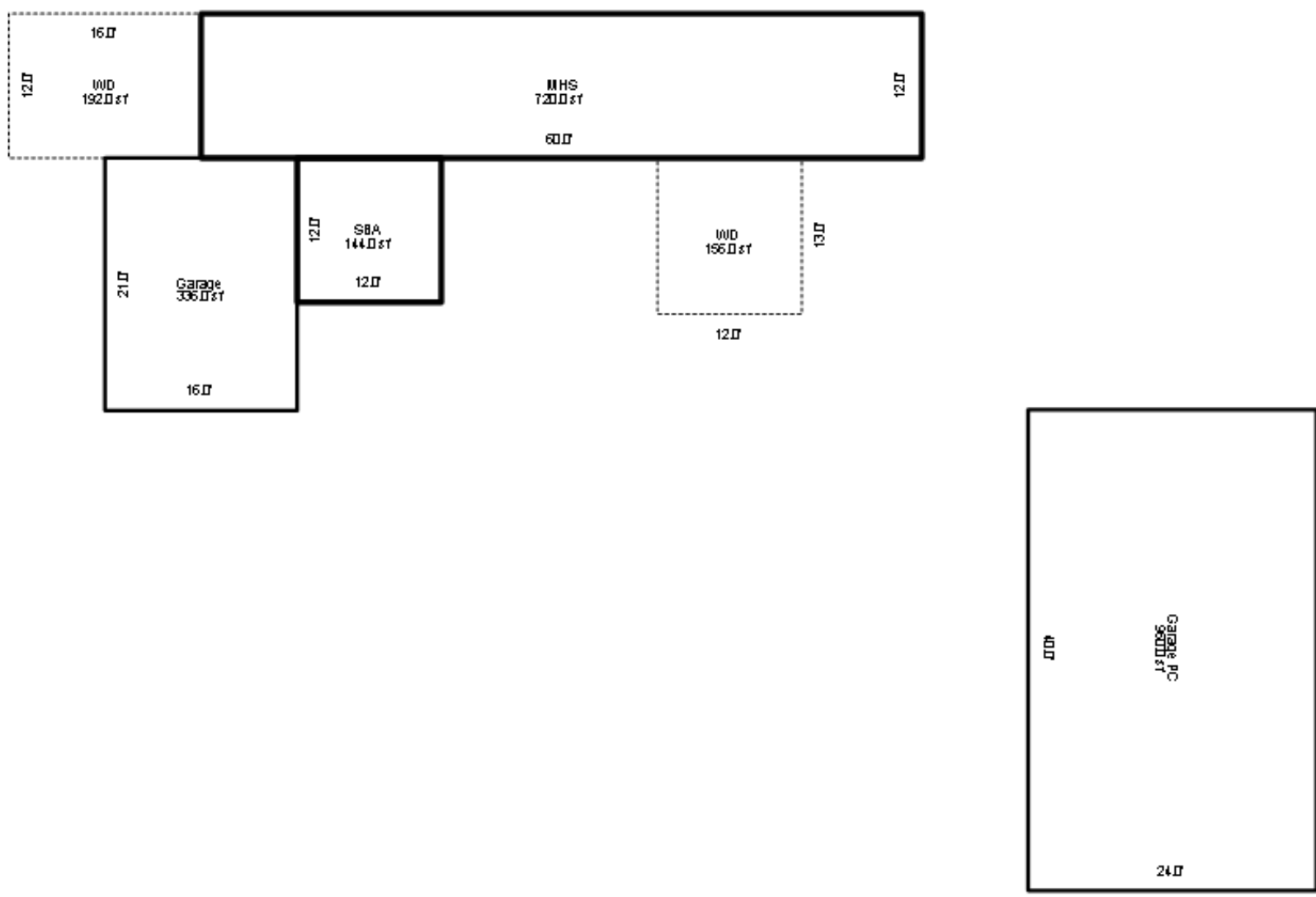


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 156 192	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																					
	X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 45 Floor Area: Total Base New : 108,895 Total Depr Cost: 38,113 Estimated T.C.V: 30,490			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																																																							
Building Style: MOBILE HOME		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME (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			Cls Low Blt 1969		No. of Elec. Outlets																																																						
Yr Built 1969	Remodeled 1980	Ex	X	Ord	Min	No./Qual. of Fixtures			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																																																
Condition: Average		Size of Closets		Lg	X	Ord	Small	100 Amps Service			Main Home			Ribbed		Metal		720		144		Total: 48,034 16,812																																														
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			Water/Sewer			Deck			Garages																																															
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			100 Amps Service			Plumbing			Average Fixture(s)			1000 Gal Septic			Water Well, 100 Feet			Deck			Treated Wood			Treated Wood			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																																					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few			(13) Plumbing			1			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan				
X	Wood/Shingle Aluminum/Vinyl Brick	X		Tile		No. of Elec. Outlets			Many			X			Ave.			Few			(13) Plumbing			1			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water			1			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 0.800 => TCY: 30,490																															
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			1			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 0.800 => TCY: 30,490																															
X	Asphalt Shingle Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Water			1			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 0.800 => TCY: 30,490																															
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Water			1			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 0.800 => TCY: 30,490																															

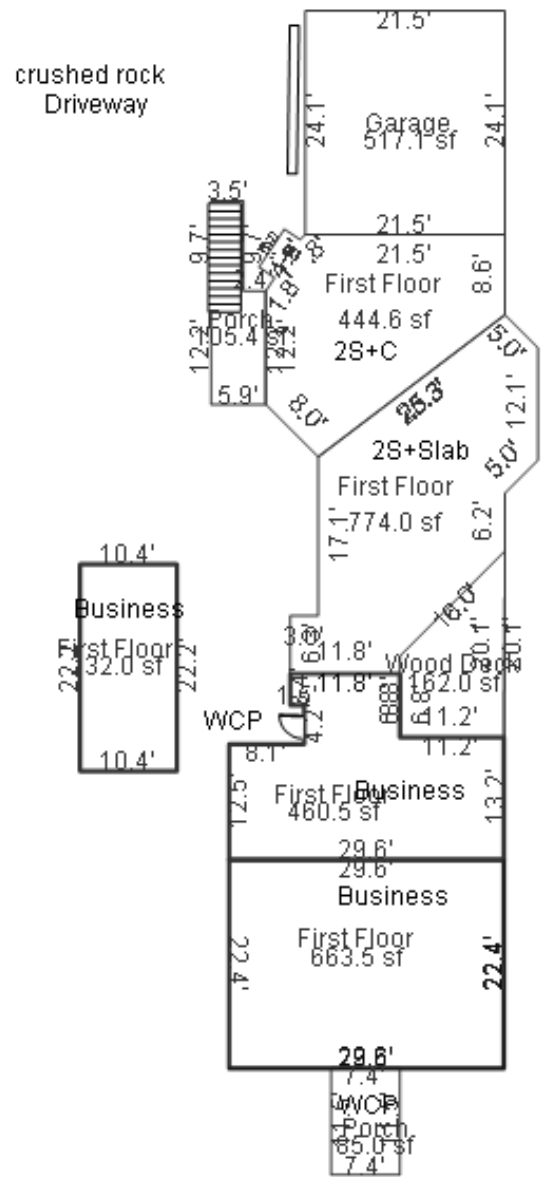
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 105 162	Type WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 517 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 2,436 Total Base New : 317,305 Total Depr Cost: 206,247 Estimated T.C.V: 350,620			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 2 STORY (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			Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas						
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			2 Story Siding Slab 774						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			3 Fixture Bath			2 Story Siding Crawl Space 444			Total: 270,410 175,767			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			2 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Softener, Auto			Plumbing						
	Insulation			X Ex. Ord. Min			Softener, Manual			Average Fixture(s)						
(2) Windows		(7) Excavation		Many X Ave. Few			Solar Water Heat			Water/Sewer						
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 444 S.F. Slab: 774 S.F. Height to Joists: 0.0		1 Average Fixture(s)			No Plumbing			1000 Gal Septic						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 3 Fixture Bath			Extra Toilet			Water Well, 100 Feet						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath			Extra Sink			Porches						
(3) Roof		(9) Basement Finish		2 Softener, Auto			Separate Shower			WPP						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 Softener, Manual			Ceramic Tile Floor			Deck						
	Gambrel Mansard Shed			2 Solar Water Heat			Ceramic Tile Wains			Treated Wood						
X	Asphalt Shingle	(10) Floor Support		2 No Plumbing			Ceramic Tub Alcove			Garages						
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		2 Extra Toilet			Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				1 1000 Gal Septic			(14) Water/Sewer			Base Cost						
				1 2000 Gal Septic			Public Water			Common Wall: 1 Wall						
				Lump Sum Items:			Public Sewer			Door Opener						
							Water Well			Built-Ins						
							1000 Gal Septic			Appliance Allow.						
							2000 Gal Septic			Fireplaces						
										Prefab 2 Story						
										Totals:			317,305 206,247			
										Notes: HOUSE. RETAIL AREA IN COMMERC						
										ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			350,620			

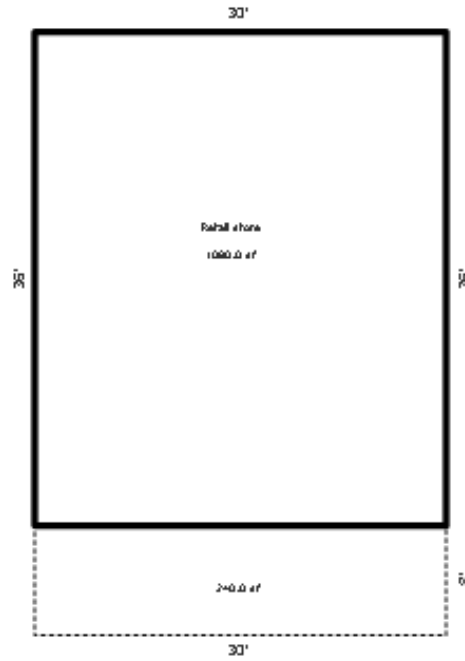
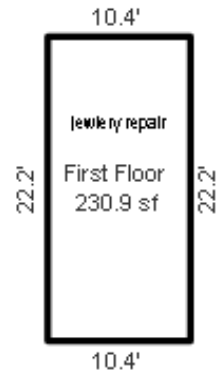
*** Information herein deemed reliable but not guaranteed***



Desc. of Bldg/Section: ENCLOSED FRONT GLASS PORCH Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 1,123 Gross Bldg Area: 1,355 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Stories: 1 Story Height: 8 Perimeter: 148	
Depr. Table : 2.25% Effective Age : 20 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 117.69	
1925 Year Built 1990 Remodeled		(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.95 100% Adjusted Square Foot Cost for Upper Floors = 139.64	
Overall Bldg Height		Total Floor Area: 1,123 Base Cost New of Upper Floors = 156,816	
Comments:		Reproduction/Replacement Cost = 156,816 Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 63 /100/100/100/63.0 Total Depreciated Cost = 98,794	
Construction Cost		Unit in Place Items Rate Quantity Arch %Good Depr. Cost	
High Above Ave. Ave. X Low		/CI6/STO/BASS/AVG/GREOCGA 87.39 232 1.00 71 14,395	
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1123 Ave. Perimeter: 148 Has Elevators:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV of Bldg: 1 = 192 Replacement Cost/Floor Area= 157.69 Est. TCV/Floor Area= 171.35	
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average	

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:			Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures			Urinals		Incandescent	
		3-Piece Baths			Wash Bowls		Fluorescent	
		2-Piece Baths			Water Heaters		Mercury	
		Shower Stalls			Wash Fountains		Sodium Vapor	
		Toilets			Water Softeners		Transformer	
(4) Floor Structure:		(9) Sprinklers:			(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:			(14) Roof Cover:		Thickness Bsmnt Insul.	
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler				

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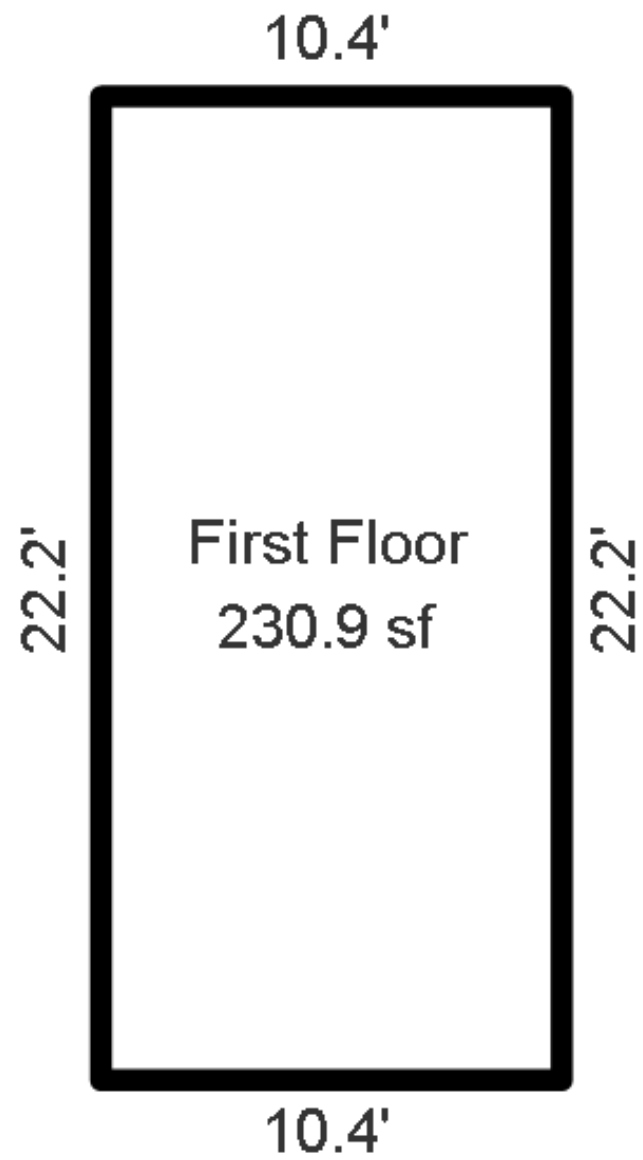


Street

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: FABRICATION BLDG Calculator Occupancy: Sheds - Equipment 4 Wall Building				<<<<< Calculator Cost Computations >>>>>					
Class: D				Class: D Quality: Average		Stories: 1 Story Height: 8 Perimeter: 64			
Floor Area: 232 Gross Bldg Area: 1,355 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost		Base Rate for Upper Floors = 44.35			
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100				High	Above Ave.	Ave.	X	Low	
1990 Year Built Remodeled				** ** Calculator Cost Data ** **		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.50 100% Adjusted Square Foot Cost for Upper Floors = 48.85			
Overall Bldg Height				Quality: Average Heat#1: Wall or Floor Furnace 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 232 Ave. Perimeter: 64 Has Elevators:		Total Floor Area: 232 Base Cost New of Upper Floors = 11,333			
Comments:				*** Basement Info ***		Reproduction/Replacement Cost = 11,333 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 4,987			
				* Mezzanine Info *		<<<<< Segregated Cost Computations >>>>>			
Area #1: Type #1: Area #2: Type #2:				* Sprinkler Info *		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
Area: Perimeter: Type:				Area: Perimeter: Type:		Item Description Cost # or Height Storys			
Area: Type: Average				Area: Perimeter: Type:		Col. Rate SqFt Adj. Adj. Cost			
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:				(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
(3) Frame:				Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer		(40) Exterior Wall:	
(4) Floor Structure:				(9) Sprinklers:		Slope=0		Thickness Bsmnt Insul.	
(5) Floor Cover:				(10) Heating and Cooling:		(13) Roof Structure:		(14) Roof Cover:	
(6) Ceiling:				Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:		(14) Roof Cover:	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAFARY WALTER I	LAFARY WALTER I TRUST	1	06/24/2014	QC	09-FAMILY	1201P632	PROPERTY TRANSFER	0.0
SUTHERLAND MICHAEL W & RE	LAFARY WALTER I	356,085	08/13/2003	WD	03-ARM'S LENGTH	756:490	OTHER	100.0
SAILE KRISTIAN W	SUTHERLAND MICHAEL W	132,000	10/29/2002	WD	03-ARM'S LENGTH	679:247	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5789 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/08/2017	PM17-0539	100% FINIS
	P.R.E. 100% 08/20/2009		Res. Porch/Deck	05/09/2005	PB05-0166	100% FINIS
Owner's Name/Address	MAP #: 32		DECK/PORCH	05/01/2005	PB05-166	
LAFARY WALTER I TRUST KAFFE ANN 3847 LINCOLN RD CINCINNATI OH 45247	2024 Est TCV 729,542 TCV/TFA: 295.12		PLUMBING	09/08/2003	PP03-0370	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	C 100' @ 1400/	120.00	198.00	0.9554	0.8214	1400	100		131,843
	120 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								131,843
Land Improvement Cost Estimates									
Description	Rate	Size	% Good	Cash Value					
Wood Frame	38.93	48	50	934					
Residential Local Cost Land Improvements									
Description	Rate	Size	% Good	Cash Value					
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000					
Total Estimated Land Improvements True Cash Value =									5,934

Comments/Influences	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Comments/Influences	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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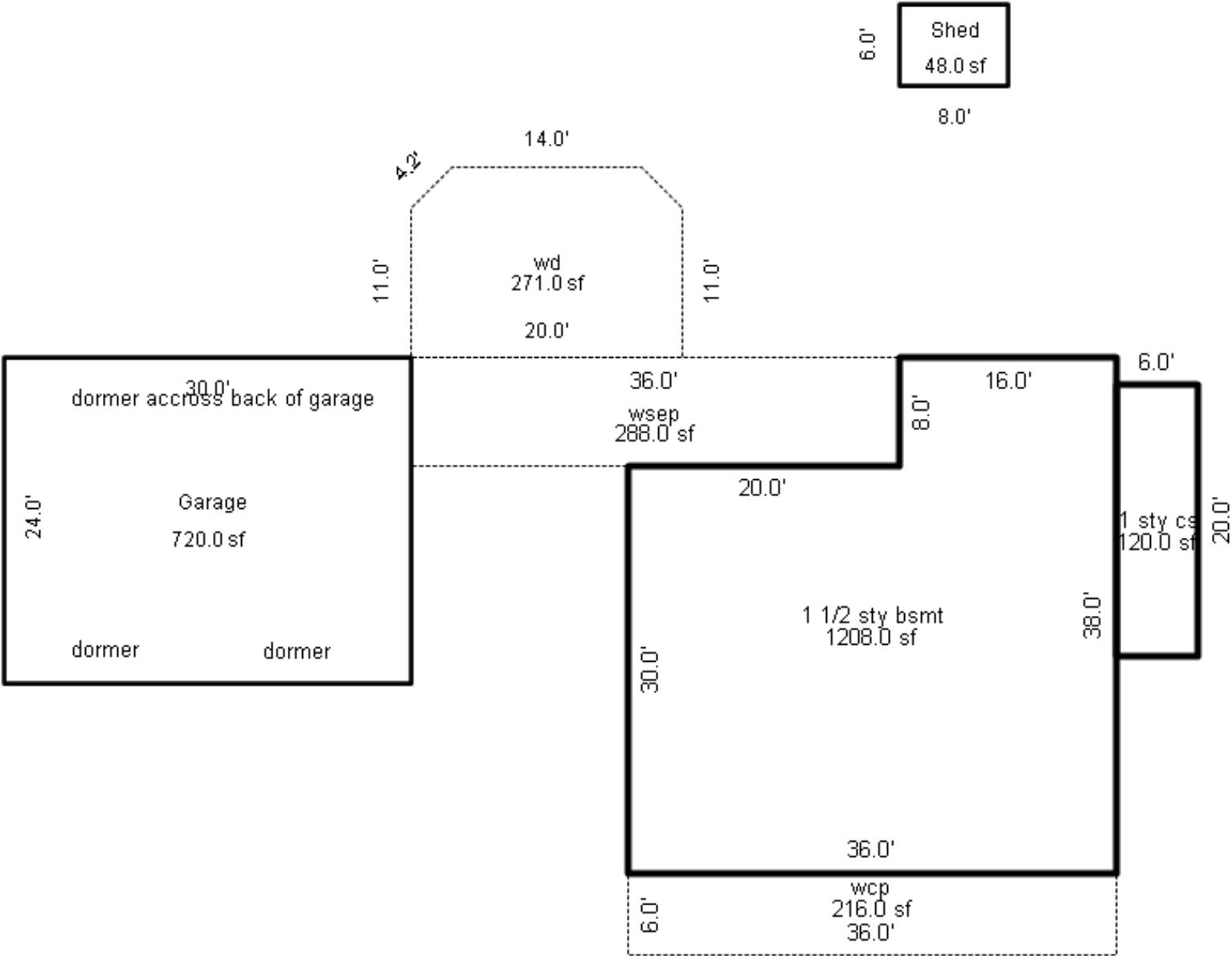
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	65,900	298,900	364,800			293,055C
Rolling	2023	51,800	278,400	330,200			279,100C
Low	2022	55,000	244,500	299,500			265,810C
High	2021	55,000	217,900	272,900			257,319C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Ga	Area 288 216 271	Type WSEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: 2.5 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																													
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																						
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration																																																																																																																																						
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min																																																																																																																																					
Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																																																																		
Room List		Doors		Solid	X	H.C.																																																																																																																																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:																																																																																																																																						
(1) Exterior		(6) Ceilings			(12) Electric																																																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																																																																																																																																										
(2) Windows		(7) Excavation			No./Qual. of Fixtures																																																																																																																																						
	Many Avg. Few	X	Large Avg. Small		Ex.	X	Ord.		Min																																																																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1208 S.F. Crawl: 120 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets																																																																																																																																						
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X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																						
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		(10) Floor Support			Lump Sum Items:																																																																																																																																						
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2003</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1328 SF Floor Area = 2472 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,208</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>120</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>540</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>325,984</td> <td>277,095</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td></td> <td>1,518</td> <td>1,290</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td></td> <td>4,777</td> <td>4,060</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td></td> <td>3,197</td> <td>2,717</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td></td> <td>5,002</td> <td>4,252</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td></td> <td>5,973</td> <td>5,077</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WSEP (1 Story)</td> <td></td> <td>288</td> <td>13,648</td> <td>11,601</td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td>216</td> <td>8,653</td> <td>7,355</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td>271</td> <td>5,203</td> <td>4,423</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Pole (Finished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td>720</td> <td>26,424</td> <td>22,460</td> </tr> <tr> <td>Door Opener</td> <td></td> <td>1</td> <td>562</td> <td>478</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,845</td> <td>2,418</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>															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:				325,984	277,095	Plumbing	Average Fixture(s)	Size	Cost New	Depr. Cost	Average Fixture(s)	1		1,518	1,290	3 Fixture Bath	1		4,777	4,060	2 Fixture Bath	1		3,197	2,717	Water/Sewer					1000 Gal Septic	1		5,002	4,252	Water Well, 100 Feet	1		5,973	5,077	Porches					WSEP (1 Story)		288	13,648	11,601	WCP (1 Story)		216	8,653	7,355	Deck					Treated Wood		271	5,203	4,423	Garages					Class: C Exterior: Pole (Finished)					Base Cost		720	26,424	22,460	Door Opener		1	562	478	Built-Ins					Appliance Allow.		1	2,845	2,418	Fireplaces				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KARLA ELENA TOIVONEN BOLE	DOMAN KENNETH	465,000	12/05/2014	WD	03-ARM'S LENGTH	1216P698	PROPERTY TRANSFER	100.0				
GLEN LAKE PROPERTIES LLC	KAREN ELENA TOIVONEN BOLE	385,000	07/30/2010	WD	03-ARM'S LENGTH	2010 1055_417W	PROPERTY TRANSFER	100.0				
GLEN LAKE PROPERTIES LLC	CROUCH CHARLES W & CELEST	0	03/26/2010	QC	09-FAMILY	2010 1043_925Q	DEED	0.0				
CROUCH CHARLES W & CELEST	GLEN LAKE PROPERTIES LLC	0	03/26/2010	QC	09-FAMILY	2010 1043_948Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5761 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/02/2020	PM20-0743	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		10/26/2020	PM20-0705	100% FINIS				
DOMAN KENNETH 1711 LLOYD AVE ROYAL OAK MI 48073		MAP #: 32		Electrical		10/07/2020	PE20-0514	100% FINIS				
		2024 Est TCV 854,882 TCV/TFA: 432.63		Res. Add/Alter/Repair		10/01/2020	PB20-0282	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L412 P084/95 L679 P247/02 L720 P5/03 N 111.3 FT OF S 231.3 FT OF E 198 FT OF GOVT LOT 3 SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 2000/	111.00	198.00	0.9742	0.8214	2000	100		177,650
		Paved Road		111 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 177,650								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Crushed Rock	2.55	784	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Curb		Total Estimated Land Improvements True Cash Value = 5,000								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	88,800	338,600	427,400			329,586C		
		Low		2023	71,100	315,400	386,500			313,892C		
		High		2022	55,000	279,500	334,500			298,945C		
		Landscaped		2021	55,000	226,400	281,400			264,807C		
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	88,800	338,600	427,400			329,586C	
		TPC 11/17/2021 INSPECTED		2023	71,100	315,400	386,500			313,892C		
		TPC 05/10/2021 INSPECTED		2022	55,000	279,500	334,500			298,945C		
		TPC 11/05/2020 INSPECTED		2021	55,000	226,400	281,400			264,807C		



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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 295 378 8 78	Type WCP (1 Story) WPP WPP WPP	Year Built: 2002 Car Capacity: 3.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 784						
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 5 Floor Area: 1,976 Total Base New : 416,245 Total Depr Cost: 395,431 Estimated T.C.V: 672,232			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:					
	Building Style: 1.5 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
	Yr Built 2008	Remodeled 2021	Ex	Ord	Min	X												
	Condition: Average	Size of Closets		Lg	Ord	Small												
	Room List	Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric											
	(1) Exterior						0 Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC Blt 2008					
	Insulation			No. of Elec. Outlets			Many Ave. Few			(11) Heating System: Forced Heat & Cool								
	(2) Windows	(7) Excavation		Basement: 986 S.F. Crawl: 470 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Ground Area = 1456 SF Floor Area = 1976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95								
	Many Avg. Few	Large Avg. Small					1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Stories Exterior Foundation Size Cost New Depr. Cost								
	(3) Roof	(9) Basement Finish					(13) Plumbing			1.5 Story Siding Basement 986								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					(14) Water/Sewer			1 Story Siding Crawl Space 470								
X	Asphalt Shingle						1			1 Story Siding Overhang 27								
	Chimney:						1			Total: 323,110 306,954								
							1			Other Additions/Adjustments								
							1			Plumbing								
							1			Average Fixture(s) 1 2,234 2,122								
							1			3 Fixture Bath 2 14,051 13,348								
							1			Separate Shower 1 2,845 2,703								
							1			Water/Sewer								
							1			1000 Gal Septic 1 5,796 5,506								
							1			Water Well, 100 Feet 1 6,421 6,100								
							1			Porches								
							1			WCP (1 Story) 295 13,358 12,690								
							1			WPP 378 8,411 7,990								
							1			WPP 78 3,418 3,247								
							1			WPP 8 490 465								
							1			Garages								
							1			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
							1			Base Cost 784 28,522 27,096								
							1			Door Opener 1 562 534								
							1			No Concrete Floor 784 -5,355 -5,087								
							1			Built-Ins								
							1			Appliance Allow. 1 4,088 3,884								
							1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEMPLE	FEELEY	65,000	02/20/1997	WD	03-ARM'S LENGTH	439:530	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5763 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
FEELEY MARY DIANE 205 ISLAND PLANTATION TERRACE VERO BEACH FL 32963-3326	MAP #: 32					
	2024 Est TCV 161,892 TCV/TFA: 188.69					

	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
				66.00	165.00	1.0000 0.0000 0 100*	0
			2000 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

Tax Description
L235 P605/83 L274 P638/87 PRT GOVT LOT 3
COM SW COR SD GOVT LOT 3 TH ALG N-S 1/4
LN N 00 DEG 14' 15" W 198 FT TO POB TH
CONT N 00 DEG 14' 15" W 66 FT TH E 165 FT
TH S 66 FT TH W 165 FT TO POB SEC 22 T29N
R14W.

Comments/Influences



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X	Dirt Road	
X	Gravel Road	
X	Paved Road	
X	Storm Sewer	
X	Sidewalk	
X	Water Sewer	
X	Electric	
X	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	
	Topography of Site	
X	Level	
	Rolling	
	Low	
X	High	
	Landscaped	
	Swamp	
	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	
Who	When	What
TPC	07/10/2019	INSPECTED
PSC	01/16/2016	INSPECTED
WAS	07/17/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	65,300	15,600	80,900			80,900S
2023	65,300	14,800	80,100			80,100S
2022	65,300	11,100	76,400			76,400S
2021	81,700	9,900	91,600			78,430C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Retail

Class: D
 Floor Area: 858
 Gross Bldg Area: 858
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 20
 Physical %Good: 60
 Func. %Good : 50
 Economic %Good: 100

1998 Year Built
 Remodeled

12 Overall Bldg
 Height

Comments:
 FUNCTIONAL - USE -
 GARAGE - AGE - DESIGN

Construction Cost

High	Above Ave.	Ave.	X	Low
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** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Wall or Floor Furnace 100
 Heat#2: Forced Air Furnace 0%
 Ave. SqFt/Story: 858
 Ave. Perimeter: 122
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1: 215
 Type #1: Open (No Rates)
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 122
 Overall Building Height: 12

Base Rate for Upper Floors = 133.55
 Mezzanine 1 Open Base Rate = 51.34

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.16 100%
 Adjusted Square Foot Cost for Upper Floors = 138.71

Total Floor Area: 858 Base Cost New of Upper Floors = 119,013
 Mezzanine 1 Area: 215 Base Cost New of Mezzanine = 11,038

Reproduction/Replacement Cost = 130,051
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /50 /100/15.0
 Total Depreciated Cost = 19,508

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 31,212
 Replacement Cost/Floor Area= 151.57 Est. TCV/Floor Area= 36.38

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIS JOHN S & MARY S	THATCHER BECKY	87,500	01/17/2001	WD	03-ARM'S LENGTH	566:907	PROPERTY TRANSFER	0.0
THATCHER BECKY	THATCHER WATT BECKY LIVIN	0	01/17/2001	QC	09-FAMILY	566P908	DEED	0.0
TEMPLE	TRIS	56,500	10/14/1994	WD	03-ARM'S LENGTH	395:7	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5777 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		COMMERCIAL NEW	01/15/2013	2013-11	100% FINIS
	P.R.E. 0%		Plumbing	08/04/2005	PP05-0280	100% FINIS
Owner's Name/Address	MAP #: 32		Add-ons	07/15/2005	PE05-0375	100% FINIS
THATCHER WATT BECKY LIVING TRUST 5975 LAKE ST GLEN ARBOR MI 49636	2024 Est TCV 244,727 TCV/TFA: 368.56		Electrical	07/11/2005	PE05-0366	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L395 P7/94 L566 P907 L566 P908/01 PARCEL B - PRT GOVT LOT 3 COM SW COR SD GOVT LOT 3 TH ALG N-S 1/4 LN N 00 DEG 14' 15" W 132 FT TO POB TH CONT ALG SD 1/4 LN N 00 DEG 14' 15" W 66 FT TH S 89 DEG 21' 10" E 165.94 FT TH S 00 DEG 00' 00" E 66.23 FTTH N 89 DEG 16' 26" W 165.65 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	66.00	165.00	1.0000	0.0000	0	100*		0
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site			Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Arch	Mult	Cash Value			
LAND IMPROVEMENTS 25	2,500.00	1	0			0			
Commercial Local Cost Land Improvements									
WATER WELL 4"-6"	0.00	1	92		100	0			
SEPTIC TANK 2000 GAL	0.00	1	92		100	0			
Total Estimated Land Improvements True Cash Value =							0		

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	65,300	57,100	122,400			115,999C
TPC	07/10/2019	INSPECTED	2023	65,300	54,000	119,300			110,476C
TPC	01/02/2014	INSPECTED	2022	65,300	40,500	105,800			105,216C
PSC	12/21/2011	INSPECTED	2021	81,700	36,200	117,900			101,855C



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Retail

Class: D
 Floor Area: 664
 Gross Bldg Area: 664
 Stories Above Grd: 1
 Average Sty Hght : 15
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 22
 Physical %Good: 57
 Func. %Good : 100
 Economic %Good: 100

Year Built
 2005 Remodeled

15 Overall Bldg Height

Comments:
 OLDER CONVERTED BLDG

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 664
 Ave. Perimeter: 116
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1: 582
 Type #1: Open (No Rates)
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 15 Perimeter: 116
 Overall Building Height: 15

Base Rate for Upper Floors = 114.36
 Mezzanine 1 Open Base Rate = 51.34

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.97 100%
 Adjusted Square Foot Cost for Upper Floors = 143.33

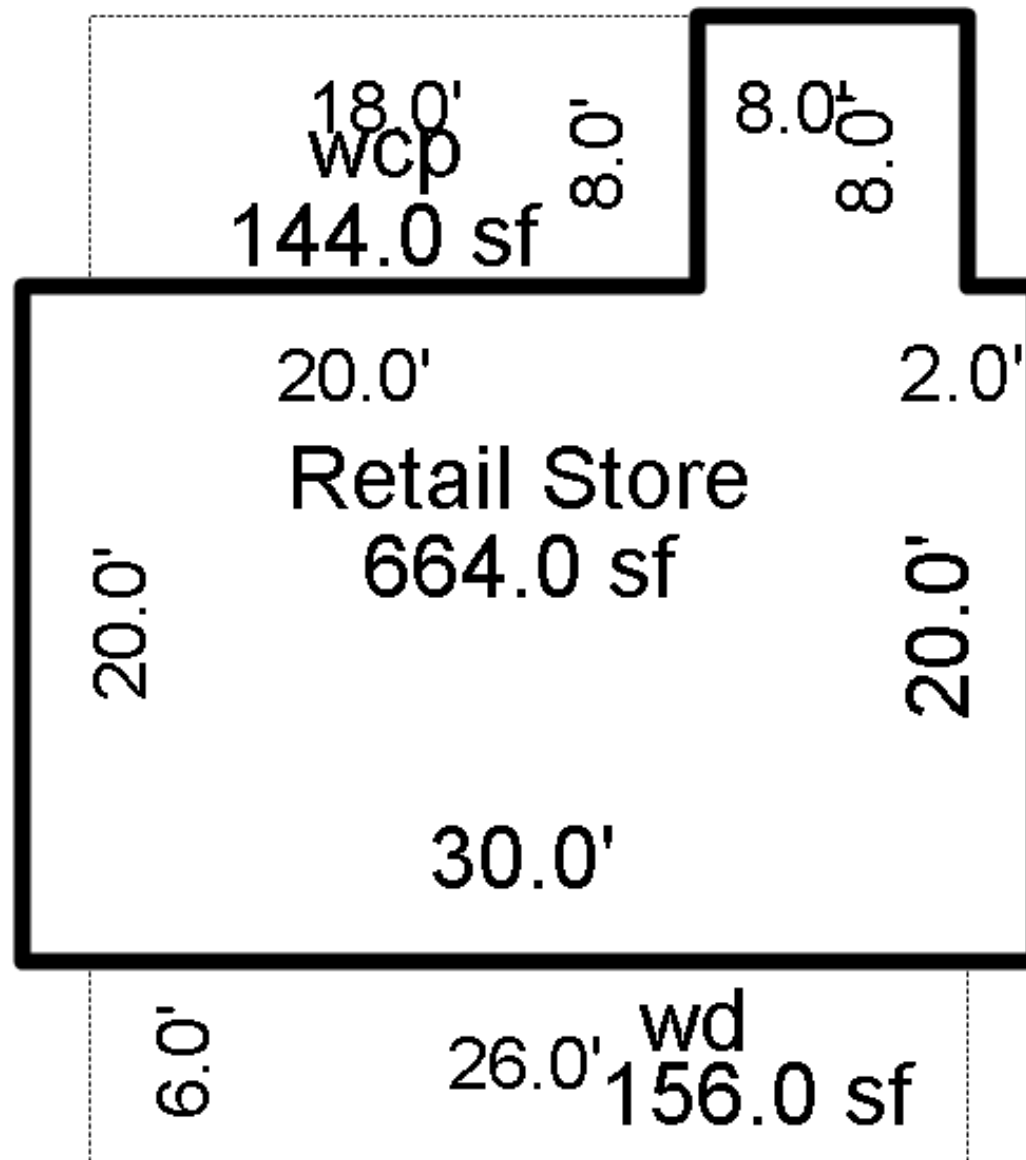
Total Floor Area: 664 Base Cost New of Upper Floors = 95,171
 Mezzanine 1 Area: 582 Base Cost New of Mezzanine = 29,880

Reproduction/Replacement Cost = 125,051
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0
 Total Depreciated Cost = 71,279

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 114,047
 Replacement Cost/Floor Area= 188.33 Est. TCV/Floor Area= 171.76

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THATCHEY BECKY	THATCHER WATT BECKY LIVIN	0	06/16/2000	WD	09-FAMILY	546P485	DEED	0.0
SCHENCK ELIZABETH H	WATT DAVID & THATCHER BEC	90,000	07/31/1998	WD	03-ARM'S LENGTH	483:449	PROPERTY TRANSFER	0.0
TEMPLE	SCHENCK	59,500	10/14/1994	WD	03-ARM'S LENGTH	395:1	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST	COMMERCIAL ADD/ALT	02/06/2014	PB14-0021	100% FINIS	
Owner's Name/Address	P.R.E. 0%					
THATCHER WATT BECKY LIVING TRUST & WATT DAVID PO BOX 111 GLEN ARBOR MI 49636	MAP #: 32					
	2024 Est TCV 133,130					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND					
L395 P1 L483 P449 L546 P485/00 PRT OF GOVT LOT 3 SEC 22 COM SW COR SD GOVT LOT 3 TH ALG N-S 1/4 LN N 00 DEG 14'15" W 66 FT TO POB TH CONT ALG SD 1/4 LN N 00 DEG 14'15" W 66 FT TH S 89 DEG 16'20" E 165.65 FT TH S 00 DEG 00'00" E 66.23 FT TH N 89 DEG 11'50" W 165.35 FT TO POB SEC 22 T29N R14W.	X			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 66.00 165.00 1.0000 0.0000 0 100* 0 2000 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					
Comments/Influences	X			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					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	65,300	1,300	66,600			53,716C
X Rolling	2023	65,300	1,300	66,600			51,159C
X High	2022	65,300	1,300	66,600			48,723C
X Landscaped	2021	81,700	1,200	82,900			47,167C
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6012 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/18/2021	PE21-0153	100% FINIS
	P.R.E. 0%		Plumbing	02/24/2021	PP21-0053	100% FINIS
	MAP #:		Commercial, Add/Alter/Repa	02/23/2021	PB21-0033	100% FINIS
	2024 Est TCV 0 TCV/TFA: 0.00		COMMERCIAL ADD/ALT	01/28/2021	LU21-02	100% FINIS

Owner's Name/Address	MAP #:	Commercial, Add/Alter/Repa	Date	Number	Status
BETHLEHEM LUTHERAN CHURCH CHURCH MISSOURI SYNOD 6012 S LAKE ST PO BOX 353 GLEN ARBOR MI 49636			01/28/2021	LU21-02	100% FINIS

Tax Description	Public Improvements	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND
PRT OF GOVT LOT 4 COM 231 FT N & 33 FT W OF 1/4 POST SE COR SEC TH W 165 FT TH N 132 FT TH E 165 FT TH S ON LAKE ST TO POB SEC 22 T29N R14W .25 A.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 132.00 165.00 1.0000 1.0000 0 100 0 2000 COMME \$12/SQFT 21780 SqFt 12.00000 100 261,360 132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 261,360

Comments/Influences	Topography of Site
BETHLEHEM LUTHERAN CHURCH BETHLEHEM LUTHERAN CHURCH (231) 334-4180 6012 S LAKE ST, GLEN ARBOR, MI 49636	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/12/2022	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 06/21/2021	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 05/30/2019	INSPECTED		2022	0	0	0			0
			2021	0	0	0			0

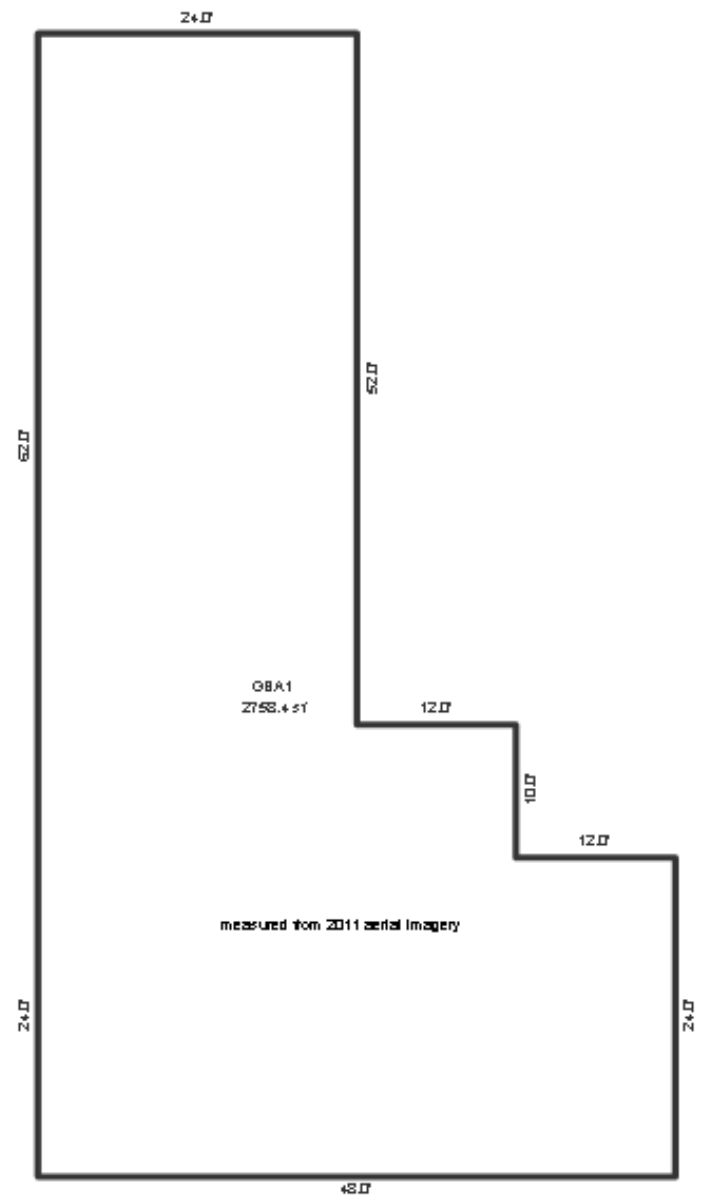
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Clubhouses		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Stories: 1 Story Height: 12 Perimeter: 267		
Class: C Floor Area: 2,758 Gross Bldg Area: 2,758 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost		Base Rate for Upper Floors = 152.63 (10) Heating system: Package Heating & Cooling Cost/SqFt: 24.96 100% Adjusted Square Foot Cost for Upper Floors = 177.59 Total Floor Area: 2,758 Base Cost New of Upper Floors = 489,794 Reproduction/Replacement Cost = 489,794 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 230,203	
	High	Above Ave.		Ave.	X	Low
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Heat Pump System 0% Ave. SqFt/Story: 2758 Ave. Perimeter: 267 Has Elevators:		Total Floor Area: 2,758 Base Cost New of Upper Floors = 489,794 Reproduction/Replacement Cost = 489,794 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 230,203 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 368,325 Replacement Cost/Floor Area= 177.59 Est. TCV/Floor Area= 133.55	
Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Average	
Comments:				

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)		Date	Number	Status			
6394 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		SIGN		08/14/2018	LU18-24	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		07/31/2018	PE18-0423	100% FINIS				
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636		MAP #: 35		Electrical		06/29/2016	PE16-0304	100% FINIS				
		2024 Est TCV 0 TCV/TFA: 0.00		WELL/SEPTIC		09/09/2015	L15 -199	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
PRT OF SW 1/4 OF SE 1/4 BEG AT A PT 560 FT E OF N-S 1/4 LINE & 660 FT N OF S LINE OF SEC TH N 300 FT TH E 100 FT S 300 FT TH W 100 FT TO POB SEC 22 T29N R14W 0.7 A.		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TOWNSHIP HALL SITE		Gravel Road		2000 COMME	\$8.00/SQFT	30013 SqFt	8.00000	100	0	100		0
		Paved Road		100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 240,103								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
		TPC 12/10/2015	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
		TPC 05/23/2012	INSPECTED		2022	0	0	0	0			
		WAS 03/21/2012	INSPECTED		2021	0	0	0	0			



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 50*68 GYM FLR
 Calculator Occupancy: Schools - Gymnasiums

Class: D	Construction Cost					
Floor Area: 5,086	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 5,086	** ** Calculator Cost Data ** **					
Stories Above Grd	Quality: Average					
Average Sty Hght : 12	Heat#1: Forced Air Furnace 100					
Bsmnt Wall Hght	Heat#2: Forced Air Furnace 0%					
Depr. Table : 2%	Ave. SqFt/Story					
Effective Age : 25	Ave. Perimeter					
Physical %Good: 60	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1938 Year Built	Perimeter:					
1990 Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
Area:						
Type: Average						

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 0 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 132.25

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.13 100%
 Adjusted Square Foot Cost for Upper Floors = 152.38

Total Floor Area: 5,086 Base Cost New of Upper Floors = 775,004

Reproduction/Replacement Cost = 775,004

Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /50 /100/100/30.0
 Total Depreciated Cost = 232,501

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 372,002
 Replacement Cost/Floor Area= 152.38 Est. TCV/Floor Area= 73.14

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical		Bsmnt Insul.
Block	Few None	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(13) Roof Structure: Slope=0	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(14) Roof Cover:		
(5) Floor Cover:	(9) Sprinklers:			
(6) Ceiling:	(10) Heating and Cooling:			
	Gas Oil Coal Stoker Hand Fired Boiler			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES ELSIE M TRUST	GA ARAGON INVESTMENTS LLC	400,000	03/30/2020	WD	03-ARM'S LENGTH	2020002303	PROPERTY TRANSFER	100.0
WARNES ELSIE M SURVIVING	WARNES ELSIE M TRUST	0	06/20/2008	QC	09-FAMILY	981P529	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status			
5921 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/02/2018	PE18-0369	REVIEWED			
	P.R.E. 0%		Electrical	06/17/2014	PE14-0220	100% FINIS			
Owner's Name/Address	MAP #: 35		COMMERCIAL ADD/ALT	06/04/2014	PB14-0120	100% FINIS			
GA ARAGON INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222-7143	2024 Est TCV 371,384 TCV/TFA: 644.76		Plumbing	05/19/2014	PP14-0102				
	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements		* Factors * CORNER WEST & LAKE						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				147.75	230.00	1.0000	1.0000	0 100 CORNER	0
			2000 COMME \$12/SQFT			21369	SqFt 12.00000	125 CORNER SITE INFLUENCE	320
	X		2000 COMME \$0/SQFT ROW			7590	SqFt 0.00000	100	0
	X		2000 COMME \$0/SQFT ROW			4851	SqFt 0.00000	100	0
			148 Actual Front Feet, 0.78 Total Acres				Total Est. Land Value =		320,535
	X		Land Improvement Cost Estimates						
	X		Description			Rate	Size % Good	Cash Value	
			Commercial Local Cost Land Improvements						
			Description			Rate	Size % Good Arch Mult	Cash Value	
			CONCRETE 4CU			2.75	40 0 100	0	
			Total Estimated Land Improvements True Cash Value =						0
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What	2024	160,300	25,400	185,700			185,700S
		TPC 05/10/2021 INSPECTED	2023	160,300	24,000	184,300			184,300S
		TPC 12/01/2016 INSPECTED	2022	160,300	18,000	178,300			178,300S
		TPC 08/06/2014 INSPECTED	2021	200,300	4,100	204,400			204,400S



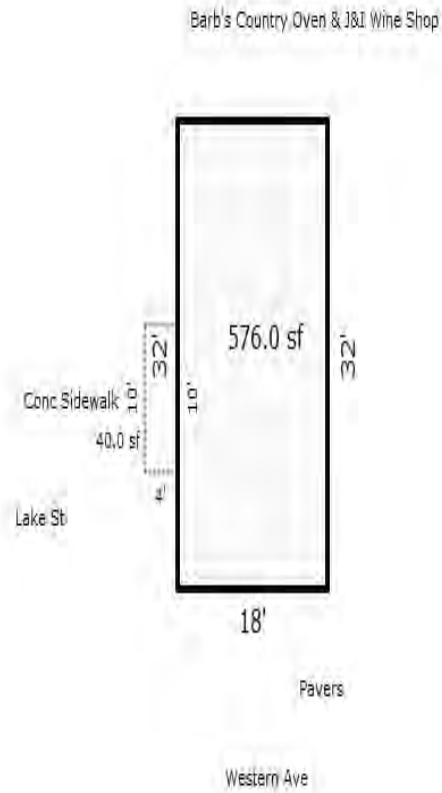
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 576 Gross Bldg Area: 576 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 100 Overall Building Height: 8		Base Rate for Upper Floors = 98.12	
Depr. Table : 2.5% Effective Age : 27 Physical %Good: 50 Func. %Good : 100 Economic %Good: 100		High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 576 Ave. Perimeter: 100 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 12.23 100% Adjusted Square Foot Cost for Upper Floors = 110.35		Total Floor Area: 576 Base Cost New of Upper Floors = 63,561 Reproduction/Replacement Cost = 63,561 Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0 Total Depreciated Cost = 31,781	
1969 Year Built 2012 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 50,849 Replacement Cost/Floor Area= 110.35 Est. TCV/Floor Area= 88.28		*** Basement Info ***	
8 Overall Bldg Height		* Mezzanine Info *		* Sprinkler Info *		Area #1: Type #1: Area #2: Type #2: Area: Type:	
Comments: AGE - SIZE - DESIGN - FUNC RMOD/UPDATED DATES 2018 2014							

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CANTRICK GEORGE A JR & SH	CARLSON CONSTRUCTION INC	353,000	10/16/2009	WD	03-ARM'S LENGTH	2009 1030-214W	DEED	100.0
SWIERAD	CANTRICK	180,000	03/10/1998	MLC	16-LC PAYOFF	468:402	OTHER	0.0
SWIERAD	1031 EQUITY EXCHANGE	180,000	09/26/1997	LC	16-LC PAYOFF	454:357	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5851 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/05/2018	PP18-0100	100% FINIS
	P.R.E. 0%		Mechanical	03/13/2018	PM18-0179	100% FINIS
Owner's Name/Address	MAP #: 35		Electrical	02/13/2018	PE18-0066	100% FINIS
CARLSON CONSTRUCTION INC 23 PARADISE RD SWAMPSCOTT MA 01907	2024 Est TCV 832,499 TCV/TFA: 407.49		Res. Add/Alter/Repair	09/22/2017	PB17-0564	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 100' @ 2200/	88.00	219.00	1.0325	0.8423	2200 100	168,373
88 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value = 168,373

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Arch	Cash Value	
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water	D/W/P: 4in Concrete	7.16	20	0	0	
Sewer	D/W/P: Crushed Rock	2.33	3500	0	0	
Electric	Commercial Local Cost Land Improvements					
Gas	Description	Rate	Size <td>% Good <td>Arch Mult</td> <td>Cash Value</td> </td>	% Good <td>Arch Mult</td> <td>Cash Value</td>	Arch Mult	Cash Value
Curb	WATER WELL 4"-6"	0.00	1	100	100	0
Street Lights	SEPTIC TANK 1000 GAL	0.00	1	100	100	0
Standard Utilities	DRAIN FIELD	0.00	1	100	100	0
Underground Utils.	CONCRETE 4CU	2.75	20	100	100	55
Total Estimated Land Improvements True Cash Value = 55						

Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DUPLEX		Level		2024	84,200	332,000	416,200			276,857C
		Rolling		2023	72,700	309,200	381,900			263,674C
		Low		2022	52,800	282,700	335,500			251,119C
		High		2021	52,800	251,900	304,700			243,097C
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								

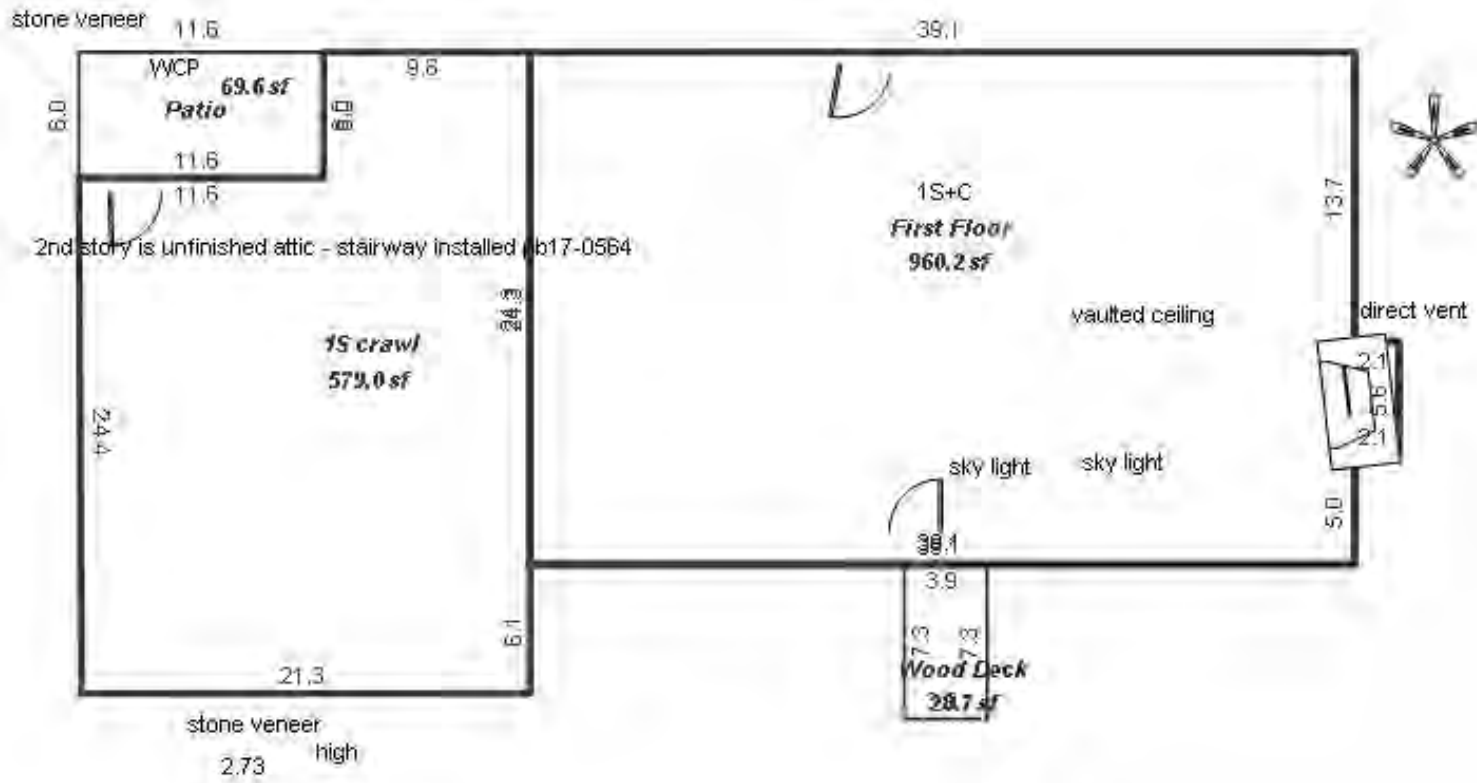


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 69 28	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: B Effec. Age: 10 Floor Area: 2,043 Total Base New : 434,036 Total Depr Cost: 390,630 Estimated T.C.V: 664,071
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B		Blt 2010				
Duplex		Drywall Paneled		(12) Electric			Ground Area = 1539 SF Floor Area = 2043 SF.			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Total:		362,015 325,812				
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			Stone Veneer		150 7,977 7,179				
Building Style: 1.5 STORY		Ex Ord Min		Ex. Ord. Min			1 Story Siding Crawl Space 960			Plumbing		Average Fixture(s) 2 6,815 6,133				
Yr Built Remodeled 2010 2012		Lg Ord Small		No. of Elec. Outlets			1 Story Siding Crawl Space 579			3 Fixture Bath		3 Fixture Bath 1 10,749 9,674				
Condition: Average		Doors Solid H.C.		Many Ave. Few			1 Story Siding Overhang 504			Softener, Auto		Water/Sewer				
Room List		(5) Floors		(13) Plumbing			Other Additions/Adjustments			Solar Water Heat		Water Well, 100 Feet				
Basement		Kitchen:		2 Average Fixture(s)			Exterior			No Plumbing		Porches				
1st Floor		Other:		2 3 Fixture Bath			Stone Veneer			Extra Toilet		WCP (1 Story)				
2nd Floor		Other:		2 2 Fixture Bath			Plumbing			Extra Sink		Deck				
3 Bedrooms		Other:		2 Softener, Manual			Average Fixture(s)			Separate Shower		Treated Wood				
(1) Exterior		(6) Ceilings		2 Softener, Auto			2 3 Fixture Bath			Ceramic Tile Floor		Concrete Floor				
Wood/Shingle		No. of Elec. Outlets		2 Solar Water Heat			1 Story Siding Crawl Space 579			Ceramic Tile Wains		Storms & Screens				
Aluminum/Vinyl		Many Ave. Few		2 No Plumbing			1 Story Siding Overhang 504			2000 Gal Septic		Double Hung				
Brick		Exc. Ord. Min		2 Extra Toilet			Total:			Water Well, 100 Feet		Horiz. Slide				
Insulation		(7) Excavation		2 Extra Sink			362,015 325,812		Water Well, 100 Feet		Casement					
(2) Windows		Basement: 0 S.F. Crawl: 1539 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Separate Shower			7,977 7,179		Porches		Double Glass					
Many Avg. Few		(8) Basement		2 No Plumbing			150 7,977 7,179		WCP (1 Story)		Patio Doors					
Large Avg. Small		Conc. Block Poured Conc. Stone		2 Extra Toilet			6,815 6,133		Deck		Storms & Screens					
Wood Sash		Treated Wood Concrete Floor		2 Extra Sink			10,749 9,674		Treated Wood		Asphalt Shingle					
Metal Sash		(9) Basement Finish		2 Separate Shower			12,259 11,033		28 1,450 1,305		Chimney:					
Vinyl Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 Water Well			6,732 6,059		2 14,086 12,677		Unsuported Len: Cntr.Sup:					
Double Hung		(10) Floor Support		2 1000 Gal Septic			5,648 5,083		Appliance Allow.		Joists:					
Horiz. Slide		Joists: Unsuported Len: Cntr.Sup:		2 2000 Gal Septic			5,420 4,878		Fireplaces		Unsuported Len: Cntr.Sup:					
Casement		Lump Sum Items:		2 2000 Gal Septic			884 796		Raised Hearth		Unsuported Len: Cntr.Sup:					
Double Glass		Public Water		2 2000 Gal Septic			5,420 4,878		Direct-Vented Gas		Unsuported Len: Cntr.Sup:					
Patio Doors		Public Sewer		2 2000 Gal Septic			5,420 4,878		1 5,420 4,878		Unsuported Len: Cntr.Sup:					
Storms & Screens		Water Well		2 2000 Gal Septic			5,420 4,878		1 5,420 4,878		Unsuported Len: Cntr.Sup:					
(3) Roof		1000 Gal Septic		2 2000 Gal Septic			5,420 4,878		1 5,420 4,878		Unsuported Len: Cntr.Sup:					
Gable		2000 Gal Septic		2 2000 Gal Septic			5,420 4,878		1 5,420 4,878		Unsuported Len: Cntr.Sup:					
Hip		Lump Sum Items:		2 2000 Gal Septic			5,420 4,878		1 5,420 4,878		Unsuported Len: Cntr.Sup:					
Flat		GENERATOR		2 2000 Gal Septic			5,420 4,878		1 5,420 4,878		Unsuported Len: Cntr.Sup:					
Asphalt Shingle		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		2 2000 Gal Septic			5,420 4,878		1 5,420 4,878		Unsuported Len: Cntr.Sup:					

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDWARDS ELIZABETH T	EDWARDS ELIZABETH T TRUST	0	03/23/2022	QC	09-FAMILY	2022002704	PROPERTY TRANSFER	0.0
EDWARDS PETER LEE & ELIZA	EDWARDS ELIZABETH T	1	06/16/2011	QC	09-FAMILY	1089-41	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5873 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/20/2023	PE23-0688	
	P.R.E. 76% 07/21/2008		Mechanical	09/20/2023	PM23-0831	
Owner's Name/Address	MAP #: 35		FENCE	04/11/2021	LU21-12	100% FINIS
EDWARDS ELIZABETH T TRUST PO BOX 459 GLEN ARBOR MI 49636	2024 Est TCV 819,202 TCV/TFA: 174.15		SIGN	06/30/2017	LU17-16	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L174 P153 L259 P868 L374 P192/93 PRT NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 BEG AT S 1/4 POST TH N ALG N-S 1/4 IN 40 RODS TH CONT N 230 FT AS POB TH E 222.75 FT TH N 100.0 FT TH W 222.75 FT TH S 100.0 FT TO POB SEC 22 T29N R14W.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 100' @ 2200/	100.00	222.00	1.0000	0.8452	2200	100	185,947
			100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =							185,947

Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water				
X	Fencing: Wd, Solid, 6 ft.	31.76	200	0	0
X	Sewer	29.22	110	50	1,607
X	Electric	25.36	200	50	2,536
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	93,000	316,600	409,600			230,360C
X Rolling	2023	80,300	294,800	375,100			219,391C
X Low	2022	60,000	258,900	318,900			208,944C
X High	2021	60,000	249,600	309,600			202,270C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/30/2018	INSPECTED	2023	80,300	294,800	375,100			219,391C
TPC	11/14/2017	INSPECTED	2022	60,000	258,900	318,900			208,944C
TPC	12/30/2014	INSPECTED	2021	60,000	249,600	309,600			202,270C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X		Central Air Wood Furnace	Class: C +5 Effec. Age: 40 Floor Area: 3,730 Total Base New : 481,651 Total Depr Cost: 288,942 Estimated T.C.V: 491,201		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Trim & Decoration	Ex	200	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 5 Blt 1968				
Yr Built 1968	Remodeled 1974	Size of Closets	Ord	Amps Service	Ex. X Ord. Min		(11) Heating System: Electric Baseboard						
Condition: Average		Lg X Ord Small	Min	No. of Elec. Outlets		Ground Area = 2386 SF Floor Area = 3730 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Room List		Doors X Solid H.C.		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Basement 5 1st Floor 3 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Linoleum Other: Hardwood Other: Carpeted		Average Fixture(s)		2 Story Siding Crawl Space 1,344		1,042		419,824		251,845	
(1) Exterior	(6) Ceilings			3 Fixture Bath		Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Tile	2 Fixture Bath		Plumbing		Average Fixture(s)		1,518		911	
X	Insulation	(7) Excavation		Softener, Auto		Water/Sewer		3 Fixture Bath		4,777		2,866	
(2) Windows	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 2386 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual		Porches		2 Fixture Bath		3,197		1,918	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		No Plumbing		WPP		Water/Sewer		5,002		3,001	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet		WPP		1000 Gal Septic		5,973		3,584	
(3) Roof	Gable Hip Flat	(9) Basement Finish		Extra Sink		WGEP (1 Story)		Water Well, 100 Feet		144		2,315	
X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Separate Shower		Deck		Ceramic Tile Floor		428		4,438	
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Wains		Treated Wood		Ceramic Tub Alcove		78		5,026	
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Vent Fan		Public Water Public Sewer Water Well		Built-Ins		8,377		5,026	
				1 1000 Gal Septic 1 2000 Gal Septic		Appliance Allow.		Fireplaces		9,203		5,522	
				Lump Sum Items:		Interior 2 Story		Totals:		481,651		288,942	
						Notes: 2017 MIXED USE WINE TASTING ROOM ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:						491,201	

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Class: C Effec. Age: 40 Floor Area: 974 Total Base New : 132,757 Total Depr Cost: 79,653 Estimated T.C.V: 135,411	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1968		Remodeled 0	Ex	X	Ord	Min	Central Air Wood Furnace			Size of Closets					
Condition: Average		Trim & Decoration		Lg	X	Ord	Small	No./Qual. of Fixtures							
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls C Blt 1968			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 974 SF Floor Area = 974 SF.					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Piers 974			Total: 123,800 74,279				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Other Additions/Adjustments					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			Average Fixture(s) 1 1,518 911				
X	Asphalt Shingle	Chimney: Brick		Treated Wood Concrete Floor			Deck			Treated Wood 224 4,594 2,756					
							Built-Ins			Appliance Allow. 1 2,845 1,707					
							Notes:			Totals: 132,757 79,653					
							ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			135,411					

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OLESON CARL III TRUST	GA ARAGON INVESTMENTS LLC	450,000	02/24/2022	WD	03-ARM'S LENGTH	2022001177	PROPERTY TRANSFER	100.0				
OLESON CARL III & MARY J	OLESON CARL III TRUST	1	06/13/2017	QC	09-FAMILY	1298P381	PROPERTY TRANSFER	0.0				
OLESON CARL III & MARY J	OLESON CARL III TRUST	0	05/07/2003	QC	09-FAMILY	729P2	OTHER	0.0				
RANSOM	OLESON	120,000	07/29/1999	WD	03-ARM'S LENGTH	519:526	PROPERTY TRANSFER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status			
6456 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/20/2017	PM17-0061					
Owner's Name/Address		P.R.E. 0%		MAP #: 35		2024 Est TCV 467,259 TCV/TFA: 339.82						
GA ARAGON INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
Tax Description		Public Improvements		* Factors *								
L519 P526/99 L729 P2/03 PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 COM AT S 1/4 POST TH N 660 FT TH E 222.75 FT AS POB TH W 75 FT TH N 230 FT TH E 75 FT TH S 230 FT TO BEG. SEC 22 T29N R14W. .4 A M/L.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		2000 COMME	\$12/SQFT	17250	SqFt	12.00000	100			207,000
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
		Storm Sewer		75 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 207,000								
		Sidewalk										
		Water Sewer		Land Improvement Cost Estimates								
		Electric		Description Rate Size % Good Cash Value								
		Gas		Residential Local Cost Land Improvements								
		Curb		Description Rate Size % Good Cash Value								
		Street Lights		LAND IMPROVEMENTS 25 2,500.00 1 0 0								
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 0								
		Underground Utils.										
Topography of Site												
X Level												
X Rolling												
X Low												
X High												
X Landscaped												
X Swamp												
X Wooded												
X Pond												
X Waterfront												
X Ravine												
X Wetland												
X Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	103,500	130,100	233,600		233,600S			
TPC 07/12/2017 INSPECTED		2023	103,500	122,400	225,900			225,900S				
WAS 03/15/2012 INSPECTED		2022	103,500	92,300	195,800			96,524C				
WAS 07/20/2007 INSPECTED		2021	129,400	61,400	190,800			93,441C				



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: WALL AC
 Calculator Occupancy: Post Offices - Branch

Class: C
 Floor Area: 1,375
 Gross Bldg Area: 1,375
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 20
 Physical %Good: 67
 Func. %Good : 100
 Economic %Good: 100

1960 Year Built
 Remodeled

8 Overall Bldg
 Height

Comments:
 2017 - MECH UPDATE

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Forced Air Furnace 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 1375
 Ave. Perimeter: 160
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 160
 Overall Building Height: 8

Base Rate for Upper Floors = 140.42

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.29 100%
 Adjusted Square Foot Cost for Upper Floors = 152.71

Total Floor Area: 1,375 Base Cost New of Upper Floors = 209,976

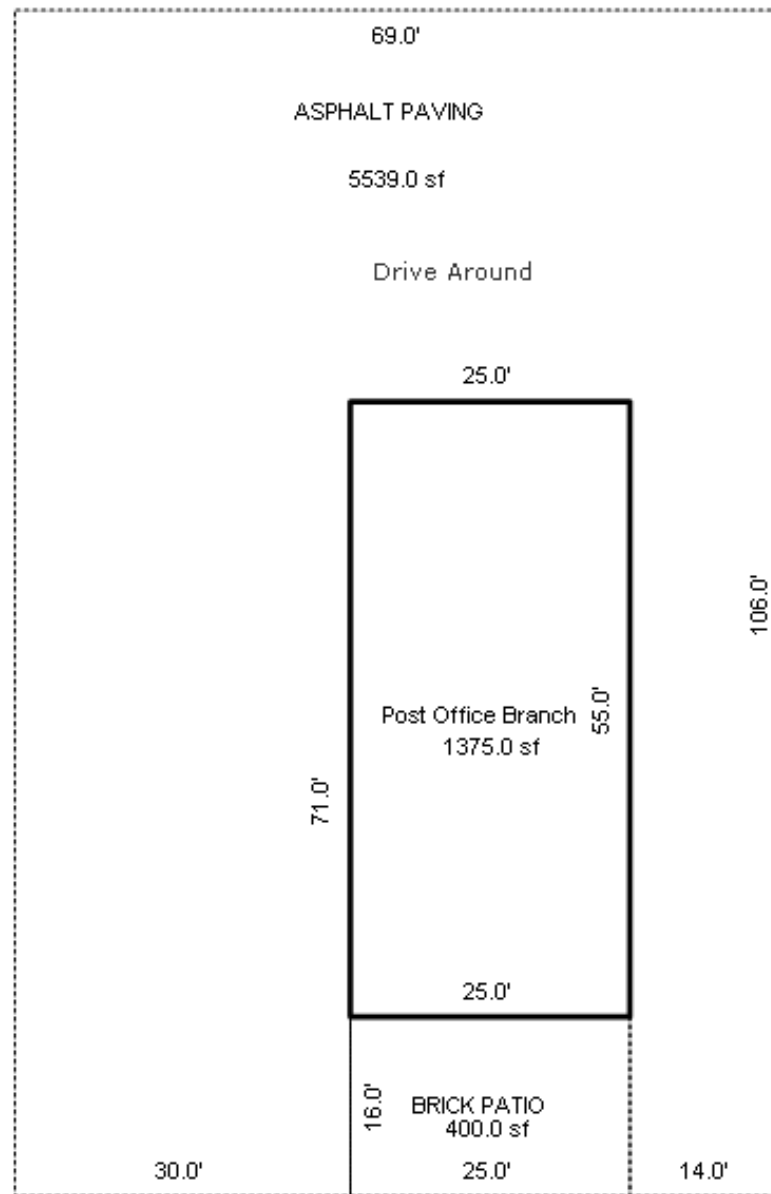
Reproduction/Replacement Cost = 209,976
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 140,684

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/SUBDC/RESSI/STRI/PAVACSA	3.11	5539	1.00	89	15,331
/CI3/PLUAW/WATW/AVG/46	34.98	100	1.00	89	3,113
/CI3/PLUAW/SEWD/2000L	3970.72	1	1.00	89	3,534


ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 260,259
 Replacement Cost/Floor Area= 170.67 Est. TCV/Floor Area= 189.28

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		


*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636		MAP #: 35		2024 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L253 P284 PRT OF SW 1/4 OF SE 1/4 SEC 22 COM AT PT 660 FT E & 245 FT S OF NW COR S 1/2 OF SE 1/4 TH W 89 FT TH S 115 FT TH E 89 FT THN 115 FT TO POB SEC 22 T29N R14W .50 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INT SITE - BEHIND 73-00		Gravel Road		B 100' @ 2000/	89.00	115.00	1.0296	0.7171	2000	100		131,409
		Paved Road		VILLAGE AR ROW	0.50 Acres		0		100			0
		Storm Sewer		89 Actual Front Feet, 0.73 Total Acres		Total Est. Land Value =						131,409
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
TPC 04/09/2015 INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
WAS 12/18/2007 INSPECTED		2022	0	0	0			0				
		2021	0	0	0			0				

*** Information herein deemed reliable but not guaranteed***

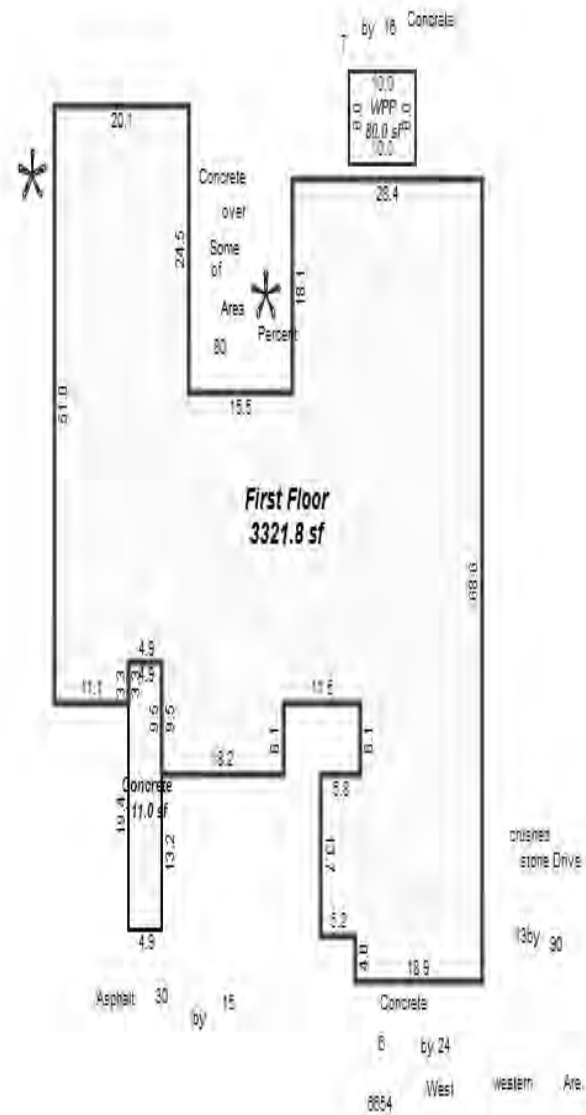
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BRUBAKER STANLEY R TRUST	HOPPER MICHAEL	400,000	07/21/2017	WD	03-ARM'S LENGTH	1302P249	PROPERTY TRANSFER	100.0		
LEELANAU INTERIORS INC	BRUBAKER STANLEY R	0	12/14/2016	QC	09-FAMILY	1284P18	PROPERTY TRANSFER	0.0		
BRUBAKER STANLEY R	BRUBAKER STANLEY R TRUST	0	12/14/2016	QC	03-ARM'S LENGTH	1284P20	PROPERTY TRANSFER	0.0		
LEELANAU INTERIORS INC		1	10/05/2007	QC	03-ARM'S LENGTH	956/56	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (Building Permit(s)		Date	Number	Status	
6654 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Commercial/Residential		01/26/2016	PB16-0013	100% FINIS		
Owner's Name/Address		P.R.E. 0%		MAP #: 33		2024 Est TCV 547,148 TCV/TFA: 164.75				
HOPPER MICHAEL PO BOX 610 GLEN ARBOR MI 49636		X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND					
Tax Description		Public Improvements		* Factors *						
L515 P997/99 L586 P160/01 L657 P453/02 L936 P556/07 L945 P551/07 PRT OF GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH ALG N-S 1/4 LN N 00 DEG 03'20" W 659.84 FT TH N 88 DEG 59'00" W 850.38 FT TO POB AT C/L ST HWY M-109 TH N 183.49 FT TO SE COR LOT 7 OF SYLVAN SHORES TH W 85.0 FT TH S 181.98 FT TO C/L M-109 TH ALG SD C/L S 88 DEG 59'00" E 85.0 FT TO POB SEC 22 T29N R14W.		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		X	Gravel Road	85.00 182.25 1.0000 0.0000 0 100*						
1734675\$575K 4/12		X	Paved Road	2000 COMME \$12/SQFT 15491 SqFt 12.00000 100 185,895						
		X	Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
		X	Sidewalk	85 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 185,895						
		X	Water Sewer	Land Improvement Cost Estimates						
		X	Electric	Description Rate Size % Good Cash Value						
		X	Gas	D/W/P: Crushed Rock 2.22 500 97 1,077						
		X	Curb	D/W/P: 4in Concrete 6.36 300 97 1,851						
		Street Lights		Residential Local Cost Land Improvements						
		Standard Utilities		Description Rate Size % Good Cash Value						
		Underground Utils.		LAND IMPROVEMENTS 5 5,000.00 1 0 0						
		Topography of Site		Commercial Local Cost Land Improvements						
		X	Level	Description Rate Size % Good Arch Mult Cash Value						
			Rolling	WATER WELL 4"-6" 0.00 1 0 100 0						
			Low	SEPTIC TANK 1000 GAL 0.00 1 0 100 0						
			High	DRAIN FIELD 0.00 1 0 100 0						
			Landscaped	Total Estimated Land Improvements True Cash Value = 2,928						
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Who	When	What	2024	92,900	180,700	273,600		243,873C
		TPC 07/27/2017	INSPECTED		2023	92,900	170,900	263,800		232,260C
		TPC 12/31/2015	INSPECTED		2022	92,900	128,300	221,200		221,200S
		TPC 12/12/2013	INSPECTED		2021	116,200	114,000	230,200		222,722C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 1940 Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Low Cost	
Floor Area: 901 Gross Bldg Area: 3,321 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght		Stories: 1 Story Height: 9 Perimeter: 142 Base Rate for Upper Floors = 112.40	
Depr. Table : 2.5% Effective Age : 13 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Package Heating & Cooling Cost/SqFt: 31.59 100% Adjusted Square Foot Cost for Upper Floors = 143.99	
1940 Year Built 2004 Remodeled		Total Floor Area: 901 Base Cost New of Upper Floors = 129,736	
Overall Bldg Height		Reproduction/Replacement Cost = 129,736	
Comments:		Eff. Age: 13 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 72 /50 /100/100/36.0 Total Depreciated Cost = 46,705	
Construction Cost		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 74,728 Replacement Cost/Floor Area= 143.99 Est. TCV/Floor Area= 82.94	
High Above Ave. Ave. X Low		*** Basement Info ***	
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 901 Ave. Perimeter: 142 Has Elevators:		* Mezzanine Info *	
Area: Perimeter: Type:		* Sprinkler Info *	
Heat: No Heating or Cooling		Area #1: Type #1: Area #2: Type #2:	
Area: Type: Low		Area: Type:	

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:			Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures			Urinals		Incandescent	
		3-Piece Baths			Wash Bowls		Fluorescent	
		2-Piece Baths			Water Heaters		Mercury	
		Shower Stalls			Wash Fountains		Sodium Vapor	
		Toilets			Water Softeners		Transformer	
(4) Floor Structure:		(9) Sprinklers:			(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:					Thickness Bsmnt Insul.	
		Gas	Coal	Hand Fired	(14) Roof Cover:			
(6) Ceiling:		Oil	Stoker	Boiler				

*** Information herein deemed reliable but not guaranteed***



**First Floor
3321.8 sf**

Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		Calculator Cost Computations	
Class: D		Class: D	Quality: Low Cost
Floor Area: 1,970		Stories: 1	Story Height: 9
Gross Bldg Area: 3,321		Perimeter: 263	
Stories Above Grd: 1		Base Rate for Upper Floors = 88.94	
Average Sty Hght : 9		(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.53 100%	
Bsmnt Wall Hght		Adjusted Square Foot Cost for Upper Floors = 111.47	
Depr. Table : 2.5%		Total Floor Area: 1,970	
Effective Age : 14		Base Cost New of Upper Floors = 219,596	
Physical %Good: 70		Reproduction/Replacement Cost = 219,596	
Func. %Good : 100		Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0	
Economic %Good: 100		Total Depreciated Cost = 153,717	
Year Built Remodeled		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 245,948	
Overall Bldg Height		Replacement Cost/Floor Area= 111.47 Est. TCV/Floor Area= 124.85	
Comments:			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Few Average	Many Average	Few Average	Many Average
		3-Piece Baths		Unfinished Typical	Unfinished Typical		
		2-Piece Baths		Flex Conduit	Incandescent		
		Shower Stalls		Rigid Conduit	Fluorescent		
		Toilets		Armored Cable	Mercury		
(4) Floor Structure:		(9) Sprinklers:		Non-Metalic	Sodium Vapor	(40) Exterior Wall:	
				Bus Duct	Transformer	Thickness	Bsmnt Insul.
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:		
(6) Ceiling:							

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Multiple Residences		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Siding		Class: D,Siding Quality: Low Cost	
Floor Area: 450		Total Floor Area: 450 # of Units: 1	
Gross Bldg Area: 3,321		Base Rate for Upper Floors = 63.85	
Stories Above Grd: 1		(10) Heating system: Forced Air Furnace Cost/SqFt: 7.49 100%	
Average Sty Hght : 9		Adjusted Square Foot Cost for Upper Floors = 71.34	
Bsmnt Wall Hght		Total Floor Area: 450 Base Cost New of Upper Floors = 32,104	
Depr. Table : 2.25%		Reproduction/Replacement Cost = 32,104	
Effective Age : 14		Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0	
Physical %Good: 72		Total Depreciated Cost = 23,115	
Func. %Good : 100		<<<<<< Segregated Cost Computations >>>>>>	
Economic %Good: 100		Costs taken from Segregated Cost Section 2: Multiples & Motels	
1940 Year Built	2004 Remodeled	Item Description Cost # or Height Storys	
Overall Bldg Height		Col. Rate SqFt Adj. Adj. Cost	
Comments:		(39) Miscellaneous	
Area #1:		Miscellaneous Built-in Construction:	
Type #1:		Appliance Allowance, Multiple	
Area #2:		Residences 1 Up 1508.19 1 1.000 1.000 1,508	
Type #2:		Total Cost of Lump-Sum Items = 1,508	
Area:		Total Cost New = 1,508	
Type:		<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>	

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		1 Appliance Allowance, Multiple R	
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures		Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
		3-Piece Baths		Wash Bowls		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		2-Piece Baths		Water Heaters		(40) Exterior Wall:	
		Shower Stalls		Wash Fountains		Thickness Bsmnt Insul.	
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil	Coal Stoker	Hand Fired Boiler			
(6) Ceiling:							

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SYLVAN INN B&B LLC	SYLVAN INN AB A2 LLC	1,565,000	05/12/2021	WD	03-ARM'S LENGTH	2021004119	PROPERTY TRANSFER	100.0
SYLVAN INN LLC	SYLVAN INN B&B LLC	920,000	02/06/2015	WD	03-ARM'S LENGTH	1221P581	PROPERTY TRANSFER	100.0
OLSON		675,000	06/02/2000	WD	33-TO BE DETERMINED		DEED	100.0
SYLVAN INN INC	OLSON	513,756	05/15/1990	WD	03-ARM'S LENGTH	310:964	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6680 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/11/2016	PM16-0221	
	P.R.E. 0%		Electrical	04/01/2016	PE16-0124	
Owner's Name/Address	MAP #: 33		Plumbing	03/30/2016	PP16-0058	
SYLVAN INN AB A2 LLC PO BOX 256 GLEN ARBOR MI 49636	2024 Est TCV 1,459,713 TCV/TFA: 193.34		Commercial, Add/Alter/Repa	02/25/2016	PB16-0033	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND																																													
			* Factors *																																													
			<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td></td> <td>130.00</td> <td>180.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td>CORNER</td> <td>0</td> </tr> <tr> <td>2000 COMME</td> <td>\$8.00/SQFT</td> <td>23400</td> <td>SqFt</td> <td>8.00000</td> <td>100</td> <td></td> <td></td> <td>187,200</td> </tr> <tr> <td colspan="9">* denotes lines that do not contribute to the total acreage calculation.</td> </tr> <tr> <td></td> <td>130</td> <td>Actual Front Feet,</td> <td>0.54</td> <td>Total Acres</td> <td></td> <td></td> <td>Total Est. Land Value =</td> <td>187,200</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		130.00	180.00	1.0000	0.0000	0	100*	CORNER	0	2000 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
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	130	Actual Front Feet,	0.54	Total Acres			Total Est. Land Value =	187,200																																								

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
L271 P619/87 L310 P964 L544 P925/00 PRT GOVT LOT 4 COM AT S 1/4 SEC 22 TH N 00 DEG 03' 20" W 659.84 FT TH N 88 DEG 59' 00" W 935.38 FT TO POB AT C/L ST HWY M-109 TH N 181.98 FT TO S LN LOT 7 OF SYLVAN SHORES TH W 130.50 FT TH S 180.30 FT TO C/L M-109 TH ALG SD C/L S 89 DEG 49' 35" E 43.11 FT TH S 88 DEG 59' 00" E 87.42 FT TO POB SEC 22 T29N R14W.	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	Topography of Site	Description	Rate	Size	% Good	Arch	Mult	Cash Value
SYLVAN INN B&B HTTP://WWW.SYLVANINN.COM/		WOOD DECKS	5.25	1035	50	100		2,717
		Total Estimated Land Improvements True Cash Value =						7,717



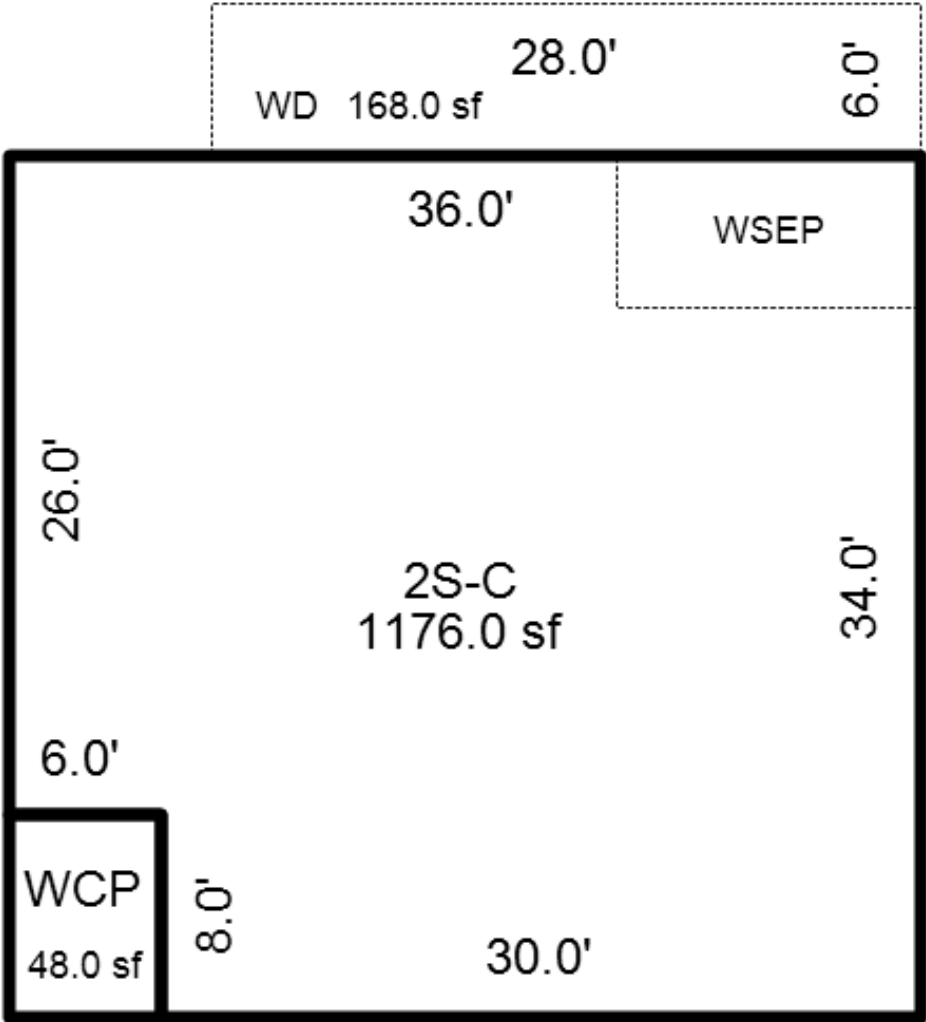
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	93,600	636,300	729,900			651,246C
2023	93,600	554,700	648,300			620,235C
2022	93,600	497,100	590,700			590,700S
2021	108,800	404,700	513,500			500,513C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 168	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																					
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																					
Yr Built 2006		Remodeled 0			Ex	X	Ord	Min																																																																		
Condition: Average		Trim & Decoration			Size of Closets																																																																					
Room List		Doors			Lg	X	Ord	Small																																																																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																																																																					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.	Min																																																																		
(2) Windows		(7) Excavation			No. of Elec. Outlets																																																																					
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few																																																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																																																					
		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																					
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																																																																					
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																					
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																																																																								
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 <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,176</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>350,955</td> <td>301,822</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2,234</td> <td>1,921</td> </tr> <tr> <td>2 Fixture Bath</td> <td>4,707</td> <td>4,048</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>2000 Gal Septic</td> <td>11,381</td> <td>9,788</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>6,421</td> <td>5,522</td> </tr> <tr> <td colspan="3">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>3,901</td> <td>3,355</td> </tr> <tr> <td colspan="3">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>4,024</td> <td>3,461</td> </tr> <tr> <td colspan="3">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>4,088</td> <td>3,516</td> </tr> <tr> <td colspan="4">Totals:</td> <td>387,711</td> <td>333,433</td> </tr> </tbody> </table> Notes: ECF (2201 COMMERCIAL) 1.580 => TCv: 526,824															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,176			Total:				350,955	301,822	Average Fixture(s)	Cost	Depr.	1	2,234	1,921	2 Fixture Bath	4,707	4,048	Water/Sewer			2000 Gal Septic	11,381	9,788	Water Well, 100 Feet	6,421	5,522	Porches			WCP (1 Story)	3,901	3,355	Deck			Treated Wood	4,024	3,461	Built-Ins			Appliance Allow.	4,088	3,516	Totals:				387,711	333,433
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OWNERS HOUSE
 VINYL WINDOW DBL HUNG
 WOOD SIDING
 GABLE ASPH SH
 FURNACE
 A/C
 1 BED ROOM
 1 1/2 BATH

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Lodges		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 5,198		Stories: 2 Story Height: 8 Perimeter: 14	
Gross Bldg Area: 5,198		Base Rate for Upper Floors = 111.29	
Stories Above Grd: 2		Utility Basement Basement, Base Rate for Basement = 43.52 (Basement Fireproofing Rate = 0.00)	
Average Sty Hght : 8		(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.36 100%	
Bsmnt Wall Hght : 10		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.82 100%	
Depr. Table : 3%		Combined Heating System adjustment: 15.18 100%	
Effective Age : 15		Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00	
Physical %Good: 63		Adjusted Square Foot Cost for Upper Floors = 126.47	
Func. %Good : 100		Adjusted Square Foot Cost for Basement = 43.52	
Economic %Good: 100		Total Floor Area: 5,198 Base Cost New of Upper Floors = 657,391	
1885 Year Built		Basement Area: 1,368 Base Cost New of Basement = 59,535	
2016 Remodeled		Reproduction/Replacement Cost = 716,926	
Overall Bldg Height		Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0	
Comments:		Total Depreciated Cost = 451,663	
Area: 1368		<<<<< Segregated Cost Computations >>>>>	
Perimeter: 210		Costs taken from Segregated Cost Section 3: Stores & Commercial	
Type: Utility Basement		Item Description Cost # or Height Storys Cost	
Heat: No Heating or Cooling		Col. Rate SqFt Adj. Adj. Cost	
* Mezzanine Info *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Area #1:			
Type #1:			
Area #2:			
Type #2:			
* Sprinkler Info *			
Area:			
Type:			

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical				
(3) Frame:				Total Fixtures	Urinals			Flex Conduit	Incandescent						
				3-Piece Baths	Wash Bowls			Rigid Conduit	Fluorescent						
(4) Floor Structure:				2-Piece Baths	Water Heaters			Armored Cable	Mercury			(40) Exterior Wall:			
				Shower Stalls	Wash Fountains			Non-Metalic	Sodium Vapor			Thickness		Bsmnt Insul.	
				Toilets	Water Softeners			Bus Duct	Transformer						
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0							
				(10) Heating and Cooling:				(14) Roof Cover:							
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler									

*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES ELSIE M TRUST	WARNES MICHAEL A & BIRD C	200,000	08/14/2008	WD	09-FAMILY	2008 987/923	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6397 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	04/15/2005	2003-05	

Owner's Name/Address	MAP #: 35	2024 Est TCV 635,604 TCV/TFA: 253.63
WARNES MICHAEL A & BIRD CYNTHIA ANN 6397 W WARNES WOODS TRL GLEN ARBOR MI 49636		

X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2008 SPLIT - TWO PARCELS - PARENT PARCEL 006-122-079-00 NEW 122-079-01 (1.217AC) & 122-079-02 (1.531AC) SPLIT ON 11/19/2008 FROM 006-122-079-00; TO 006-122-079-01& 006-122-079-02 PARCEL 1 (REVISED) PART OF SOUTHWEST 1/4 OF SOUTHEAST 1/7 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE NOO*01'41"E, ALONG NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FT TO CENTERLINE OF STATE HIGHWAY	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		C 100' @ 1400/	190.94	277.63	0.8507	0.8938	1400	100		203,261
			191 Actual Front Feet, 1.22 Total Acres Total Est. Land Value =								203,261

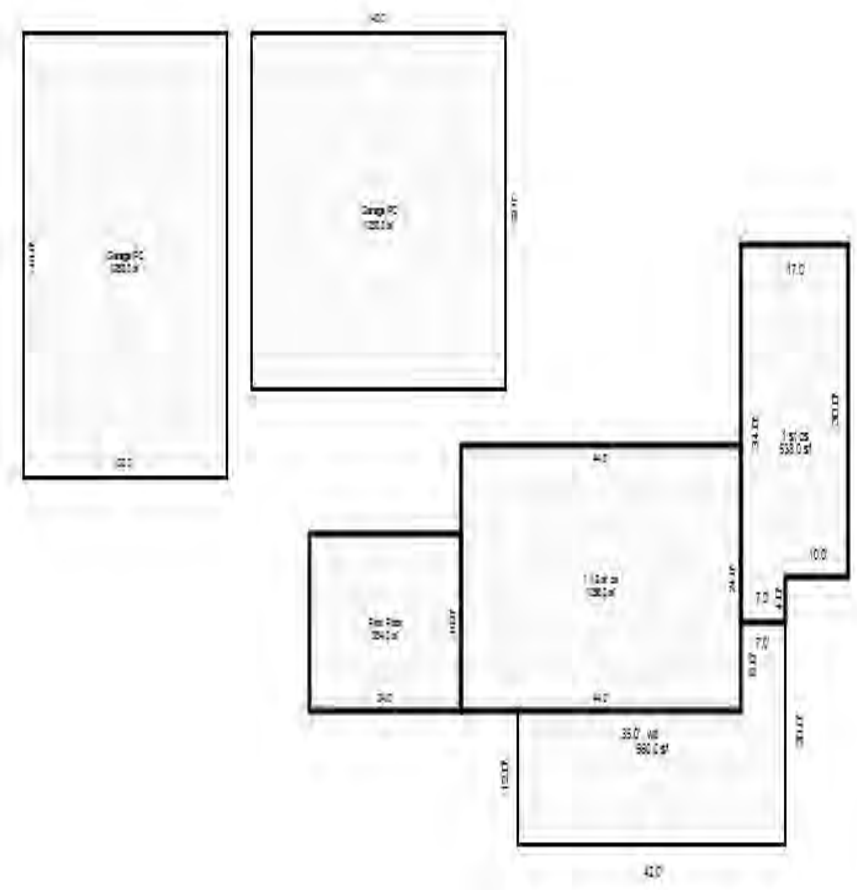
Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 04/09/2015 INSPECTED			2024	101,600	216,200	317,800			169,394C
			2023	79,900	201,300	281,200			161,328C
			2022	39,800	176,600	216,400			153,646C
			2021	39,800	157,300	197,100			148,738C

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Merina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES ELSIE M TRUST	COLGAN TRUST	189,500	01/25/2022	WD	32-SPLIT VACANT	2022000752	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
COLGAN TRUST COLGAN TIMOTHY K & HAMILTON ELLEN 850 THOMAS RD BEAUMONT TX 77706	MAP #: 35					
	2024 Est TCV 211,263					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road								
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								
B 100' @ 2000/ 131.98 235.58 0.9330 0.8579					2000	100		211,263
132 Actual Front Feet, 0.71 Total Acres					Total Est. Land Value =			211,263

Tax Description

SPLIT ON 12/31/2021 FROM 006-122-079-02; REMAINDER PARCEL #006-1:22-079-20: (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22. TOWN 29 NORTH. RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE SOUTH 89°11'50" EAST. 324.05 FEET TO THE POINT



TINUING SOUTH
EET; THENCE SOUTH
FEET; THENCE
.13 FEET; THENCE
.18 FEET; THENCE
9.89 FEET; THENCE
1.98 FEET TO THE
AINING 0.74 ACRES
N ON FILE***

2 completed
2-079-02;
-027-03,

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Who	When	What
X	Level	
X	Rolling	
X	Low	
X	High	
X	Landscaped	
X	Swamp	
X	Wooded	
X	Pond	
X	Waterfront	
X	Ravine	
X	Wetland	
X	Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	105,600	0	105,600			88,725C
2023	84,500	0	84,500			84,500S
2022	50,000	0	50,000			18,181C
2021	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES ELSIE M TRUST	BIRNSTEEL JOHN & LINDSEY	189,500	01/25/2022	WD	32-SPLIT VACANT	202200751	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6355 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/04/2022	PM22-0950	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	09/21/2022	PM22-0803	100% FINIS
BIRNSTEEL JOHN & LINDSEY COLGAN 1701 SULGRAVE RD LOUISVILLE KY 40205-1643	MAP #: 35		Plumbing	09/21/2022	PP22-0308	100% FINIS
	2024 Est TCV 835,042 TCV/TFA: 360.55		Electrical	09/13/2022	PE22-0671	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements			* Factors *							
SPLIT ON 12/31/2021 FROM 006-122-079-02; PARCEL "A": (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE SOUTH 89°11 '50" EAST. 324.05 FEET; THENCE SOUTH 00°01 '27" EAST	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		B 100' @ 2000/	158.94	200.06	0.8906	0.8235	2000	100		233,143

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: Crushed Rock		2.33	1000	50	1,165
Total Estimated Land Improvements True Cash Value =					1,165

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	116,600	300,900	417,500			394,840C
	Rolling	2023	93,300	167,500	260,800			260,800S
	Low	2022	50,000	0	50,000			18,180C
	High	2021	0	0	0			0
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



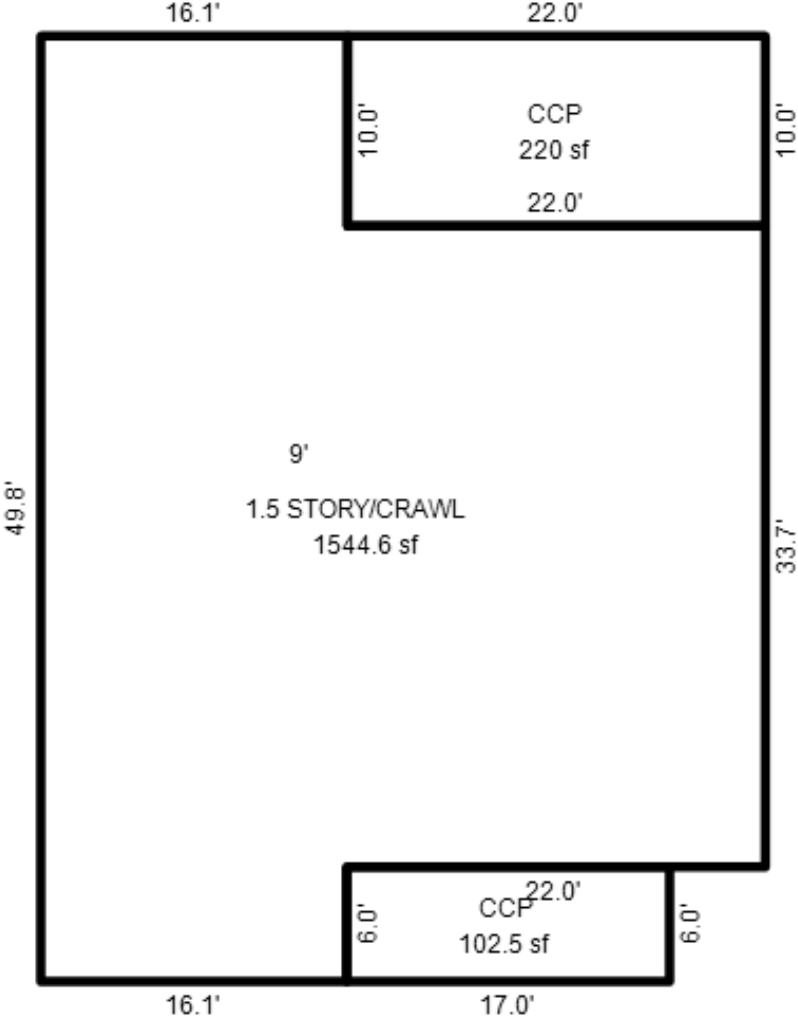
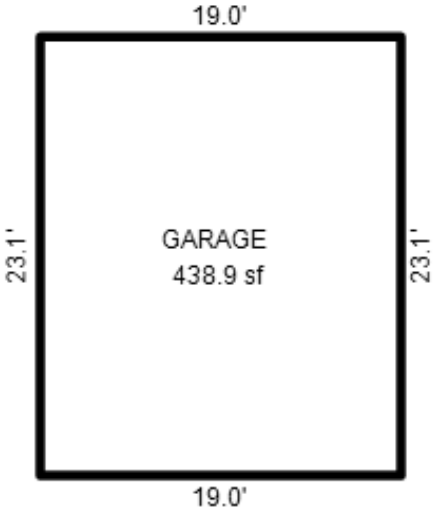
Who	When	What	2024	2023	2022	2021
TPC	11/14/2023	INSPECTED				
TPC	12/12/2022	INSPECTED				
TPC	11/17/2021	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 102 220	Type CCP (1 Story) CCP (1 Story)	Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 438 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 2,316 Total Base New : 356,926 Total Depr Cost: 353,373 Estimated T.C.V: 600,734			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Average		Lg	Ord	Small													
Room List		Doors	Solid	H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2023							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Ground Area = 1544 SF Floor Area = 2316 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
(2) Windows		(7) Excavation		Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1544 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 1,544			Total: 293,639 290,718							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Other Additions/Adjustments			Plumbing							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Average Fixture(s) 1 1 2 2 3 3			Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2000 Gal Septic Water Well, 150 Feet			Porches							
X	Asphalt Shingle	(9) Basement Finish		1 Lump Sum Items:			Porches			CCP (1 Story) CCP (1 Story)							
Chimney:		(10) Floor Support					Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
		Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 438 21,217 21,005 Door Opener 1 562 556							
							Built-Ins			Appliance Allow. 1 2,845 2,817							
							Notes:			Totals: 356,926 353,373							
							ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv:			600,734							

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES GILBERT G & DEBORA	WARNES DEBORAH ANN	0	07/21/2021	QC	15-LADY BIRD	2021006130	DEED	0.0
WARNES WARNES J & ELSIE M	WARNES GILBERT G & DEBORA	1	10/17/1983	QC	09-FAMILY	241P577	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6400 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/06/1996					
Owner's Name/Address	MAP #: 35					
WARNES DEBORAH ANN PO BOX 53 GLEN ARBOR MI 49636	2024 Est TCV 637,344 TCV/TFA: 329.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L241 P577 PRT OF SW 1/4 OF SE 1/4 COM S 1/4 COR THN 0 DEG 09' 00" E 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 543.97 FT TO POB TH N 0 DEG 05' 20" E 116 FT TH S 88 DEG 52' 15" E 206 FT TH S 0 DEG 05' 20" W 116 FT TH N 88 DEG 52' 25" W 206 FT TO POB SUBJECT TO EASEMENT SEC 22 T29N R14W.	X			Dirt Road								
	X			Gravel Road								
	X			Paved Road								
	X			Storm Sewer								
	X			Sidewalk								
	X			Water								
	X			Sewer								
	X			Electric								
	X			Gas								
	X			Curb								
	X			Street Lights								
	X			Standard Utilities								
	X			Underground Utils.								

Comments/Influences	Topography of Site
	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	X Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



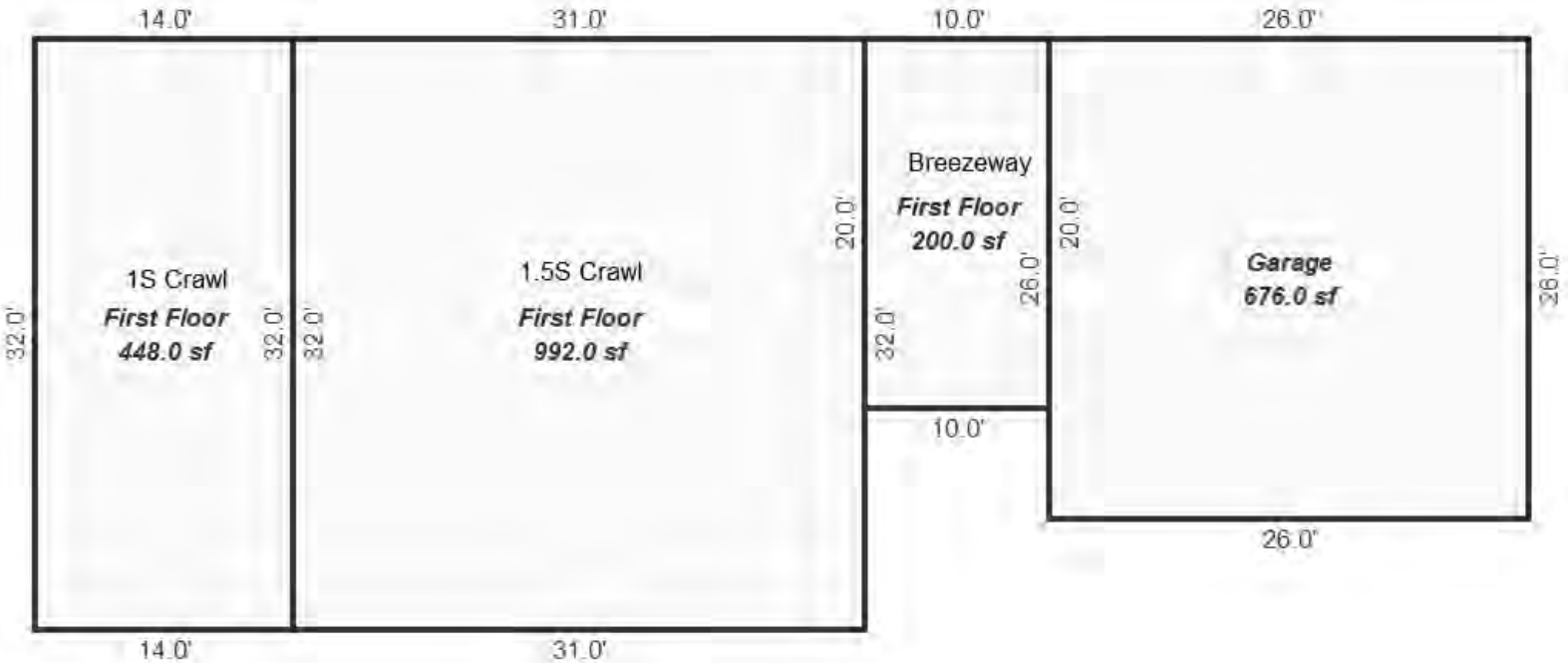
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	86,300	232,400	318,700			192,975C
2023	69,100	216,500	285,600			183,786C
2022	62,900	190,200	253,100			175,035C
2021	62,900	180,700	243,600			169,444C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 186 200	Type Treated Wood Brzwy, FW	Year Built: 1995 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
	Building Style: 1.5 STORY	X	Drywall Paneled		Plaster Wood T&G										
	Yr Built 1995	Remodeled 0	Ex	X	Ord		Min								
	Condition: Average														
	Room List	Doors			Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors													
	(1) Exterior	Kitchen: Hardwood Other: Carpeted Other:													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings													
X	Insulation	X	Drywall												
	(2) Windows	(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X		(8) Basement													
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X		(9) Basement Finish													
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	X	Gambrel Mansard Shed												
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Metal	Joists: 2X12X16 Unsupported Len: Cntr.Sup:													
		(11) Heating/Cooling													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X	Ord.			Min								
		No. of Elec. Outlets													
		Many	X	Ave.			Few								
		(13) Plumbing													
		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(15) Heating/Cooling													
		Central Air Wood Furnace													
		(15) Built-ins													
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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: 260,892 195,669													
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s) 1 1,518 1,138													
		3 Fixture Bath 1 4,777 3,583													
		2 Fixture Bath 1 3,197 2,398													
		Water/Sewer													
		1000 Gal Septic 1 5,002 3,751													
		Water Well, 100 Feet 1 5,973 4,480													
		Deck													
		Treated Wood w/Roof (Deck Portion) 186 4,059 3,044													
		Treated Wood w/Roof (Roof portion) 186 3,259 2,444													
		Garages													
		Class: C Exterior: Siding Foundation: 18 Inch (Finished)													
		Base Cost 676 31,650 23,737													
		Common Wall: 1 Wall 1 -2,282 -1,711													
		Door Opener 1 562 421													
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
		Base Cost 648 24,935 18,701													
		Built-Ins													
		Appliance Allow. 1 2,845 2,134													
		Breezeways													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

*** Information herein deemed reliable but not guaranteed***



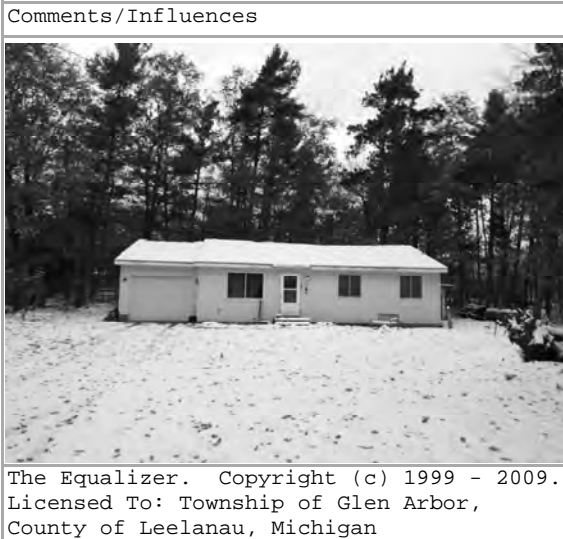
Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES GILBERT G & DEBORA	WARNES PAMELA	0	07/31/1989	QC	09-FAMILY	303P348	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6404 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
WARNES PAMELA PO BOX 503 GLEN ARBOR MI 49636-0503	MAP #: 35					
	2024 Est TCV 293,690 TCV/TFA: 297.26					

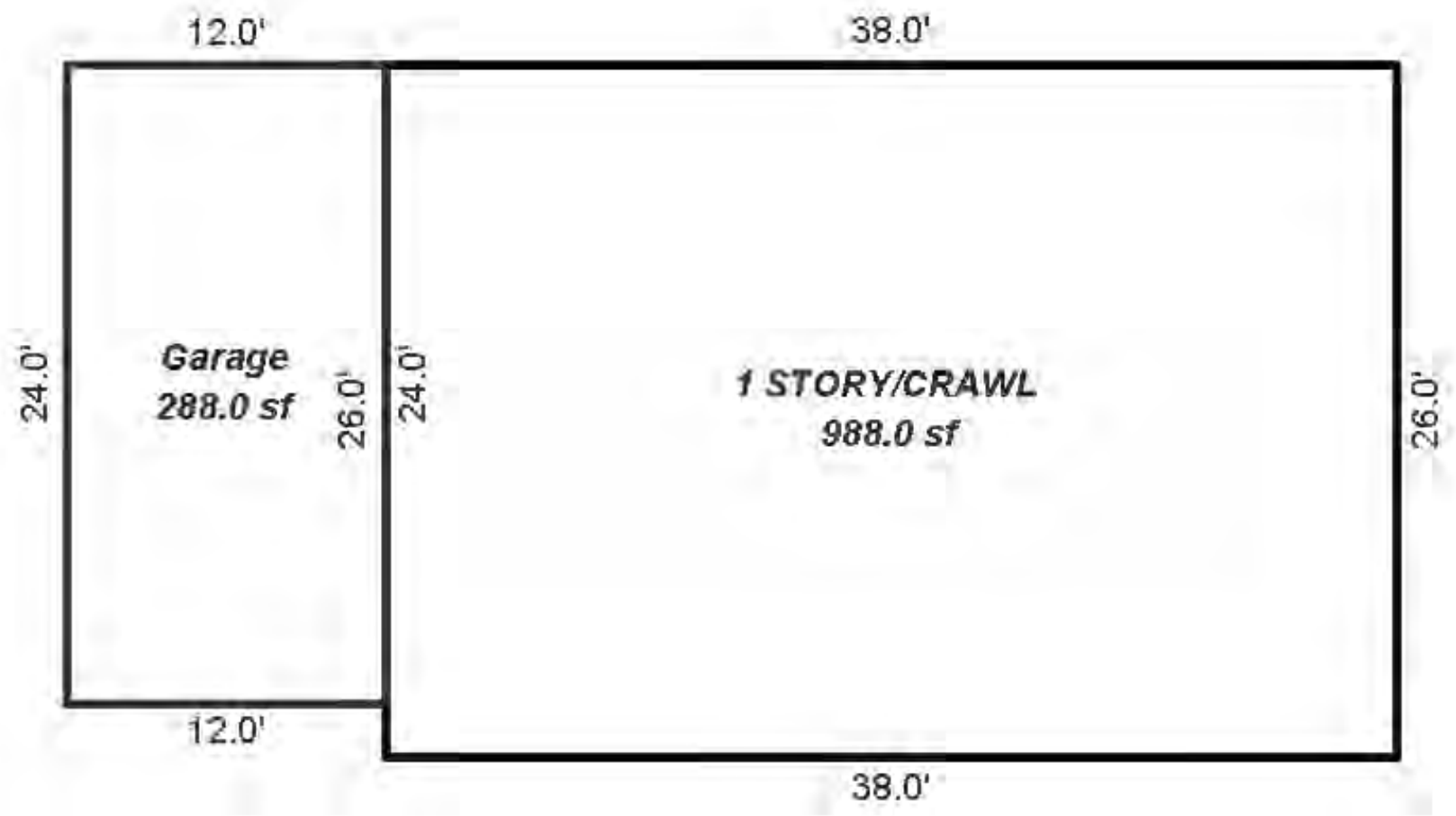
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	Dirt Road		* Factors *						
	X	Gravel Road		D 200' @ 1000/	100.00	435.60	1.1892	1.0003	1000 100	118,962
	X	Paved Road		100 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	118,962
	X	Storm Sewer		Land Improvement Cost Estimates						
	X	Sidewalk		Description	Rate	Size % Good	Cash Value			
	X	Water		Residential Local Cost Land Improvements						
	X	Sewer		Description	Rate	Size % Good	Cash Value			
	X	Electric		LAND IMPROVEMENTS 15					1,500.00	1 100
	X	Gas		Total Estimated Land Improvements True Cash Value =					1,500	
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								



Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	59,500	87,300	146,800			75,523C
	X Rolling	2023	47,600	81,400	129,000			71,927C
	X Low	2022	50,000	71,500	121,500			68,502C
	X High	2021	50,000	63,700	113,700			66,314C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who When What							
	TPC 12/06/2019 INSPECTED							
	WAS 02/09/2008 INSPECTED							

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*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES	WARNES	0	06/15/1990	LC	16-LC PAYOFF	313:506	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6444 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		SIGN PERSONAL PROPERTY	06/04/2007	PB07-2100	INSPECTED
Owner's Name/Address	P.R.E. 0%		Electrical	02/09/2006	PE06-0077	
EWING ROBERT A & STEPHANIE PO BOX 607 GLEN ARBOR MI 49636-0607	MAP #: 35					
	2024 Est TCV 576,168 TCV/TFA: 100.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L313 P506 L544 P567 L547 P825/00 L621 P411/01 L644 P574/02 S 200 FT OF PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 POST SD SEC TH N ALG N-S 1/4 LN 40 RODS TH E 222.75 FT TO POB TH N 330 FT TH E 113 FT TH S 330 FT TH W 113 FT TO POB SEC 22 T29N R14W.			Dirt Road	113.00	200.00	1.0000	0.0000	0	100*	0
			Gravel Road	22608	SqFt	12.00000	100			271,292
			Paved Road	* denotes lines that do not contribute to the total acreage calculation.						
			Storm Sewer	113	Actual Front Feet,	0.52	Total Acres		Total Est. Land Value =	271,292
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
BEAR PAW	Fencing: Wd, Split, 2 Rail	15.35	100 97	1,489
	D/W/P: Asphalt Paving	2.83	4000 97	10,980
	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 =			12,469



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	2024	2023	2022	2021
WAS	03/21/2012	INSPECTED	135,600	135,600	135,600	169,600
TPC	11/28/2011	INSPECTED	152,500	144,200	108,800	75,300
WAS	07/20/2007	INSPECTED	288,100	279,800	244,400	244,900
			254,646C	242,520C	230,972C	223,594C

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Media™

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building						<<<<< Calculator Cost Computations >>>>>																						
Class: D						Class: D Quality: Average		Stories: 1 Story Height: 10		Perimeter: 116																		
Floor Area: 816 Gross Bldg Area: 5,757 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght						Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">High</th> <th style="width:10%;">Above Ave.</th> <th style="width:10%;">Ave.</th> <th style="width:10%;">X</th> <th style="width:10%;">Low</th> </tr> <tr> <td></td><td></td><td></td><td></td><td></td> </tr> </table>						High	Above Ave.	Ave.	X	Low												
High	Above Ave.	Ave.	X	Low																								
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100						Base Rate for Upper Floors = 31.58 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 31.58																						
Year Built Remodeled						Total Floor Area: 816 Base Cost New of Upper Floors = 25,769 Reproduction/Replacement Cost = 25,769 Eff. Age: 15 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 13,915																						
Overall Bldg Height						Unit in Place Items <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">Rate</th> <th style="width:10%;">Quantity</th> <th style="width:10%;">Arch</th> <th style="width:10%;">%Good</th> <th style="width:10%;">Depr. Cost</th> </tr> <tr> <td>CONCRETE SIDE WALK</td> <td>4.23</td> <td>569</td> <td>1.00</td> <td>91</td> <td>2,190</td> </tr> <tr> <td>PATIO ROOF WITH COVER</td> <td>4.03</td> <td>569</td> <td>1.00</td> <td>91</td> <td>2,087</td> </tr> </table>						Rate	Quantity	Arch	%Good	Depr. Cost	CONCRETE SIDE WALK	4.23	569	1.00	91	2,190	PATIO ROOF WITH COVER	4.03	569	1.00	91	2,087
Rate	Quantity	Arch	%Good	Depr. Cost																								
CONCRETE SIDE WALK	4.23	569	1.00	91	2,190																							
PATIO ROOF WITH COVER	4.03	569	1.00	91	2,087																							
Comments: 2018 ROLL MOVED TO LI						ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 29,108 Replacement Cost/Floor Area= 37.34 Est. TCV/Floor Area= 35.67																						
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																												

(1) Excavation/Site Prep:			(7) Interior:				(11) Electric and Lighting:			(39) Miscellaneous:			
(2) Foundation:			(8) Plumbing:				Outlets:			Fixtures:			
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical						
(3) Frame:			Total Fixtures	Urinals		Flex Conduit			Incandescent				
			3-Piece Baths	Wash Bowls		Rigid Conduit			Fluorescent				
			2-Piece Baths	Water Heaters		Armored Cable			Mercury				
			Shower Stalls	Wash Fountains		Non-Metalic			Sodium Vapor				
			Toilets	Water Softeners		Bus Duct			Transformer				
(4) Floor Structure:			(9) Sprinklers:				(13) Roof Structure: Slope=0			(40) Exterior Wall:			
										Thickness Bsmnt Insul.			
(5) Floor Cover:			(10) Heating and Cooling:				(14) Roof Cover:						
			Gas Oil	Coal Stoker	Hand Fired Boiler								
(6) Ceiling:													

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 763
 Gross Bldg Area: 5,757
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 30
 Physical %Good: 35
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 2018 ROLL MOVED TO LI

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 763					
Ave. Perimeter: 110					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 110

Base Rate for Upper Floors = 19.66

Adjusted Square Foot Cost for Upper Floors = 19.66

Total Floor Area: 763 Base Cost New of Upper Floors = 15,000

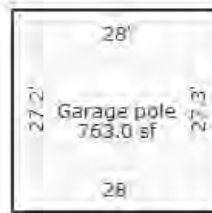
Reproduction/Replacement Cost = 15,000

Eff. Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 5,250

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 8,400
 Replacement Cost/Floor Area= 19.66 Est. TCV/Floor Area= 11.01


(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical					
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness			
												Bsmnt Insul.			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:							
				Gas Oil											
				Coal Stoker											
				Hand Fired Boiler											
(6) Ceiling:															

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

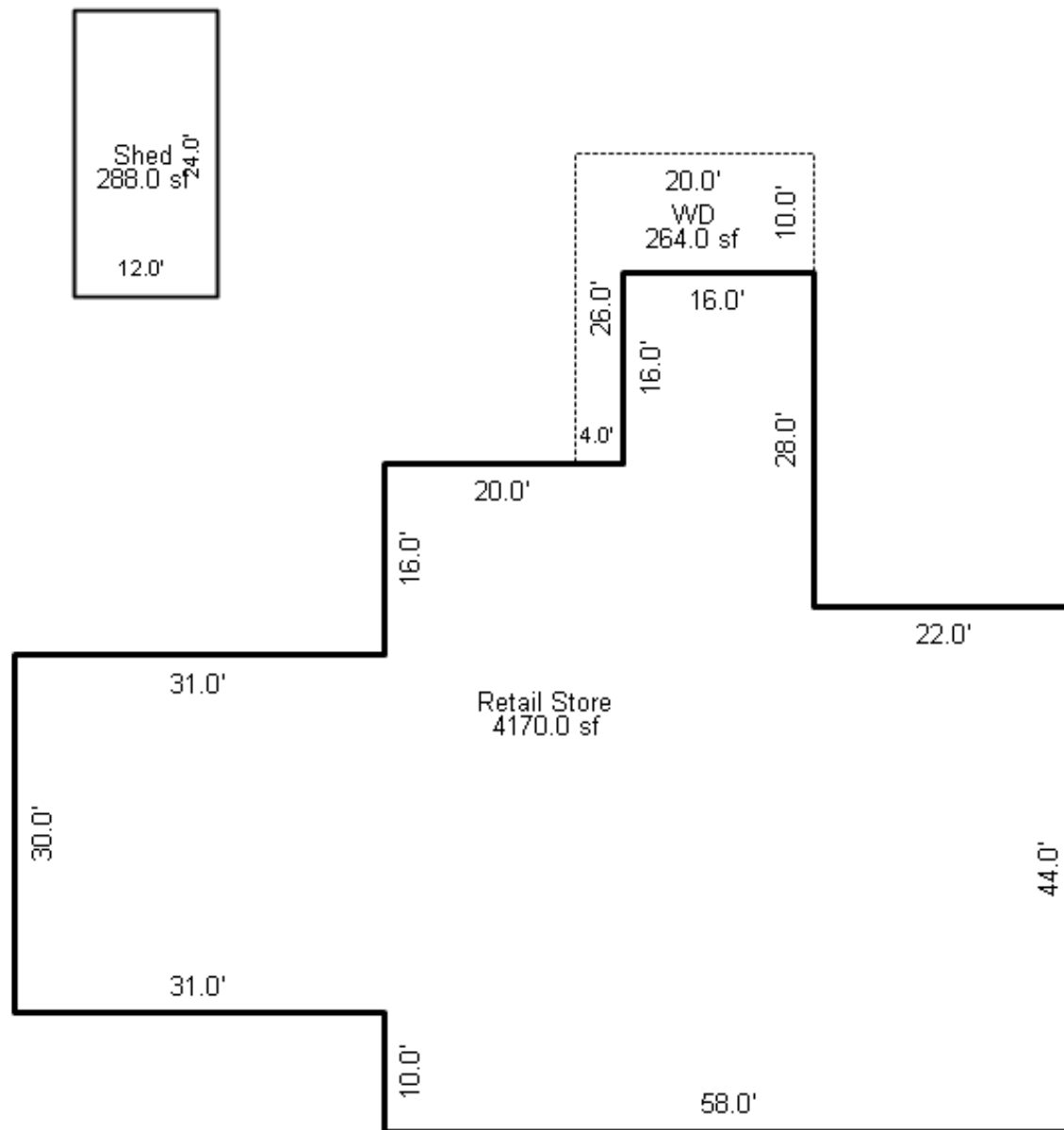
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OBERSCHULTE MARC H REVOCA	TOTEM SHOP PROPERTIES LLC	442,448	12/30/2014	WD	03-ARM'S LENGTH	1218P328	PROPERTY TRANSFER	100.0				
OBERSCHULTE DIANA D	OBERSCHULTE MARC H REVOCA	0	12/30/2014	QC	09-FAMILY	1218P320	OTHER	0.0				
OBERSCHULTE MARC & DIANA	OBERSCHULTE MARC H REVOCA	0	06/23/2004	QC	09-FAMILY	810:443	OTHER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status				
6521 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		08/04/2020	PP20-0206	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		11/02/2018	PM18-0771	100% FINIS				
TOTEM SHOP PROPERTIES LLC 10628 WATSON RD WILLIAMSBURG MI 49690		MAP #: 33		WELL/SEPTIC		05/20/2015	L15 -085	100% FINIS				
		2024 Est TCV 710,195 TCV/TFA: 170.31		Electrical		03/14/2006	PE06-0129					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L1218P310 EASEMENT L306 P321/89 L641 P59/02 L810 P443/04 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH N 511.50 FT ALG N-S 1/4 LN SD SEC TH N 88 DEG 56'09" W 33.00 FT TO PT ON W R/W LAKE ST TH CONT N 88 DEG 56'09" W 82.50 FT TO POB TH S 16.50 FT TH N 88 DEG 56'09" W 103.50 FT TH N 132.0 FT TO PT ON S R/W ST HWY M-22 TH S 88 DEG 56' 09" 103.5 FT ALG SD R/W TH S 115.5 FT TO POB SEC 22 T29N R14W. 0.31 A M/L.		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Dirt Road	103.00	132.00	1.0000	0.0000	0	100*		0
				Gravel Road	2000	COMME	\$12/SQFT	13591	SqFt	12.00000	100	163,089
				Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
				Storm Sewer	103	Actual	Front Feet,	0.31	Total	Acres	Total Est. Land Value =	163,089
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
Comments/Influences		Topography of Site		Commercial Local Cost Land Improvements								
		Level		Description	Rate	Size	%	Good	Arch	Mult	Cash Value	
		Rolling		WATER WELL 4"-6"	0.00	1	68	100			0	
		High		SEPTIC TANK 1250 GAL	0.00	1	68	100			0	
		Landscaped		DRAIN FIELD	0.00	1	68	100			0	
		Swamp		CONCRETE 4CU	2.75	176	62	100			300	
		Wooded		Total Estimated Land Improvements True Cash Value = 5,645								
		Pond										
		Waterfront										
		Ravine										
		Wetland										
Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	81,500	273,600	355,100				303,019C	
TPC 11/05/2020 INSPECTED		2023	81,500	258,900	340,400						288,590C	
TPC 10/22/2015 INSPECTED		2022	81,500	194,700	276,200						274,848C	
WAS 07/14/2007 INSPECTED		2021	101,900	174,700	276,600						266,068C	

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 4,170 Gross Bldg Area: 4,170 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 322 Overall Building Height: 8	
Depr. Table : 2.5% Effective Age : 12 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 71.50 (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.11 100% (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.11 100% Combined Heating System adjustment: 36.22 100% Adjusted Square Foot Cost for Upper Floors = 107.72	
1950 Year Built 2000 Remodeled		Total Floor Area: 4,170 Base Cost New of Upper Floors = 449,193 Reproduction/Replacement Cost = 449,193 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 332,403	
8 Overall Bldg Height		Unit in Place Items Rate Quantity Arch %Good Depr.Cost PATIO /W ROOF 4.03 176 1.00 100 709 /CI16/YARI/RAIPD/50 S/DECSFPEA 20.08 264 1.00 100 5,301	
Comments:		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 541,461 Replacement Cost/Floor Area= 109.16 Est. TCV/Floor Area= 129.85	

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average
(3) Frame:		Total Fixtures		Urinals		Many Average	
		3-Piece Baths		Wash Bowls		Unfinished Typical	
		2-Piece Baths		Water Heaters		Incandescent	
		Shower Stalls		Wash Fountains		Fluorescent	
		Toilets		Water Softeners		Mercury	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Sodium Vapor	
				Rigid Conduit		Transformer	
				Armored Cable		(40) Exterior Wall:	
				Non-Metalic		Thickness	
				Bus Duct		Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		Gas Oil					
		Coal Stoker					
		Hand Fired Boiler					
(6) Ceiling:		(14) Roof Cover:					

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OBERSCHULTE MARC H & DIAN	OBERSCHULTE MARC H & DIAN	0	09/03/2019	WD	09-FAMILY	2019004976	PROPERTY TRANSFER	0.0				
OBERSCHULTE DIANA D REVOC	OBERSCHULTE MARC H & DIAN	0	08/05/2019	WD	09-FAMILY	PTA	PROPERTY TRANSFER	100.0				
OBERSCHULTE DIANA	OBERSCHULTE DIANA D REVOC	0	06/23/2004	QC	09-FAMILY	810:445	OTHER	0.0				
RADER JACK D & MARY E	ECKERT ROBERT C & ROBERTA	0	01/27/1987	WD	16-LC PAYOFF	254P657	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status		
6501 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		08/17/2020	PP20-0222	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		03/13/2018	PM18-0181	100% FINIS				
OBERSCHULTE MARC H & DIANA D TRUST PO BOX 254 EMPIRE MI 49630		MAP #: 33		Electrical		01/31/2018	PE18-0047	100% FINIS				
		2024 Est TCV 627,779 TCV/TFA: 206.10		WELL/SEPTIC		09/06/2011	11-144	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L1218P310 EASEMENT L254 P657 L306 P322 L486 P228/98 L810 P445/04 PRT OF GOVT LOT 4 SEC 22 COM 511.5 FT N & 33 FT W OF S 1/4 POST TH W 82.5 FT TH N 115.5 FT TH E 82.5 FT TH S 115.5 FT TO POB. SEC 22 T29N R14W		Public Improvements		* Factors * CNR WESTERN & LAKE								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		2000 COMME	\$12/SQFT	9540	SqFt	12.00000	125	CORNER	MAIN STREET	143,09
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
		Storm Sewer		116 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 143,095								
		Sidewalk										
		Water Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		D/W/P: Patio Blocks	13.75	278	50	1,911				
		Curb		Wood Frame	23.30	120	50	1,398				
		Street Lights		Wood Frame	23.30	120	50	1,398				
		Standard Utilities		Commercial Local Cost Land Improvements								
		Underground Utils.		Description	Rate	Size	% Good	Arch	Mult	Cash Value		
		Topography of Site		WATER WELL 4"-6"	0.00	1	50	100	0			
		Level		SEPTIC TANK 1000 GAL	0.00	1	50	100	0			
		Rolling		DRAIN FIELD	0.00	1	50	100	0			
		Low		WOOD DECKS	5.25	144	50	100	378			
		High		CONCRETE 4CU	2.75	7355	50	100	10,113			
		Landscaped		Total Estimated Land Improvements True Cash Value =						15,198		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	71,500	242,400	313,900		262,122C		
		TPC 11/05/2020 INSPECTED			2023	71,500	229,800	301,300		249,640C		
		TPC 10/29/2018 INSPECTED			2022	71,500	174,400	245,900		237,753C		
		TPC 05/09/2013 INSPECTED			2021	89,400	157,200	246,600		230,158C		



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CRAWL - APT
 Calculator Occupancy: Stores - Retail

Class: D
 Floor Area: 2,622
 Gross Bldg Area: 3,046
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 8
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

1950 Year Built
 2000 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 2622
 Ave. Perimeter: 338
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1: 424
 Type #1: Office (No Rates)
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 338
 Overall Building Height: 8

Base Rate for Upper Floors = 86.01
 Mezzanine 1 Office Base Rate = 68.79

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.79 100%
 Adjusted Square Foot Cost for Upper Floors = 107.80

Total Floor Area: 2,622 Base Cost New of Upper Floors = 282,651
 Mezzanine 1 Area: 424 Base Cost New of Mezzanine = 29,167

Reproduction/Replacement Cost = 311,818
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 255,691

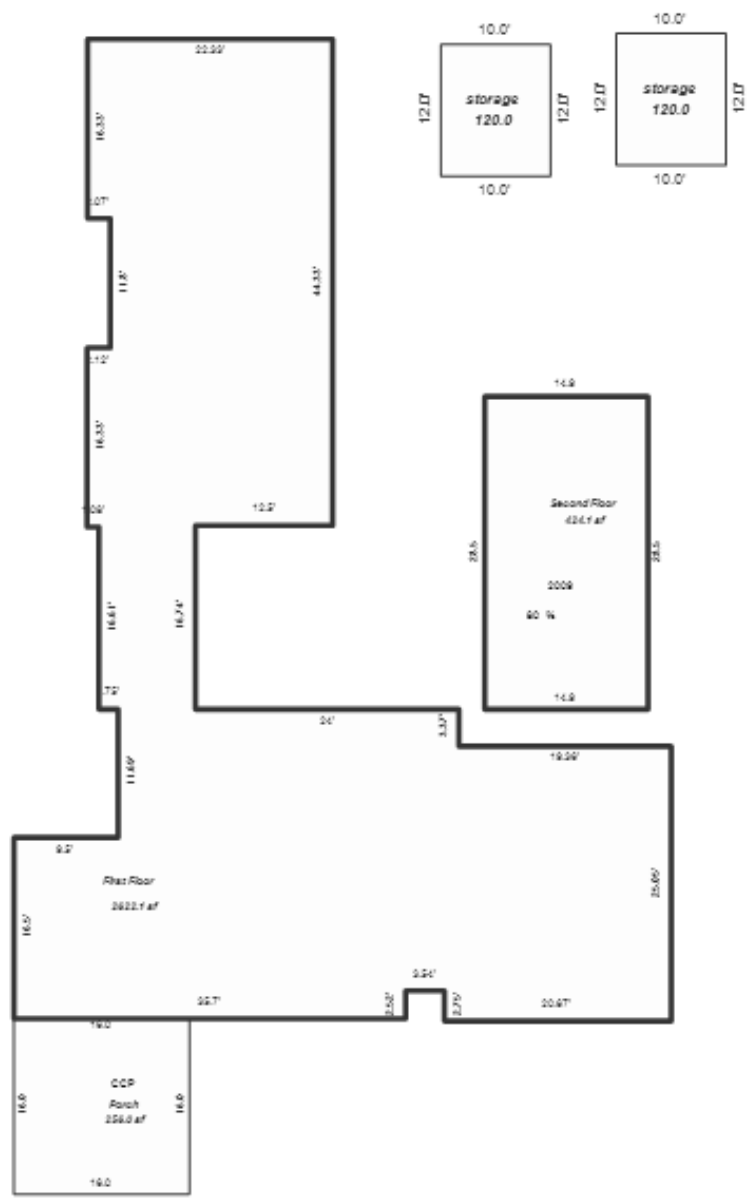
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	12.20	144	1.00	50	878
/CI3/ELE/GEN/5000A	7047.61	1	1.00	50	3,524

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
GENERATOR	5000.00	1	100	5,000

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 424,148
 Replacement Cost/Floor Area= 124.19 Est. TCV/Floor Area= 161.77

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2ND FLOOR Calculator Occupancy: Multiple Residences		<<<<< Calculator Cost Computations >>>>>	
Class: D,Siding Floor Area: 424 Gross Bldg Area: 3,046 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Siding Quality: Low Cost Total Floor Area: 424 # of Units: 2 Base Rate for Upper Floors = 63.85	
Depr. Table : 2.25% Effective Age : 8 Physical %Good: 83 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.67 100% Adjusted Square Foot Cost for Upper Floors = 80.52	
Year Built Remodeled Overall Bldg Height Comments:		Total Floor Area: 424 Base Cost New of Upper Floors = 34,140 Reproduction/Replacement Cost = 34,140 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 28,336 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 45,338 Replacement Cost/Floor Area= 80.52 Est. TCV/Floor Area= 106.93	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 212 Total # Units: 2 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Many	
		2-Piece Baths		Water Heaters		Unfinished Typical	
		Shower Stalls		Wash Fountains		Incandescent	
		Toilets		Water Softeners		Fluorescent	
(4) Floor Structure:				Flex Conduit		Mercury	
				Rigid Conduit		Sodium Vapor	
				Armored Cable		Transformer	
				Non-Metallic			
				Bus Duct			
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil					
		Coal Stoker					
		Hand Fired Boiler					

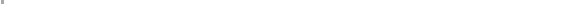
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WWWS INC	SISU OF SLEEPING BEAR LLC	0	01/10/2023	WD	16-LC PAYOFF	2023000765	DEED	0.0
WWWS INC	SISU OF SLEEPING BEAR LLC	500,000	12/16/2005	MLC	03-ARM'S LENGTH	885:610	OTHER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5972 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	07/19/2023	PB23-0189	100% FINIS
	P.R.E. 0%		Commercial, Porch/ Deck	10/04/2021	PB21-0451	100% FINIS
Owner's Name/Address	MAP #: 33		COMMERCIAL ADD/ALT	04/30/2021	LU21-13	100% FINIS
SISU OF SLEEPING BEAR LLC 630 W 10TH ST TRAVERSE CITY MI 49684	2024 Est TCV 607,112 TCV/TFA: 114.81		Electrical	11/04/2019	PE19-0687	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L253 P239 L348 P283/92 L641 P586/02 L655 P709/02 L885 P610/05 L888 P685/06 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SEC 22 TH N 0 DEG 30' W 363 FT TH S 89 DEG 30' W 33 FT TO POB TH S 89 DEG 30' W 165 FT TH N 0 DEG 30' W 132 FT TH N 89 DEG 30' E 82.5 FT TH N 0 DEG 30' W 16.5 FT TH N 89 DEG 30' E 82.5 FT TH S 0 DEG 30' E 149.5 FT TO POB SEC 22 T29N R14W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Dirt Road	100.00	165.00	1.0000	0.0000	0	100*		0
			Gravel Road	40.00	165.00	1.0000	0.0000	0	100*		0
	X		2000 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								
	X		Land Improvement Cost Estimates								
	X		Description	Rate	Size	% Good	Cash Value				
			Gas								
			Ad-Hoc Unit-In-Place Items								
			Description	Rate	Size	% Good	Cash Value				
			Street Lights	20.15	10	100	202				
			Standard Utilities								
			Underground Utils.				Total Estimated Land Improvements True Cash Value = 202				

Comments/Influences	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MLS 1641578 \$775,000	X	Level	2024	138,800	164,800	303,600			271,703C
		Rolling							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What	2024	138,800	164,800	303,600		271,703C
	TPC	05/24/2023	INSPECTED	2023	138,800	155,900	294,700		258,765C
	TPC	12/12/2022	INSPECTED	2022	138,800	117,100	255,900		246,348C
	TPC	11/17/2021	INSPECTED	2021	173,600	105,000	278,600		238,479C



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*** Information herein deemed reliable but not guaranteed***

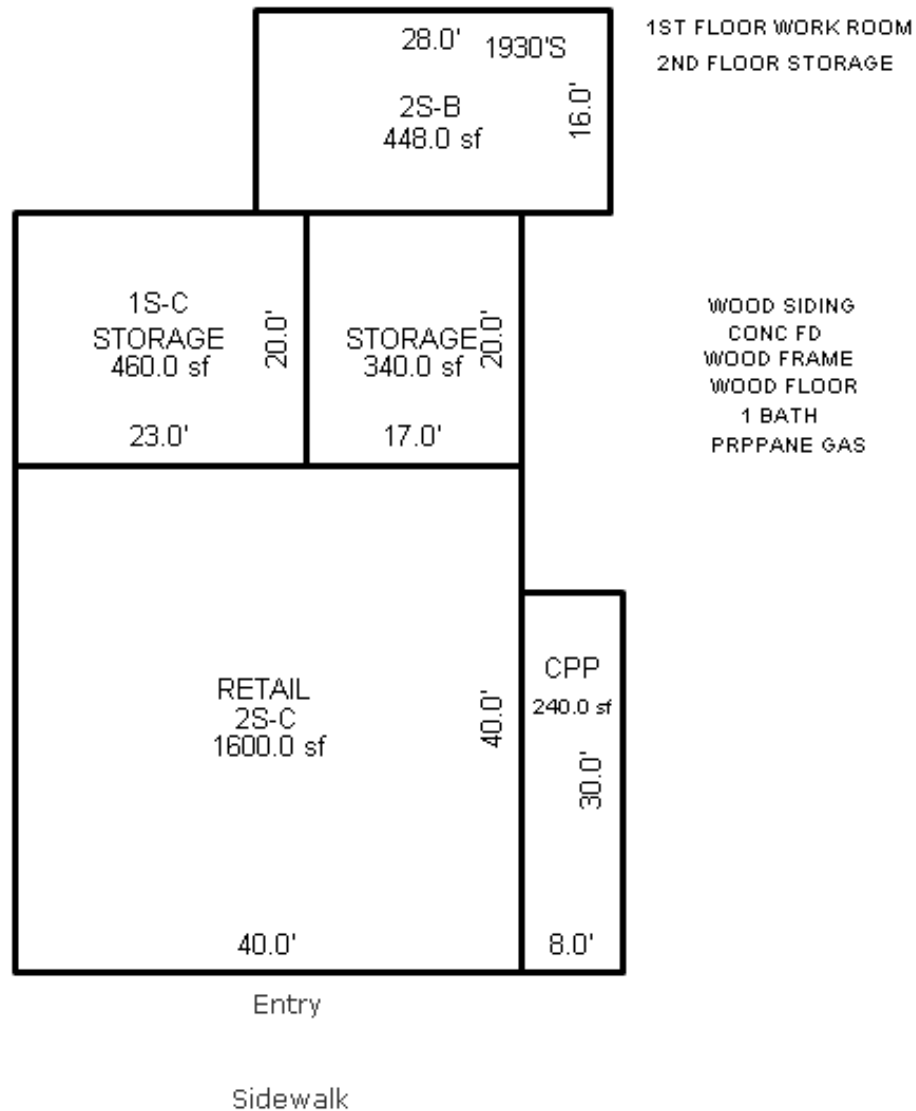
Desc. of Bldg/Section: WITH APT UPSTAIRS	
Calculator Occupancy: Stores - Retail	
Class: D	Construction Cost
Floor Area: 4,896	High
Gross Bldg Area: 5,288	Above Ave.
Stories Above Grd: 2	Ave.
Average Sty Hght : 14	X
Bsmnt Wall Hght	Low
Depr. Table : 2.5%	** ** Calculator Cost Data ** **
Effective Age : 26	Quality: Low Cost
Physical %Good: 52	Heat#1: Forced Air Furnace 100
Func. %Good : 100	Heat#2: Forced Air Furnace 100
Economic %Good: 100	Ave. SqFt/Story: 2448
	Ave. Perimeter: 246
	Has Elevators:
1892 Year Built Remodeled	*** Basement Info ***
20 Overall Bldg Height	Area:
Comments:	Perimeter:
	Type:
	Heat: No Heating or Cooling
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

<<<<<< Calculator Cost Computations >>>>>>	
Class: D	Quality: Low Cost
Stories: 2	Story Height: 14
Overall Building Height: 20	Perimeter: 246
Base Rate for Upper Floors = 88.81	
(10) Heating system: Forced Air Furnace	Cost/SqFt: 11.07 100%
(10) Heating system: Forced Air Furnace	Cost/SqFt: 11.07 100%
Combined Heating System adjustment: 22.14 100%	
Adjusted Square Foot Cost for Upper Floors = 110.95	
Total Floor Area: 4,896	Base Cost New of Upper Floors = 543,212
Reproduction/Replacement Cost = 543,212	
Eff.Age:26	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /70 /100/100/36.4
Total Depreciated Cost = 197,729	
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 = 316,367
Replacement Cost/Floor Area= 110.95	Est. TCV/Floor Area= 64.62

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Lean to - NV



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 5978 S LAKE ST. - RETAIL SHED
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
 Floor Area: 392
 Gross Bldg Area: 5,288
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 10
 Physical %Good: 66
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: No Heating or Cooling 100
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 392
 Ave. Perimeter: 80
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

1930 Year Built Remodeled
 Overall Bldg Height
 Comments:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 24.87

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 24.87

Total Floor Area: 392 Base Cost New of Upper Floors = 9,749

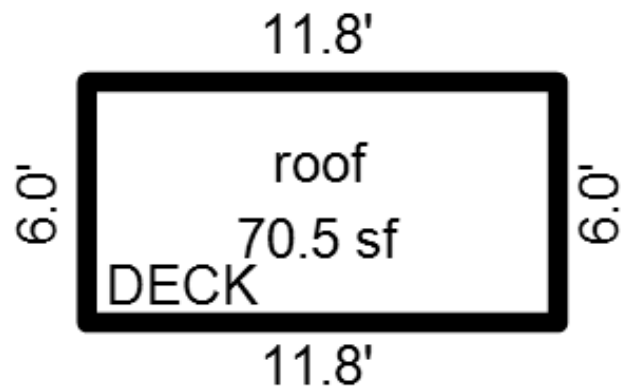
Reproduction/Replacement Cost = 9,749
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 6,434

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/PAV/WOOOGL	8.32	100	1.00	97	807
/CI4/ROOC/ALUSCOTPBA	11.60	70	1.00	97	788

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 12,847
 Replacement Cost/Floor Area= 29.06 Est. TCV/Floor Area= 32.77

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

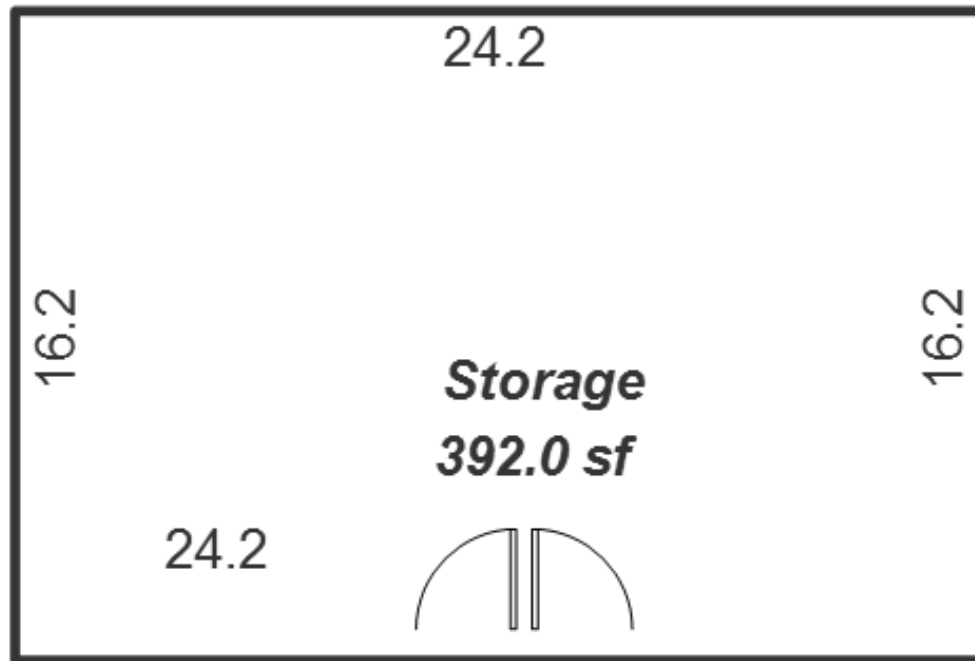
*** Information herein deemed reliable but not guaranteed***



DECK

5978

Street



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LAKESHORE INN LLC	M22 GLEN ARBOR AB A2 LLC	1,800,000	07/12/2021	MLC	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0					
GLEN ARBOR ENTERPRISES IN	LAKESHORE INN LLC	0	03/23/2017	WD	16-LC PAYOFF	1291P595	DEED	0.0					
GLEN ARBOR ENTERPRISES IN	LAKESHORE INN LLC	1,000,000	07/06/2015	MLC	03-ARM'S LENGTH	1233P244	PROPERTY TRANSFER	100.0					
WIESEN ET AL	GLEN ARBOR ENTERPRISES IN	1	01/05/1996	WD	09-FAMILY	420P065	OTHER	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status		
5793 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/02/2022		PM22-0960	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		10/14/2022		PE22-0778	100% FINIS				
M22 GLEN ARBOR AB A2 LLC PO BOX 256 GLEN ARBOR MI 49636		MAP #: 33		2024 Est TCV 928,293 TCV/TFA: 209.64									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L1291P595 PART OF THE EAST HALF OF GOVERNMENT LOT 4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING 24 RODS (396 FEET) SOUTH OF THE SOUTHEAST CORNER OF RAY STREET AND WESTERN AVENUE; THENCE EAST 10 RODS (165 FEET); THENCE SOUTH 8 RODS (132 FEET); THENCE WEST 10 RODS (165 FEET); THENCE NORTH 8 RODS (132 FEET) TO THE POINT OF BEGINNING. FORMERLY L234 P262 L282 P76 L282 P311 L420 P63 L423 P81/96 PRT GOVT LOT 4 SEC 22 COM 396 FT S OF SE COR RAY ST & WESTERN AVE TH E 165 FT TH S 132 FT TH W		Public Improvements		* Factors *									
		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				100.00	165.00	1.0000	0.0000	0	100*		0
		Paved Road				32.00	165.00	1.0000	0.0000	0	100*	SURPLUS: ZONING 100'	
		Storm Sewer		2000 COMME \$12/SQFT		19140 SqFt		12.00000	100				229,680
		Sidewalk		2000 COMME \$1.25/SQFT		2640 SqFt		1.25000	100				3,300
		Water		* denotes lines that do not contribute to the total acreage calculation.									
		Sewer		132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 232,980									
		Electric		Land Improvement Cost Estimates									
		Gas		Description		Rate		Size % Good		Cash Value			
		Curb		D/W/P: Asphalt Paving		2.83		895 97		2,457			
		Street Lights		D/W/P: 3.5 Concrete		6.07		184 97		1,083			
		Standard Utilities		Residential Local Cost Land Improvements									
		Underground Utils.		Description		Rate		Size % Good		Cash Value			
		Topography of Site		LAND IMPROVEMENTS 5		5,000.00		1 100		5,000			
		Level		Commercial Local Cost Land Improvements									
		Rolling		Description		Rate		Size % Good		Arch Mult		Cash Value	
		Low		WATER WELL 4"-6"		0.00		1 95		100		0	
		High		SEPTIC TANK 1000 GAL		0.00		1 95		100		0	
		Landscaped		SEPTIC TANK 2000 GAL		0.00		1 95		100		0	
		Swamp		DRAIN FIELD		0.00		1 95		100		0	
		Wooded		Total Estimated Land Improvements True Cash Value = 8,540									
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		TPC 11/01/2023	INSPECTED		2024	116,500	347,600	464,100			372,314C		
		TPC 12/12/2022	INSPECTED		2023	116,500	293,900	410,400			354,585C		
		TPC 04/13/2022	INSPECTED		2022	116,500	221,200	337,700		337,700A	337,700C		
					2021	145,200	198,700	343,900			299,749C		

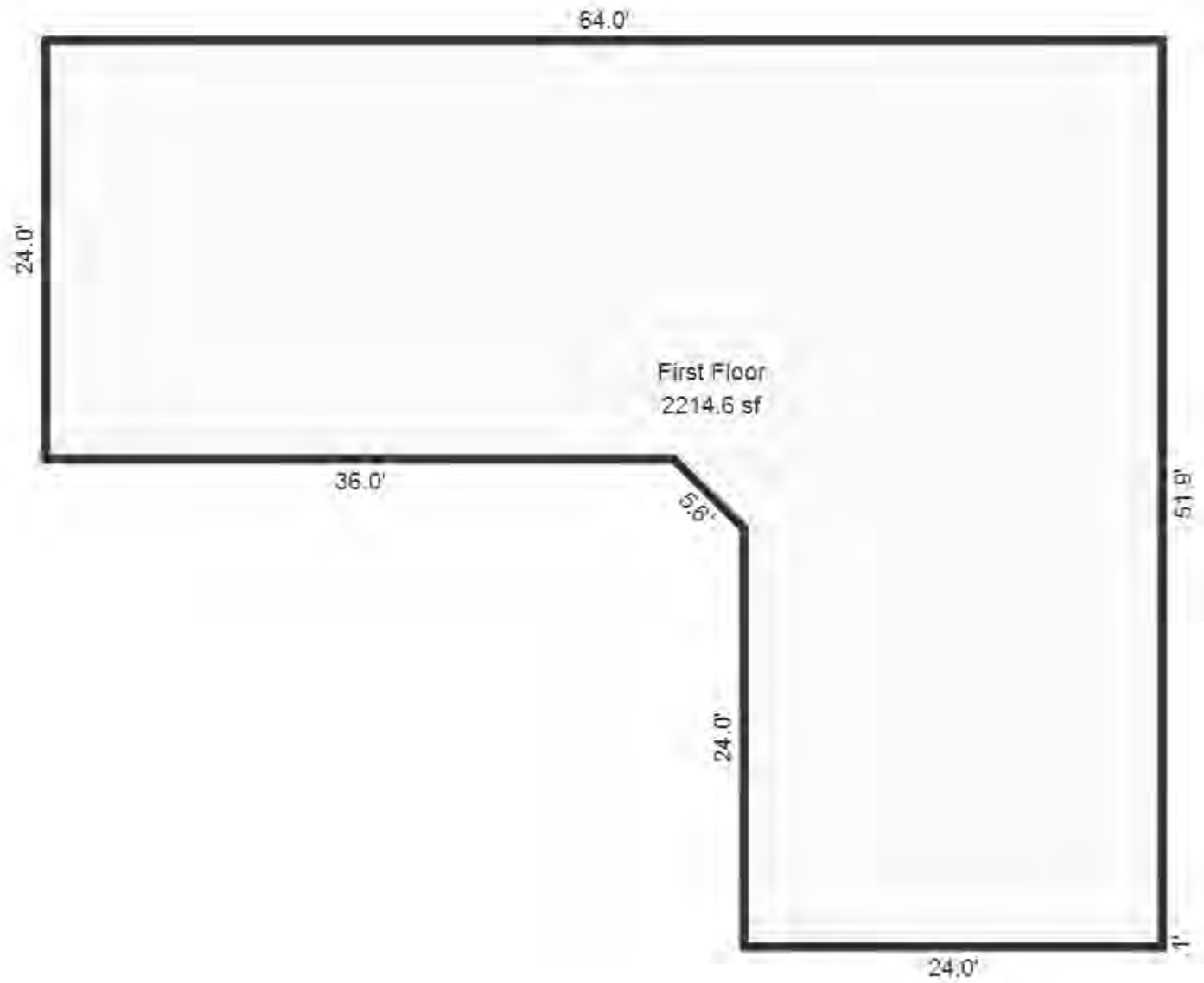
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 12 UNITS + MGR UNIT Calculator Occupancy: Motels																			
Class: D Floor Area: 4,428 Gross Bldg Area: 4,428 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght : 9	<table border="1"> <tr><th colspan="6">Construction Cost</th></tr> <tr><th>High</th><th>Above Ave.</th><th>Ave.</th><th>X</th><th>Low</th><th></th></tr> <tr><td>**</td><td>**</td><td></td><td></td><td></td><td></td></tr> </table>	Construction Cost						High	Above Ave.	Ave.	X	Low		**	**				
Construction Cost																			
High	Above Ave.	Ave.	X	Low															
**	**																		
Depr. Table : 3% Effective Age : 12 Physical %Good: 69 Func. %Good : 100 Economic %Good: 100	<p>** ** Calculator Cost Data ** **</p> <p>Quality: Average</p> <p>Heat#1: Individual thru-wall Heat Pu 100</p> <p>Heat#2: Individual thru-wall Heat Pu 100</p> <p>Ave. SqFt/Story: 2214</p> <p>Total # Units: 12</p> <p>Has Elevators:</p>																		
1988 Year Built 2016 Remodeled	<p>*** Basement Info ***</p> <p>Area: 784</p> <p>Perimeter: 112</p> <p>Type: Utility Basement</p> <p>Heat: Forced Air Furnace</p>																		
Overall Bldg Height	<p>* Mezzanine Info *</p> <p>Area #1:</p> <p>Type #1:</p> <p>Area #2:</p> <p>Type #2:</p>																		
Comments: 7/23/15 APROX MGR UNIT 24X24 , UNITS ARE 24' DEEP AND APT IS SAY 24X24 LESS THE OFFICE. & ON THE 2ND FLOOR IN THE CNR IS THE LAUNDRY ROOM. & RENTAL UNIT	<p>* Sprinkler Info *</p> <p>Area:</p> <p>Type: Average</p>																		

<p><<<<< Calculator Cost Computations >>>>></p> <p>Class: D Quality: Average</p> <p>Total Floor Area: 4428 # of Units: 12</p>											
<p>Base Rate for Upper Floors = 112.88</p> <p>Utility Basement Basement, Base Rate for Basement = 44.73</p> <p>(Basement Fireproofing Rate = 0.00)</p>	<p>(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 8.58 100%</p> <p>(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 8.58 100%</p> <p>Combined Heating System adjustment: 17.16 100%</p> <p>Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 10.14</p> <p>Adjusted Square Foot Cost for Upper Floors = 130.04</p> <p>Adjusted Square Foot Cost for Basement = 54.87</p>										
<p>Total Floor Area: 4,428</p> <p>Basement Area: 784</p>	<p>Base Cost New of Upper Floors = 575,817</p> <p>Base Cost New of Basement = 43,018</p>										
<p>Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0</p>	<p>Reproduction/Replacement Cost = 618,835</p> <p>Total Depreciated Cost = 426,996</p>										
<p>Unit in Place Items</p> <p>WATER SOFTNER</p>	<table border="1"> <tr> <th>Rate</th> <th>Quantity</th> <th>Arch</th> <th>%Good</th> <th>Depr.Cost</th> </tr> <tr> <td>1620.96</td> <td>2</td> <td>1.00</td> <td>69</td> <td>2,237</td> </tr> </table>	Rate	Quantity	Arch	%Good	Depr.Cost	1620.96	2	1.00	69	2,237
Rate	Quantity	Arch	%Good	Depr.Cost							
1620.96	2	1.00	69	2,237							
<p>ECF (2201 COMMERCIAL)</p> <p>Replacement Cost/Floor Area= 140.49</p>	<p>1.600 => TCV of Bldg: 1 = 686,773</p> <p>Est. TCV/Floor Area= 155.10</p>										

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SC ENTERPRISES LLC	SUDSLAND LLC	1,000,000	04/15/2020	WD	03-ARM'S LENGTH	2020002397	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5915 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST	Commercial, Add/Alter/Repa	03/10/2020	PB20-0027	100% FINIS	
Owner's Name/Address	P.R.E. 0%	SOLAR	02/17/2020	LU20-02	100% FINIS	
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33	Electrical	02/07/2020	PE20-0057	100% FINIS	
	2024 Est TCV 1,960,041 TCV/TFA: 134.53	Commercial, Add/Alter/Repa	04/09/2018	PB18-0160	100% FINIS	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L174 P784 L254 P157 L257 P872 L315 P589 L477 P472/98 PRT GOVT LOT 4 COM AT S 1/4 POST TH N 33 FT TH W 33 FT TH N 198 FT TH W 165 FT AS POB TH W 165 FT TO ELY LN RAY STREET TH N ALG E LN RAY ST 198 FT TH E 165 FT TH S 198 FT TO POB SEC 22 T29N R14W.	X		* Factors *								
			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
			2000 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								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
VILLAGE SAMPLER	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
		Gravel Road	D/W/P: 4in Concrete	6.36	11482	50	36,513
		Paved Road	D/W/P: Asphalt Paving	2.83	17872	50	25,289
		Storm Sewer	Wood Frame	20.38	216	100	4,402
		Sidewalk	Residential Local Cost Land Improvements				
		Water	Description	Rate	Size	% Good	Cash Value
		Sewer	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
		Electric	Commercial Local Cost Land Improvements				
		Gas	Description	Rate	Size	% Good	Cash Value
		Curb	SEPTIC TANK 2000 GAL	0.00	2	0	100
		Street Lights	DRAIN FIELD	0.00	1	0	100
		Standard Utilities	CONCRETE 4CU	2.75	11482	0	100
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 68,704				



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling			2024	151,900	828,100	980,000			819,653C
Low			2023	151,900	784,700	936,600			780,622C
High			2022	151,900	592,200	744,100			743,450C
Landscaped			2021	187,900	531,800	719,700			719,700S
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

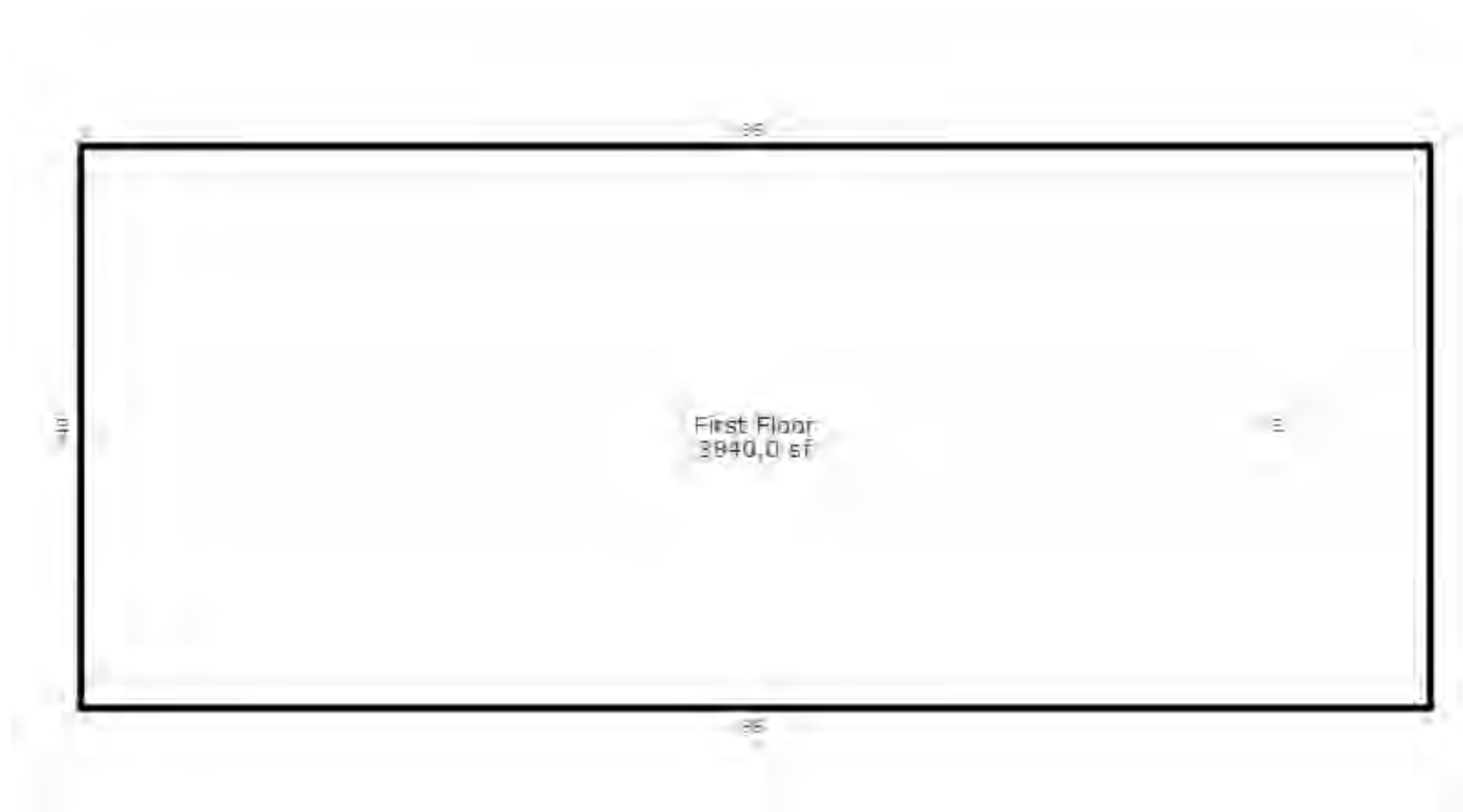
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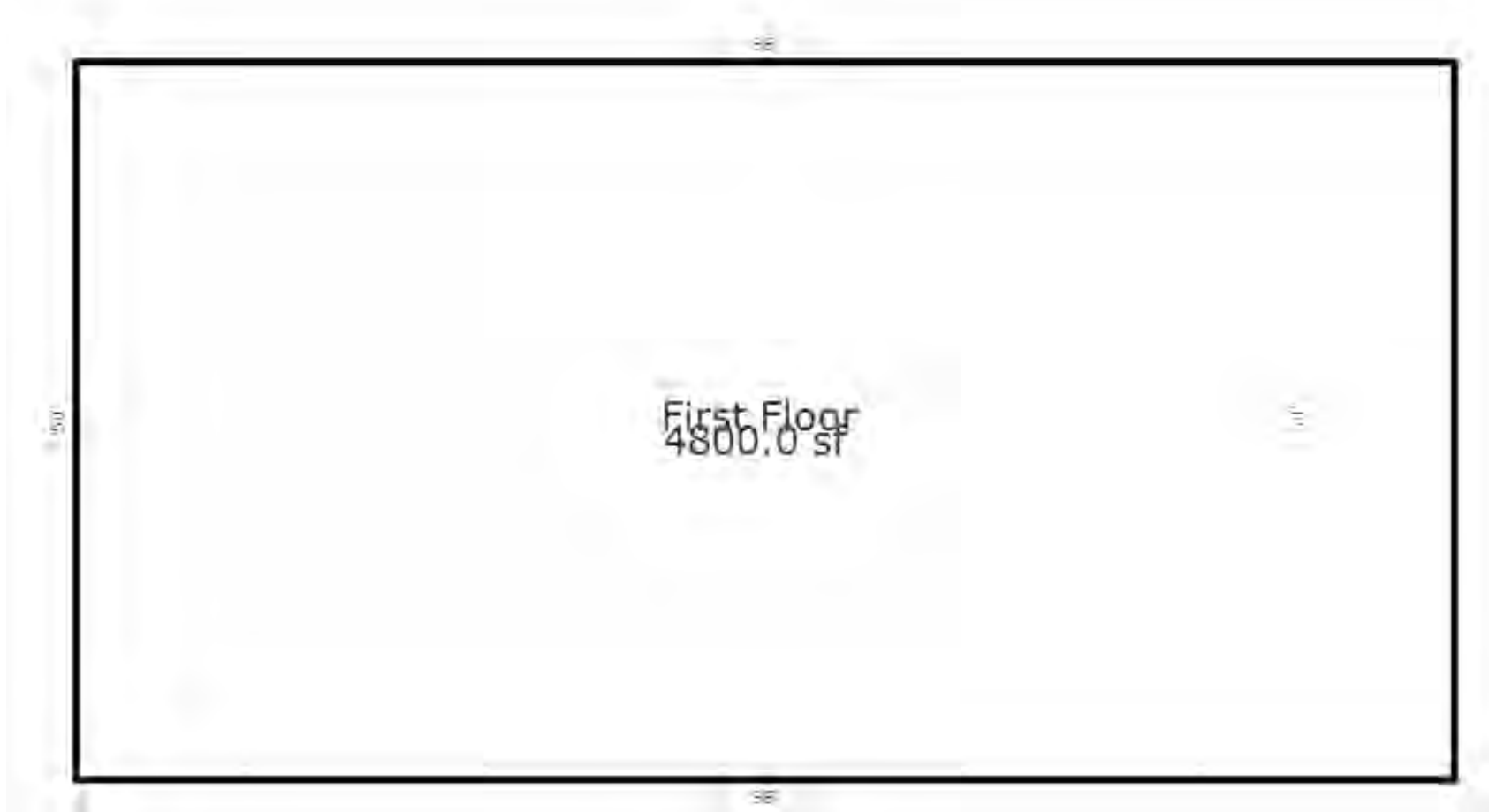
Desc. of Bldg/Section: 40'X96' EAST BLDG Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 3,840 Gross Bldg Area: 14,570 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 272 Overall Building Height: 8		
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 69.81 (10) Heating system: Package Heating & Cooling Cost/SqFt: 17.69 100% Adjusted Square Foot Cost for Upper Floors = 87.50 Total Floor Area: 3,840 Base Cost New of Upper Floors = 336,001 Reproduction/Replacement Cost = 336,001 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 248,641 Unit in Place Items Rate Quantity Arch %Good Depr.Cost PATIO ROOF WBCL 4.03 786 1.00 100 3,168 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 402,894 Replacement Cost/Floor Area= 88.33 Est. TCV/Floor Area= 104.92	
Depr. Table : 2.5% Effective Age : 12 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 3840 Ave. Perimeter: 272 Has Elevators:						
1988 Year Built 2018 Remodeled		*** Basement Info *** Area: Perimeter: Type:						
8 Overall Bldg Height		Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		* Sprinkler Info * Area: Type:						

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical							
(3) Frame:				3-Piece Baths				Wash Bowls											
				2-Piece Baths				Water Heaters											
				Shower Stalls				Wash Fountains											
				Toilets				Water Softeners											
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit				Incandescent							
								Rigid Conduit				Fluorescent							
								Armored Cable				Mercury							
								Non-Metallic				Sodium Vapor							
								Bus Duct				Transformer							
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure:				(40) Exterior Wall:							
				Gas Oil				Coal Stoker				Hand Fired Boiler				Thickness			
												Bsmnt Insul.							
(6) Ceiling:								(14) Roof Cover:											

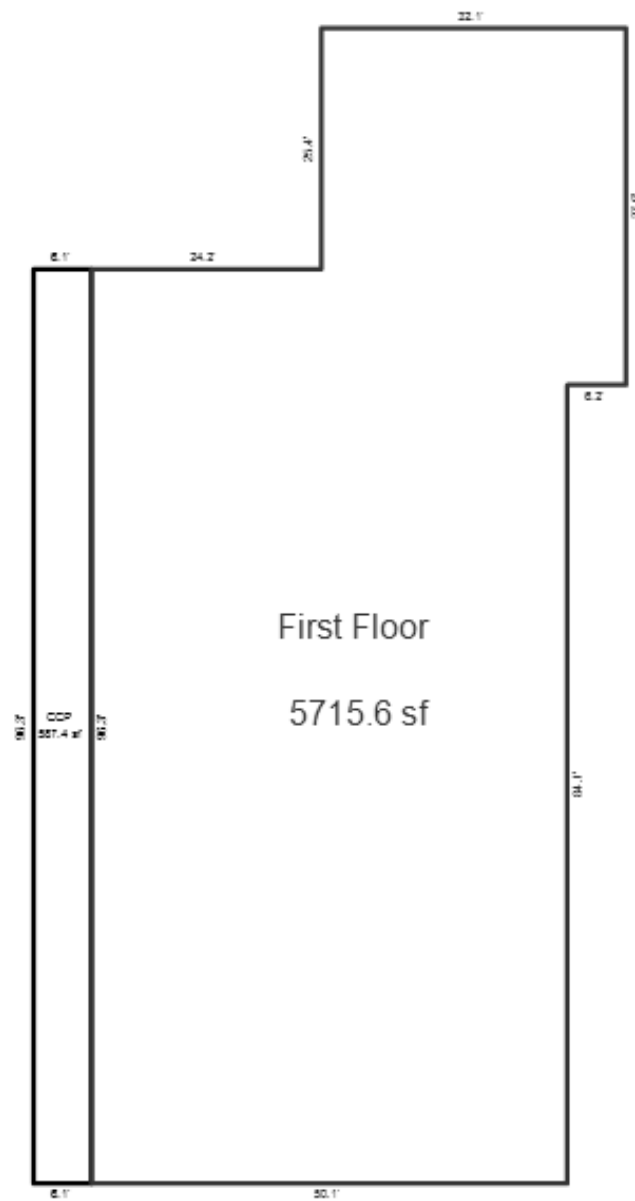
*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***



First Floor

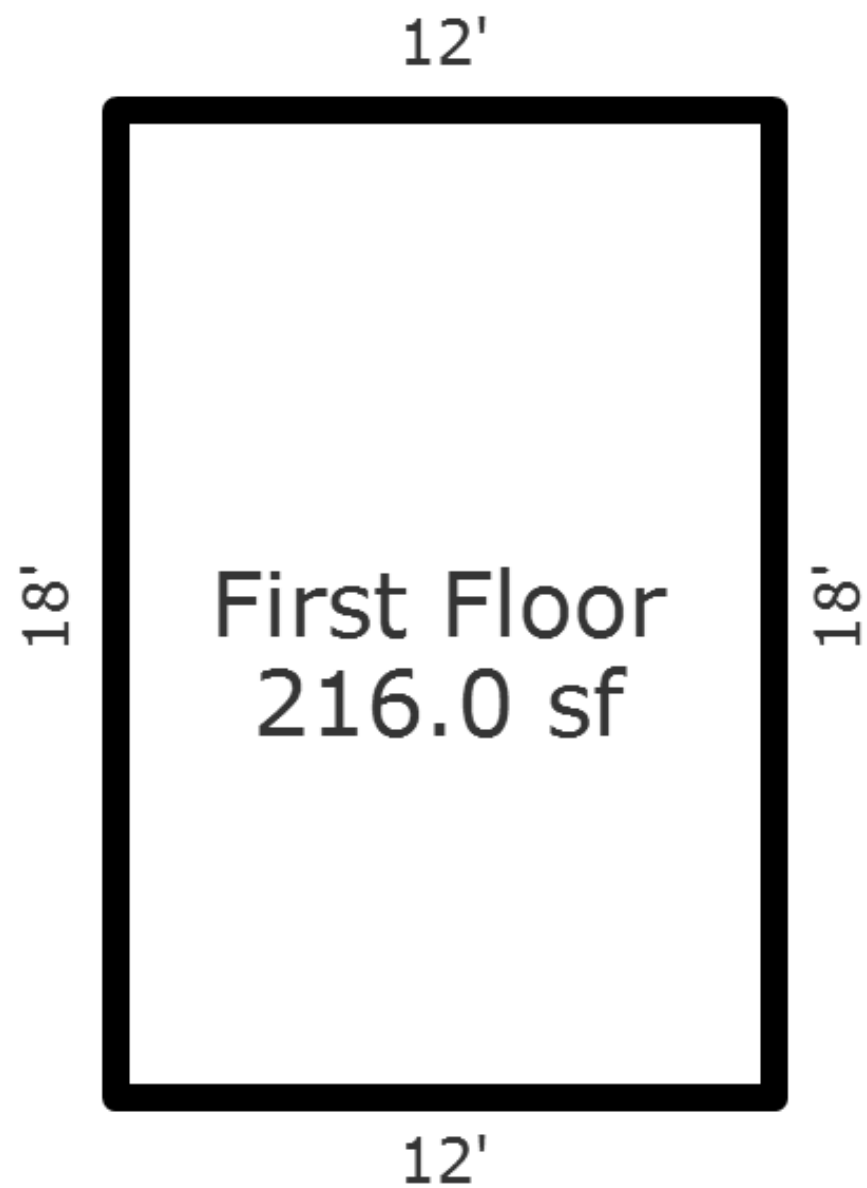
5715.6 sf

587.4 sq ft

Desc. of Bldg/Section: LAND IMPROVEMENTS-2021 Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 216 Gross Bldg Area: 14,570 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 60	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 44.49 Adjusted Square Foot Cost for Upper Floors = 44.49	
Year Built Remodeled		Total Floor Area: 216 Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0	
Overall Bldg Height		Base Cost New of Upper Floors = 9,609 Reproduction/Replacement Cost = 9,609 Total Depreciated Cost = 7,879	
Comments: @ NE CNR OF PARCEL		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 4 = 12,607 Replacement Cost/Floor Area= 44.49 Est. TCV/Floor Area= 58.37	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 216 Ave. Perimeter: 60 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Average	
		2-Piece Baths		Water Heaters		Many Many	
		Shower Stalls		Wash Fountains		Unfinished Unfinished	
		Toilets		Water Softeners		Typical Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELLER	SUTHERLAND	100,000	03/31/1994	WD	03-ARM'S LENGTH	305:645	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6026 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/10/2024	PE23-0804	
Owner's Name/Address	P.R.E. 0%		Electrical	07/18/2022	PE22-0521	100% FINIS
SUDSLAND LLC SUTHERLAND PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33		Plumbing	07/15/2022	PP22-0230	100% FINIS
	2024 Est TCV 1,529,902 TCV/TFA: 258.87		Commercial, Add/Alter/Repa	03/07/2022	PB22-0034	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
L287 P124 L301 P396 L383 P731/94 L698 P266/03 L831 P824/04 PRT OF GOVT LOT 4 SEC 22 BEG 121 FT N & 33 FT W OF S 1/4 SEC COR TH N 110 FT TH W 165 FT TH S 122 FT TH S 88 DEG 54' E 85 FT TH N 12 FT TH S 88 DEG 54' E 80 FT TO POB TOGETHER WITH EASEMENT SEC 22 T29N R14W.			2000 COMME \$12/SQFT	110.00	165.00	12.00000	100	0 100*	217,974
Comments/Influences			* 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	

Topography of Site	Land Improvement Cost Estimates				
	Description	Rate	Size % Good	Cash Value	
Dirt Road	D/W/P: Crushed Rock	2.38	634 50	754	
Gravel Road	D/W/P: 3.5 Concrete	6.91	390 50	1,347	
Paved Road	D/W/P: Flagstone/Sand	22.05	500 50	5,512	
Storm Sewer	Wood Frame	30.05	105 97	3,060	
Sidewalk	Metal Prefab/Conc.	29.17	75 97	2,122	
Water	Commercial Local Cost Land Improvements				
Sewer	Description	Rate	Size % Good	Arch Mult	Cash Value
Electric	WATER WELL 4"-6"	0.00	1 0	100	0
Gas	SEPTIC TANK 1000 GAL	0.00	1 0	100	0
Curb	DRAIN FIELD	0.00	1 0	100	0
Street Lights	Ad-Hoc Unit-In-Place Items				
Standard Utilities	Description	Rate	Size % Good	Cash Value	
Underground Utils.	/CI16/YARI/PATR/PICSL	17.20	180 100	3,096	
	Total Estimated Land Improvements True Cash Value =				15,891



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	109,000	656,000	765,000			505,507C
2023	109,000	620,500	729,500			481,436C
2022	109,000	445,700	554,700			430,511C
2021	136,200	400,300	536,500			416,758C

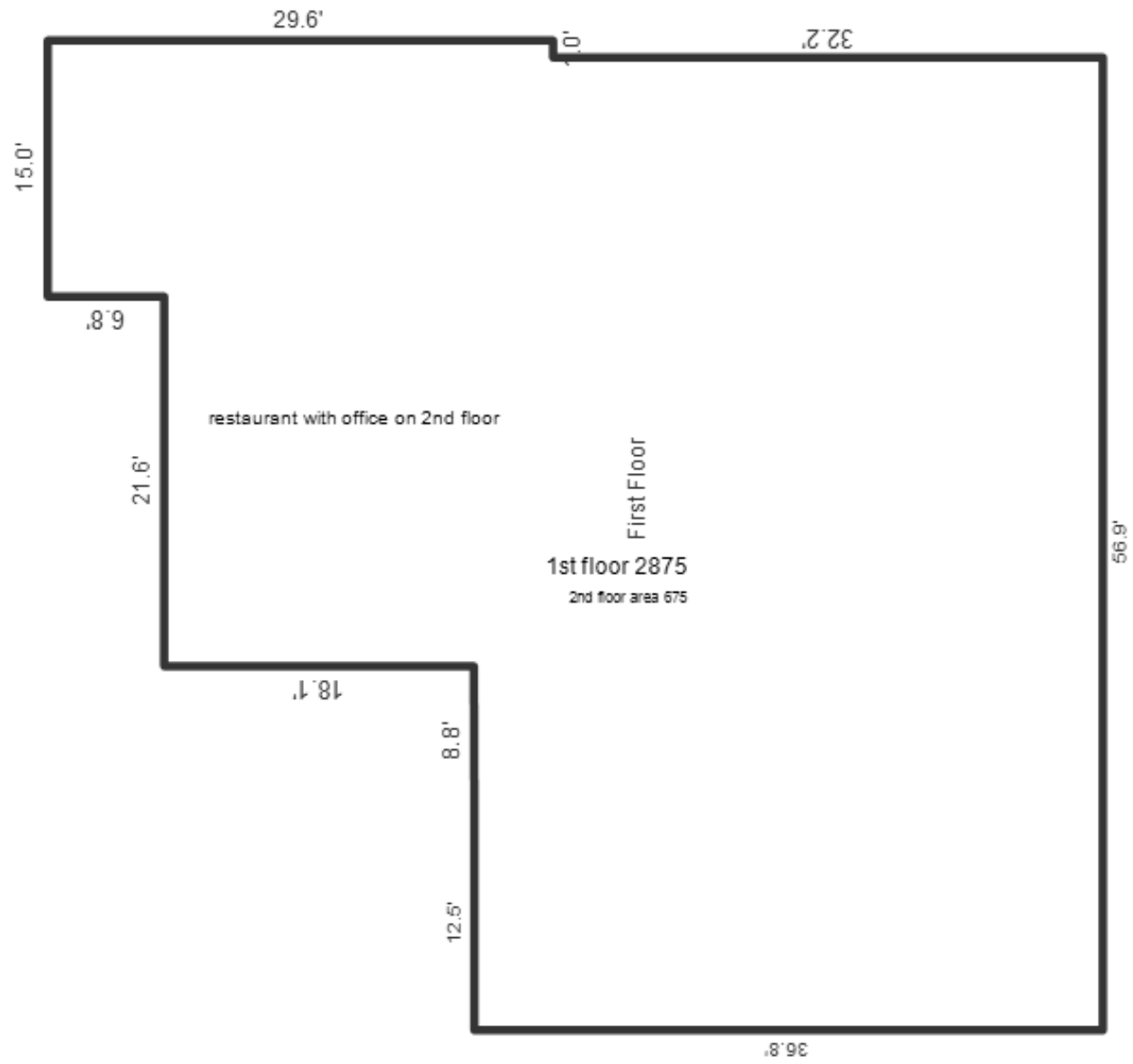
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAFE Calculator Occupancy: Restaurants		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Stories: 2 Story Height: 16 Perimeter: 229 Overall Building Height: 16						
Class: D Floor Area: 3,550 Gross Bldg Area: 5,910 Stories Above Grd: 2 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 3% Effective Age : 12 Physical %Good: 69 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1775 Ave. Perimeter: 229 Has Elevators:						
Year Built 2018 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
16 Overall Bldg Height		*** Basement Info *** * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments: REMODEL ADDING 2ND FLOOR 2003		* Sprinkler Info * Area: Type:						
Base Rate for Upper Floors = 200.92 (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.85 100% Adjusted Square Foot Cost for Upper Floors = 226.77 Total Floor Area: 3,550 Base Cost New of Upper Floors = 805,035 Reproduction/Replacement Cost = 805,035 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0 Total Depreciated Cost = 555,474		Unit in Place Items WOOD COVER WALK Rate Quantity Arch %Good Depr.Cost 4.03 384 1.00 97 1,501 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 891,160 Replacement Cost/Floor Area= 227.21 Est. TCV/Floor Area= 251.03						

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Average	
		2-Piece Baths		Water Heaters		Many Many	
		Shower Stalls		Wash Fountains		Unfinished Unfinished	
		Toilets		Water Softeners		Typical Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

*** Information herein deemed reliable but not guaranteed***

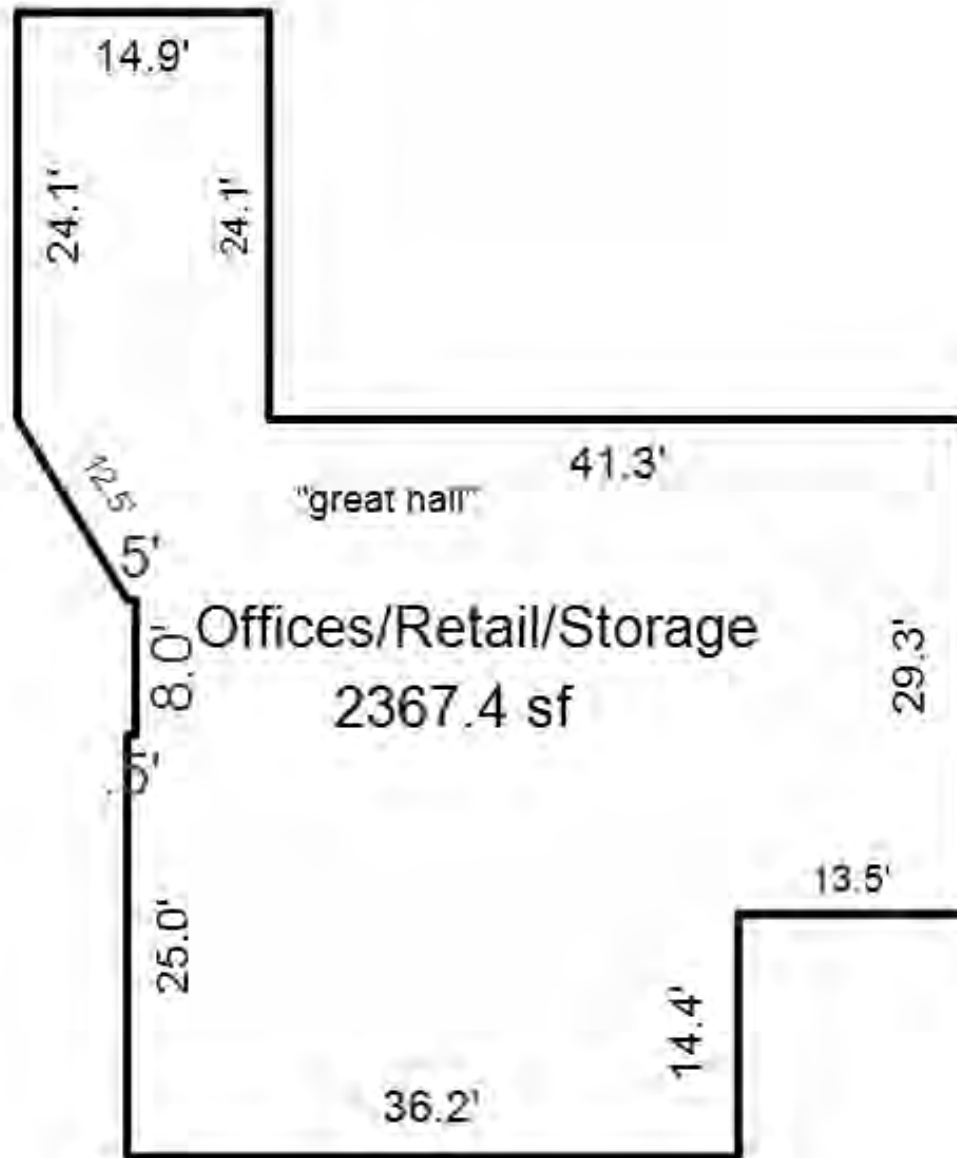


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PACKAGED CHERRY PRODUCTS STORE Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 2,360 Gross Bldg Area: 5,910 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: D Quality: Average Stories: 1 Story Height: 16 Perimeter: 244 Overall Building Height: 16	
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 127.28 (10) Heating system: Package Heating & Cooling Cost/SqFt: 23.74 100% Adjusted Square Foot Cost for Upper Floors = 151.02	
2003 Year Built Remodeled 16 Overall Bldg Height		Total Floor Area: 2,360 Base Cost New of Upper Floors = 356,406 Reproduction/Replacement Cost = 356,406 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 253,048	
Comments:		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 404,877 Replacement Cost/Floor Area= 151.02 Est. TCV/Floor Area= 171.56	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2360 Ave. Perimeter: 244 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:					
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness		Bsmnt Insul.	
(6) Ceiling:		Gas Oil		Coal Stoker		Hand Fired Boiler			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN DANIEL J & ANNE E	SUDSLAND LLC	145,000	03/15/2018	WD	03-ARM'S LENGTH	L1324P721	PROPERTY TRANSFER	100.0
GLEN ARBOR MARKETS INC	WIESEN DANIEL & ANNE E H&	1	09/15/1995	QC	09-FAMILY	410P547	OTHER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6540 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	04/23/2023	LU23-07	100% FINIS
Owner's Name/Address	P.R.E. 0%					
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636-0265	MAP #: 33					
	2024 Est TCV 180,079 TCV/TFA: 142.92					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Rate %Adj.	Reason	Value			
L271 P881 L288 P352/88 L307 P230/90 L404 P943 L410 P547/95 PRT GOVT LOT 4 BEG 33 FT N & 198 FT W OF S 1/4 SEC COR TH N 88 DEG 45' 45" W 67.76 FT TH N 01 DEG 23' E 65.99 FT TH S 88 DEG 45' 45" E 66.34 FT TH S 66 FT TO POB SEC 22 T29N R14W.			Dirt Road	67.76	66.00	1.0000	0.0000	0	100*	NO DRAIN FIELD	0
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
	D/W/P: Asphalt Paving	3.26	364 50	593
	D/W/P: 5in Ren. Conc.	9.38	160 50	750
	D/W/P: 5in Ren. Conc.	9.38	65 50	305
	Metal Prefab/Conc.	24.58	160 97	3,815
	Metal Prefab/Conc.	30.68	62 97	1,845
	Total Estimated Land Improvements True Cash Value =			7,308



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	26,900	63,100	90,000			75,524C
TPC	12/12/2022	INSPECTED	2023	26,900	59,700	86,600			71,928C
TPC	09/21/2017	INSPECTED	2022	26,900	44,500	71,400			68,503C
WAS	06/23/2007	INSPECTED	2021	33,700	40,000	73,700			66,315C

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Desc. of Bldg/Section:
 Calculator Occupancy: Warehouses - Storage

Class: D
 Floor Area: 1,260
 Gross Bldg Area: 1,260
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 10
 Physical %Good: 78
 Func. %Good : 100
 Economic %Good: 100

1988	Year Built Remodeled
10	Overall Bldg Height

Comments:
 NO SEWER, SHARED WELL.
 FINISHED & INSULATED
 INTERIOR BUT NO
 BATHROOM. CONSTRUCTION
 - ESTIMATED TO BE WHEN
 HOTEL WAS BUILT, SAME
 OWNER. - TIM

Calculator Cost Computations

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 144
 Overall Building Height: 10

Base Rate for Upper Floors = 62.21

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.02 100%
 Adjusted Square Foot Cost for Upper Floors = 68.23

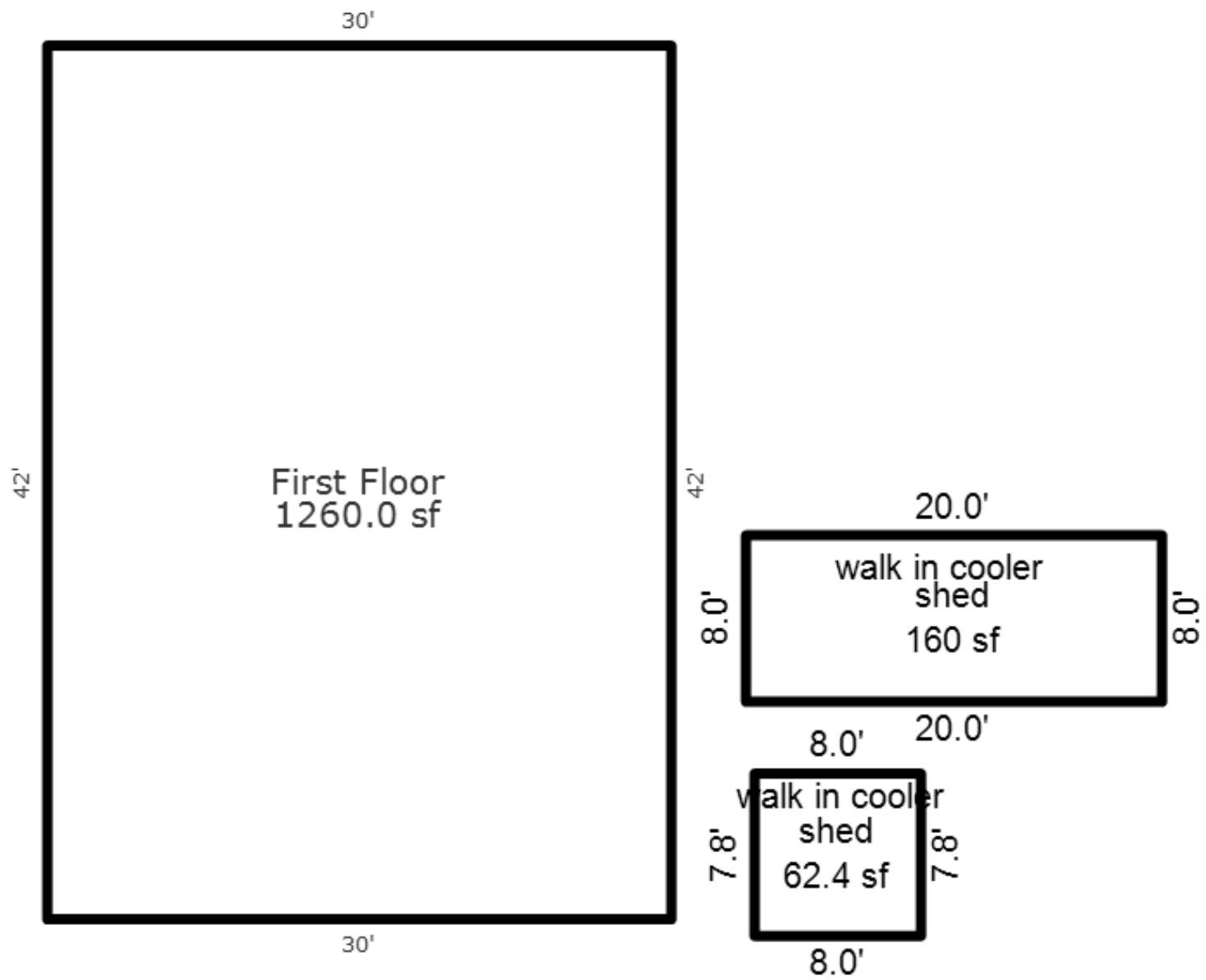
Total Floor Area: 1,260 Base Cost New of Upper Floors = 85,970
 Reproduction/Replacement Cost = 85,970
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 67,057

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI8/WALB/-15TF/150	3840.96	1	1.00	93	3,572
/CI8/WALB/-45TF/100	3981.91	1	1.00	93	3,703

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 118,931
 Replacement Cost/Floor Area= 74.44 Est. TCV/Floor Area= 94.39

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:	
(6) Ceiling:	Gas Oil		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GLEN ARBOR STATE STREET L	75 MILL ST LLC	350,000	09/09/2022	WD	09-FAMILY	2022005265	DEED	100.0		
IHME LINDA L	GLEN ARBOR STATE STREET L	0	01/15/2003	QC	09-FAMILY	701P601	DEED	0.0		
PETRAS	IHME	215,000	10/20/1997	MLC	16-LC PAYOFF	456:547	OTHER	0.0		
GLEN ARBOR MARKETS	PETRAS	198,000	06/02/1995	WD	03-ARM'S LENGTH	404:950	OTHER	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status
6546 W STATE ST		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 33		2024 Est TCV 456,207 TCV/TFA: 207.37		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
75 MILL ST LLC PO BOX 407 GLEN ARBOR MI 49636		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		X		Dirt Road		66.00 118.00 1.0000 0.0000 0 100*				
L404 P950 L456 P547/97 L701 P601/03 PRT OF GOVT LOT 4 SEC 22 COM S 1/4 COR SD SEC TH N 88 DEG 45'45" W ALG S LN SD SEC 198 FT TH N 0 DEG 09' E 33 FT TH N 88 DEG 45'45" W 67.76 FT TO POB TH CONT N 88 DEG 45'45" W 116.48 FT TO ELY R/W S RAY ST (M-22) TH ALG SD R/W N 01 DEG 07'05" W 66.04 FT TH S 88 DEG 45'45" E 119.36 FT TH S 01 DEG 23' W 65.99 FT TO POB TOGETHER WITH WELL & WATER LINE EASEMENT SEC 22 T29N R14W.		X		Gravel Road		2000 COMME \$12/SQFT 7797 SqFt 12.00000 125 CORNER PARCEL INFLUENCE 1				
Comments/Influences		X		Paved Road		* denotes lines that do not contribute to the total acreage calculation.				
		X		Storm Sewer		66 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 116,959				
		X		Sidewalk		Land Improvement Cost Estimates				
		X		Water Sewer		Description Rate Size % Good Cash Value				
		X		Electric		D/W/P: Patio Blocks 16.38 200 0 0				
		X		Gas		Residential Local Cost Land Improvements				
				Curb		Description Rate Size % Good Arch Mult Cash Value				
				Street Lights		LAND IMPROVEMENTS 25 2,500.00 1 100 2,500				
				Standard Utilities		Commercial Local Cost Land Improvements				
				Underground Utils.		Description Rate Size % Good Arch Mult Cash Value				
				Topography of Site		WATER WELL 4"-6" 0.00 1 91 100 0				
		X		Level		SEPTIC TANK 2000 GAL 0.00 1 91 100 0				
				Rolling		DRAIN FIELD 0.00 1 91 100 0				
				Low		Total Estimated Land Improvements True Cash Value = 2,500				
		X		High		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
				Landscaped		Who When What 2024 58,500 169,600 228,100 228,100S				
				Swamp		TPC 12/12/2013 INSPECTED 2023 58,500 160,500 219,000 219,000S				
				Wooded		WAS 11/30/2007 INSPECTED 2022 58,500 120,700 179,200 163,672C				
				Pond		2021 73,100 108,300 181,400 158,444C				
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 2,200
 Gross Bldg Area: 2,200
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 10
 Physical %Good: 78
 Func. %Good : 100
 Economic %Good: 100

1995 Year Built
 Remodeled

8 Overall Bldg
 Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 2200
 Ave. Perimeter: 220
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 220
 Overall Building Height: 8

Base Rate for Upper Floors = 95.74

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.91 100%
 Adjusted Square Foot Cost for Upper Floors = 122.65

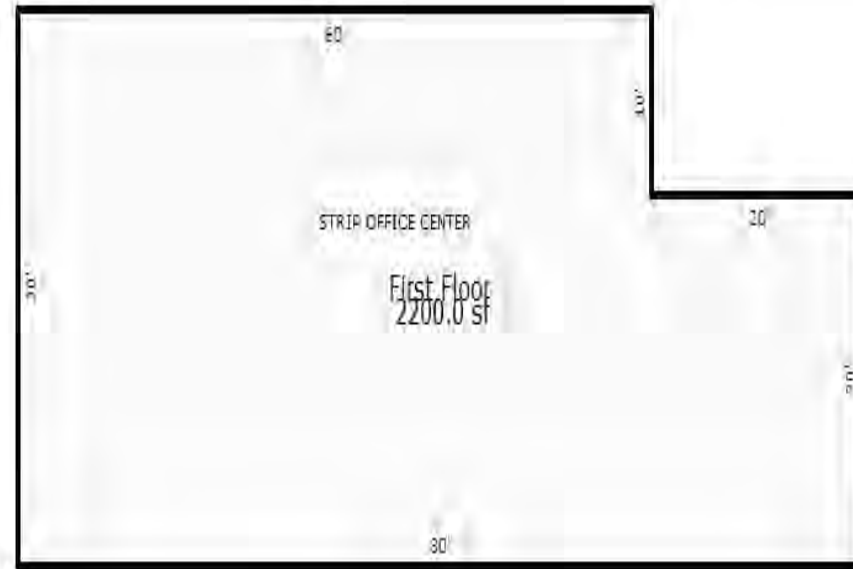
Total Floor Area: 2,200 Base Cost New of Upper Floors = 269,830

Reproduction/Replacement Cost = 269,830
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 210,467

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 336,748
 Replacement Cost/Floor Area= 122.65 Est. TCV/Floor Area= 153.07

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



Energy by Area, Meeting

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWLAND KATHERINE LOLLAR	SUTHERLAND	35,000	06/01/1999	WD	03-ARM'S LENGTH	516:997	OTHER	0.0
KEUNING CHERYL D	ROWLAND LOLLAR KATHERINE	0	10/01/1992	LC	03-ARM'S LENGTH	349P451	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
6534 S STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	06/15/2023	PB23-0179	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	07/15/2022	PP22-0230	100% FINIS
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33		Electrical	03/16/2012	PE12-0071	100% FINIS
	2024 Est TCV 148,156 TCV/TFA: 931.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
L266 P668 L301 P391 L349 P451 L420 P867	X		Dirt Road	33.00	412.50	1.0000	0.0000	0	100*	0	
L451 P094 L516 P997/99 L529P558 L698	X		Gravel Road	75.00	109.00	1.0000	0.0000	0	100*	0	
P266/03 L831 P824/04 PRT GOVT LOT 4 COM S	X		Paved Road	2000	COMME	\$22PSF	5692	SqFt	22.00000	100	125,224
1/4 COR SEC 22 TH N DEG 45' 45" W ALG S	X		Storm Sewer	2000	COMME	\$0/SQFT ROW	7920	SqFt	0.00000	100	0
LN SD SEC 123 FT TO POB TH CONT N 88 DEG	X		Sidewalk	* denotes lines that do not contribute to the total acreage calculation.							
45' 45" W 240 FT TH N 0 DEG 09' E 33 FT	X		Water	108 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 125,224							
TH S 89 DEG 45' 45" E 165 FT TH N 3 DEG	X		Sewer								
45' 45" W 76 FT TH N 88 DEG 45' 45" E	X		Electric								
74.98 FT TH S 109 FT TO POB SEC 22 T29N	X		Gas								
R14W.	X		Curb								
Comments/Influences			Street Lights								
NW CNR STATE & LAKE			Standard Utilities								
			Underground Utils.								



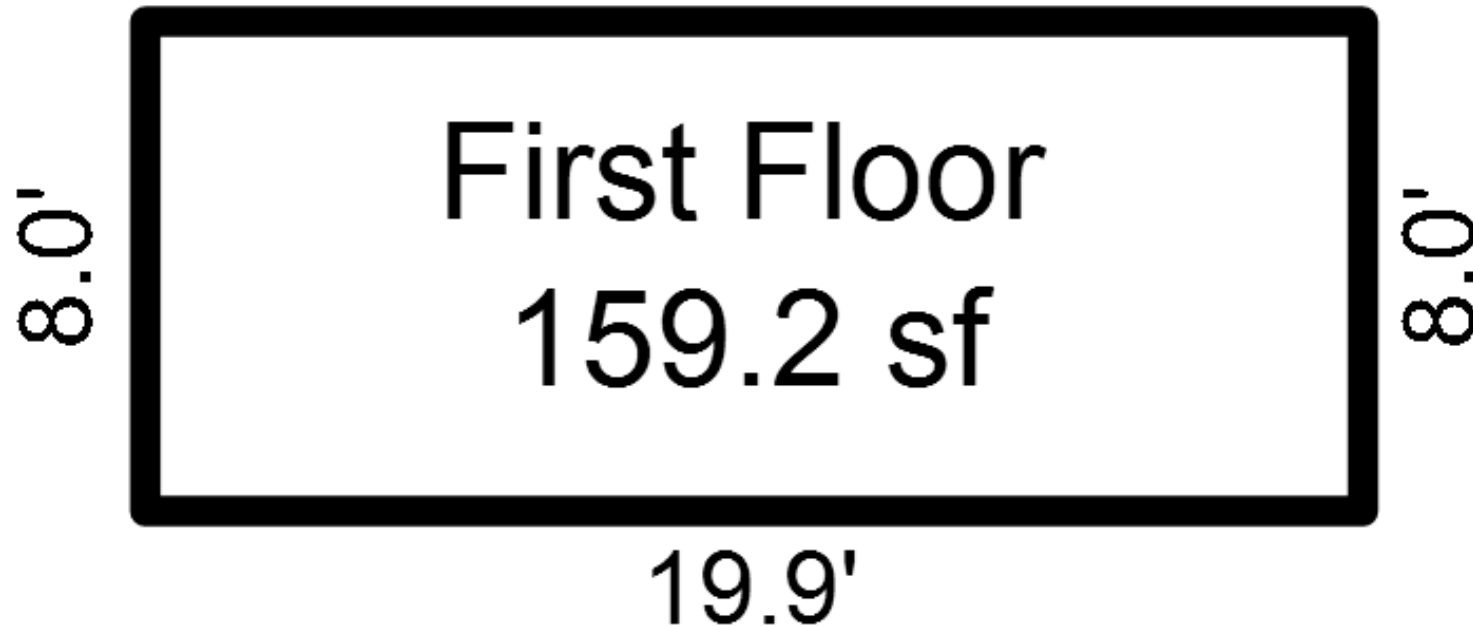
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	62,600	11,500	74,100			38,964C
	Rolling								
	Low								
X	High		2023	62,600	0	62,600			26,157C
	Landscaped								
	Swamp		2022	61,300	0	61,300			24,912C
	Wooded								
	Pond		2021	70,700	0	70,700			24,117C
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/22/2022	INSPECTED							
TPC	11/14/2017	INSPECTED							
WAS	05/15/2010	INSPECTED							

*** Information herein deemed reliable but not guaranteed***

shipping container conversion
ice cream sales

19.9'



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOLLAR	SUTHERLAND	82,000	08/14/1997	WD	03-ARM'S LENGTH	451:99	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6044 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33					
	2024 Est TCV 403,640 TCV/TFA: 370.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L451 P099/97 L698 P266/03 L831 P824/04 PRT GOVT LOT 4 SEC 22 COM S 1/4 COR TH ALG S LN N 88 DEG 54'00" W 33 FT TO POB TH CON N 88 DEG 54'00" W 90.02 FT TH N 109 FT TH S 88 DEG 54'00" E 10.02 FT TH N 12 FT TH S 88 DEG 54'00" E 80 FT TO WLY R/W TH S 121 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	100.00	90.00	1.0000	0.0000	0	100*	0
			Gravel Road	21.00	90.00	1.0000	0.0000	0	100*	0
Comments/Influences	X		2000 COMME \$12/SQFT	10890	SqFt	12.00000	125	CORNER PARCEL INFLUENCE	1	
			* denotes lines that do not contribute to the total acreage calculation.							121 Actual Front Feet, 0.25 Total Acres	Total Est. Land Value =	163,350
CHERRY REPUBLIC-WINERY	X		Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: Flagstone/Sand	27.42	400	97		10,639		
			Total Estimated Land Improvements True Cash Value = 10,639							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	81,700	120,100	201,800			81,020C
X Rolling	2023	81,700	115,500	197,200			77,162C
X Low	2022	81,700	89,000	170,700			71,774C
X High	2021	102,100	80,400	182,500			69,482C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	81,700	120,100	201,800			81,020C
TPC 12/12/2022 INSPECTED	2023	81,700	115,500	197,200			77,162C
TPC 11/14/2017 INSPECTED	2022	81,700	89,000	170,700			71,774C
WAS 10/26/2007 INSPECTED	2021	102,100	80,400	182,500			69,482C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Retail

Class: D
 Floor Area: 1,089
 Gross Bldg Area: 1,089
 Stories Above Grd: 1
 Average Sty Hght : 9
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 5
 Physical %Good: 88
 Func. %Good : 100
 Economic %Good: 100

1960 Year Built
 1997 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 1089
 Ave. Perimeter: 140
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: No Heating or Cooling

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 140
 Overall Building Height: 8

Base Rate for Upper Floors = 119.43

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.27 100%
 Adjusted Square Foot Cost for Upper Floors = 141.70

Total Floor Area: 1,089 Base Cost New of Upper Floors = 154,311

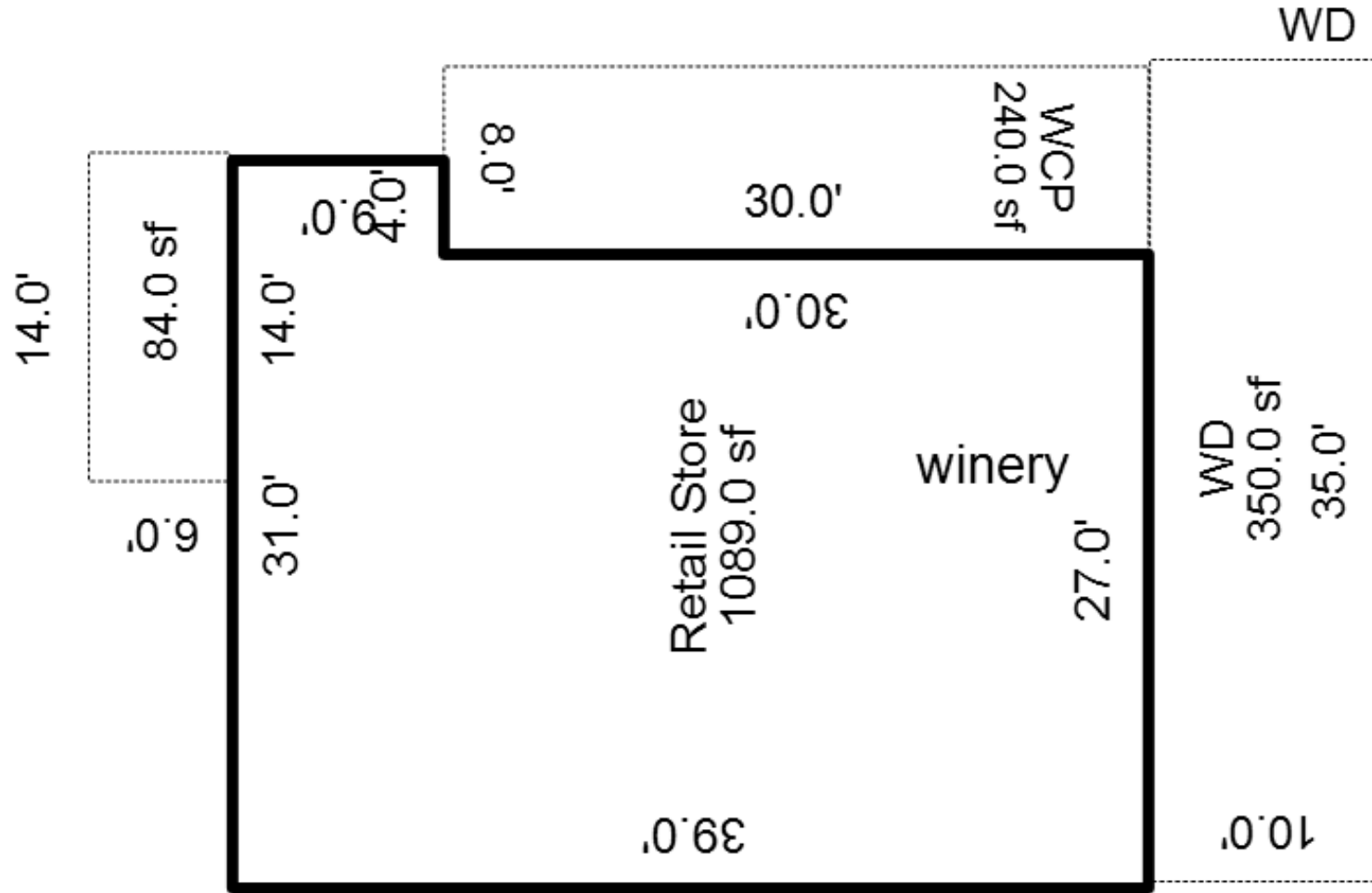
Reproduction/Replacement Cost = 154,311
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 135,794

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	11.43	84	1.00	100	960
WD TW COVERED	11.43	240	1.00	100	2,743
/CI3/PLUAW/WATW/AVG/46	33.83	1	1.00	100	34
WD TW	11.43	350	1.00	100	4,001

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 229,651
 Replacement Cost/Floor Area= 148.81 Est. TCV/Floor Area= 210.88

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical		Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0		
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:		
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MELVIN DARYL R & SHELLEY	MELVIN DARYL R & SHELLEY	0	11/30/2021	WD	09-FAMILY	2021009754	PROPERTY TRANSFER	0.0
PEPPLER WILLIAM & HELEN &	MELVIN DARYL R & SHELLEY	100,000	10/01/1987	LC	16-LC PAYOFF	281P74	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6698 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/12/2021	PM21-0572	100% FINIS
	P.R.E. 0%		Mechanical	04/26/2021	PM21-0329	100% FINIS
Owner's Name/Address	MAP #: 33		Electrical	03/18/2021	PE21-0151	100% FINIS
MELVIN DARYL R & SHELLEY R TRUSTS 1786 YOSIMITE DR OKEMOS MI 48864	2024 Est TCV 2,504,268 TCV/TFA: 1783.6		Res. Add/Alter/Repair	03/09/2021	PB21-0048	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LK MI "A"	18000	98.08	805.67	0.9947	1.1382	18000	100	1,998,687	
98 Actual Front Feet, 1.81 Total Acres Total Est. Land Value =								1,998,687	

X		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Wood Frame	28.79	120	50	1,727				
X		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 =								3,227

X		Topography of Site									
Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	999,300	252,800	1,252,100			357,651C
2023	888,300	190,400	1,078,700			340,620C
2022	797,600	167,000	964,600			324,400C
2021	863,500	158,200	1,021,700			308,035C

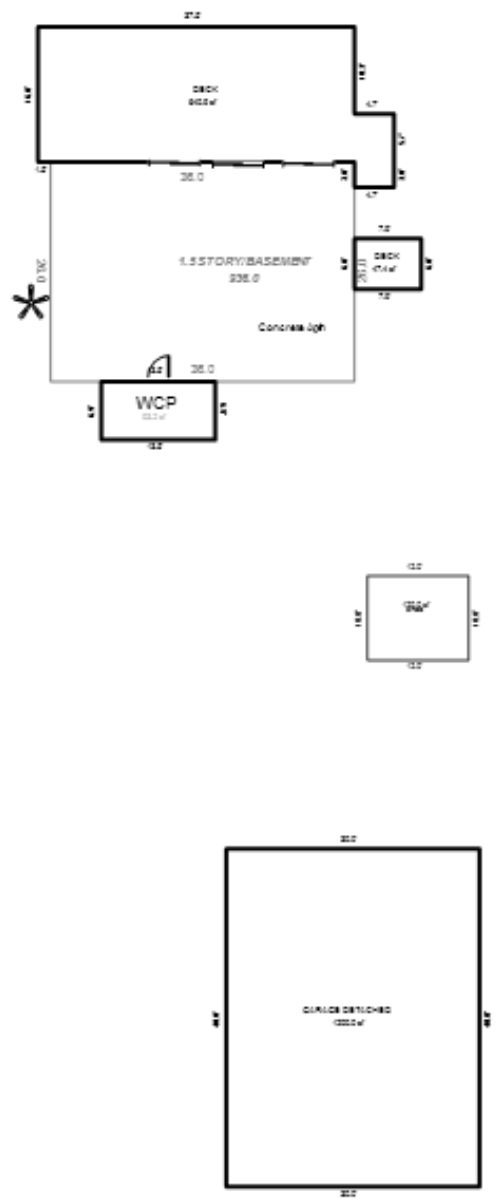
*** Information herein deemed reliable but not guaranteed***



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County of Leelanau, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 93 640 47 93	Type WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1989 201	Remodeled 2017	Trim & Decoration			Ex	X	Ord		Min						
Condition: Average		Size of Closets			Lg	X	Ord		Small						
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Linoleum Other: Carpeted Other:										
(1) Exterior		(6) Ceilings			(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick				150	Amps Service									
X	Insulation	No./Qual. of Fixtures			Ex.	X	Ord.		Min						
(2) Windows		(7) Excavation			No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few						
X	Wood Sash Metal Sash Vinyl Sash	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1	Average Fixture(s)									
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support			1	2000 Gal Septic									
Chimney: Metal		Joists: 2X16X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:										
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:		200,387		140,289	
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		1,518		1,063	
3 Fixture Bath										1		4,777		3,344	
Water/Sewer															
2000 Gal Septic										1		9,941		6,959	
Water Well, 100 Feet										1		5,973		4,181	
Porches															
WCP (1 Story)										93		4,728		3,310	
Deck															
Treated Wood										640		9,126		6,388	
Treated Wood										47		1,766		1,236	
Treated Wood										93		2,535		1,774	
Built-Ins															
Appliance Allow.										1		2,845		1,991	
Fireplaces															
Wood Stove										1		2,624		1,837	
Garages															
Class: C Exterior: Pole (Unfinished)															
Base Cost										1200		29,772		20,840	
Local Cost Items															
GENERATOR										1		1		1	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OBATA MAJEL CHANCE TRUST	KO LAKE STREET LLC	0	08/06/2010	QC	09-FAMILY	2010 1071-768Q	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6716 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KO LAKE STREET LLC 8 MCKNIGHT LN SAINT LOUIS MO 63124	MAP #: 33					
	2024 Est TCV 2,333,475 TCV/TFA: 1808.9					

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			LK MI "A"	18000	98.32	770.87 0.9940 1.1257 18000 100 1,980,464
			98 Actual Front Feet, 1.74 Total Acres			Total Est. Land Value = 1,980,464

Tax Description			Land Improvement Cost Estimates			
L277 P462/87 L825 P838/04 PRT GOVT LOT 4 SEC 22 COM AT SW COR SEC 22 TH N ALG W SEC LN 335.20 FT TH N 78 DEG 31' 10" E ALG C/L STATE HWY M-109 A DISTANCE OF 1327.63 FT TH ELY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.75 FT TO POB TH N 752.61 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 100.61 FT TH S 777.59 FT TH WLY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE LEFT A DISTANCE OF 93.75 FT TO POB SEC 22 T29N R14W	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value
	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
		Street Lights	Total Estimated Land Improvements True Cash Value =			7,500
		Standard Utilities				
		Underground Utils.				



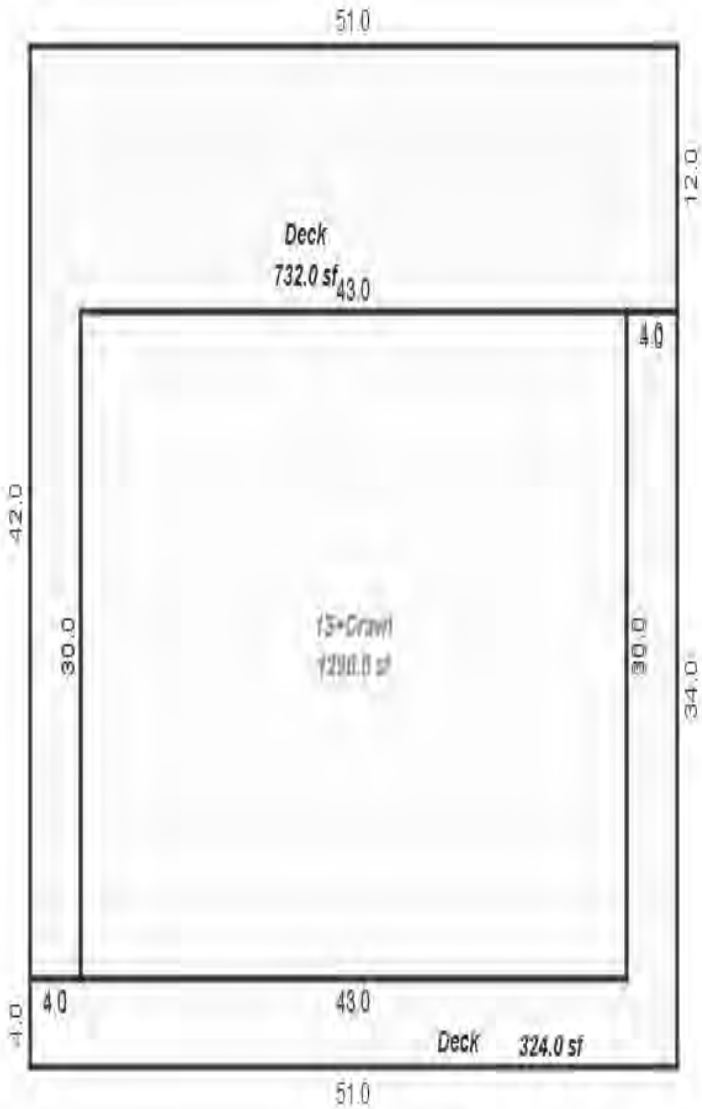
Comments/Influences
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Comments/Influences	Topography of Site								
	X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Rolling		2024	990,200	176,500	1,166,700			691,462C
	Low		2023	880,200	133,700	1,013,900			658,536C
	High		2022	788,400	115,500	903,900			627,178C
	Landscaped		2021	855,400	106,400	961,800			607,143C
	Swamp								
	X Wooded								
	Pond								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	06/15/2016	INSPECTED						
	TPC	03/15/2012	INSPECTED						
	WAS	11/26/2007	INSPECTED						

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 732 324	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: C Effec. Age: 35 Floor Area: 1,290 Total Base New : 204,445 Total Depr Cost: 132,889 Estimated T.C.V: 345,511		Storage Area: No Conc. Floor:			
Yr Built 1968	Remodeled 1987	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1968		
Condition: Average		Lg	X	Ord	Small	150 Amps Service			Ground Area = 1290 SF		Cost New		Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			Floor Area = 1290 SF.		Total		172,089 111,858		
Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Total		172,089 111,858		
(1) Exterior	(6) Ceilings		Other:			No. of Elec. Outlets			Building Areas		Total		172,089 111,858		
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost		Total		172,089 111,858		
X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Story Siding Crawl Space 1,290		Total		172,089 111,858		
(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Other Additions/Adjustments		Total		172,089 111,858		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Total		172,089 111,858		
(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer		Total		172,089 111,858		
X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet		Total		172,089 111,858			
X Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Deck		Total		172,089 111,858		
Chimney: Metal	Lump Sum Items:		Notes:			ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 345,511			Treated Wood Treated Wood		Total		172,089 111,858		
Totals:		204,445		132,889		345,511									

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANN KEVIN M & TAYLOR A	WAGGONER ERIC D & SAMINA	110,000	12/17/2020	WD	03-ARM'S LENGTH	2020008946	PROPERTY TRANSFER	100.0
GILLEN JOSEPH ERIC	VANN KEVIN M & TAYLOR A	94,000	03/16/2015	WD	03-ARM'S LENGTH	1226P20	PROPERTY TRANSFER	100.0
WARD	GILLEN	15,000	06/28/1995	WD	03-ARM'S LENGTH	408:787	OTHER	0.0

Property Address: S FOREST HAVEN DR
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 34

Owner's Name/Address: WAGGONER ERIC D & SAMINA M
 170 MARGATE CT
 LAKE BLUFF IL 60044
 2024 Est TCV 134,787

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements: * Factors * IRREG SHAPE-BACK OFF RD
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 C 100' @ 1400/ 100.00 373.75 1.0000 0.9628 1400 100 134,787
 100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 134,787

Tax Description
 L1226P20 PART OF GOVERNMENT LOT 5, SECTION 22, T29N, R14W, DESCRIBED AS: COMM AT THE SW CNR OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, S88°51'53"E 620.06 FEET TO THE POINT OF BEGINNING; THENCE N11 °29'00'W 104.09 FEET; THENCE, ALONG THE SOUTH LINE OF PIERCE STOCKING DEVELOPMENT NO. 1, N78°30'33"E 319.03 FEET (RECORDED AS N78°31'00"E 319.68 FEET); THENCE ALONG THE WEST LINE OF FOREST HAVEN SUBDIVISION S16°12'16"W 177.42 FEET (RECORDED AS S16°10'00'W 178.15 FEET} TO THE SOUTH LINE OF SAID GOVERNMENT LOT 5; THENCE

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.
- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- X Wetland
- Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	67,400	0	67,400			53,691C
2023	53,000	0	53,000			51,135C
2022	48,700	0	48,700			48,700S
2021	50,000	0	50,000			50,000S

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s) Date Number Status

S FOREST HAVEN DR School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address P.R.E. 0% MAP #: 34

US GOVT NATL PARK 2024 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

9922 W FRONT ST Improved X Vacant Description Frontage Depth Front Depth Rate %Adj. Reason Value

EMPIRE MI 49630 Public * Factors * 4019 SEC 1 PRT OF>80 10000 2.97 Acres 10000 100 29,660

Tax Description Improvements 2.97 Total Acres Total Est. Land Value = 29,660

L244 P959 PRT GOVT LOT 5 LYING S OF HWY Dirt Road

EXC BEG SW COR LOT 66 PIERCE STOCKING DEV Gravel Road

NO 1 TH S 11 DEG 29' E TO S GOVT LOT LN Paved Road

TH E TO W LN FOREST HAVEN SUBD TH N 16 Storm Sewer

DEG 10' E TO S LN PIERCE STOCKING DEV NO Sidewalk

1 TH S 78 DEG 31' W 319.68 FT TO POB ALSO Water

EXC PLAT OF FOREST HAVEN SUBD & PIERCE Sewer

STOCKING DEVELOPMENT NO 1 SEC 22 T29N Electric

R14W 1.5 A M/L. Gas

Comments/Influences Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

Who When What TPC 04/28/2017 INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN GLEN PARTNERSHIP	MARTIN JOHN E TRUST	0	01/31/2007	WD	03-ARM'S LENGTH	930:629	OTHER	0.0
MARTIN GLEN PARTNERSHIP	MARTIN JOHN E TRUST	0	01/31/2007	WD	03-ARM'S LENGTH	930:629	REALTOR	0.0
TURAK & TURAK EDWARDS & H	MARTIN GLEN PARTNERSHIP	41,000	08/08/1986	WD	03-ARM'S LENGTH	266P318	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6404 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	08/30/2022	PB22-0334	100% FINIS
	P.R.E. 0%		Commercial, Add/Alter/Repa	06/29/2022	LU22-14	100% FINIS
Owner's Name/Address	MAP #: 35		Plumbing	06/21/2022	PP22-0192	100% FINIS
MARTIN JOHN E TRUST 4922 W WHISPERING PINES LN GLEN ARBOR MI 49636	2024 Est TCV 837,944 TCV/TFA: 179.97		Electrical	06/10/2022	PE22-0408	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements			* Factors *						
L266 P318 PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 POST TH N ALG N-S 1/4 LN 40 RDS TH E 448.75 FT TO POB TH N PARALLEL TO W LN OF NW 1/4 OF SW 1/4 OF SE 1/4 330 FT TH E 122.25 FT TH S 30 FT TH W 11 FT TH S 300 FT TH W 111.25 FT TO POB SEC 22 T29N R14W .84 A M/L.	Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road			116.75	315.00	1.0000	0.0000	0	100*	0
	Paved Road			2000 COMME \$12/SQFT		36765 SqFt	12.00000	100		441,176
	Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.						
	Sidewalk			117 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 441,176						
	Water			Land Improvement Cost Estimates						
	Sewer			Description	Rate	Size	% Good			Cash Value
	Electric			D/W/P: Asphalt Paving	2.83	10140	0			0
	Gas			Residential Local Cost Land Improvements						
	Curb			Description	Rate	Size	% Good			Cash Value
	Street Lights			LAND IMPROVEMENTS 10	10,000.00	1	100			10,000
	Standard Utilities			Total Estimated Land Improvements True Cash Value = 10,000						
	Underground Utils.									



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	220,600	198,400	419,000			280,829C
Rolling	2023	220,600	187,900	408,500			267,457C
Low	2022	220,600	142,200	362,800			252,340C
High	2021	275,700	128,100	403,800			244,279C
Landscaped	Who When What						
Swamp	TPC 12/12/2022 INSPECTED						
Wooded	TPC 05/13/2022 INSPECTED						
Pond	TPC 08/16/2019 INSPECTED						
Waterfront							
Ravine							
Wetland							
Flood Plain							

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SOUTH BLDG AT ROAD
 Calculator Occupancy: Shopping Centers - Neighborhood

Class: D		Construction Cost				
Floor Area: 2,304		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 4,656		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 8		Heat#1: Package Heating & Cooling 100				
Bsmnt Wall Hght		Heat#2: Package Heating & Cooling 0%				
Depr. Table : 4%		Ave. SqFt/Story: 2304				
Effective Age : 10		Ave. Perimeter: 212				
Physical %Good: 66		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
Year Built	2019	Perimeter:				
Remodeled		Type:				
Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type:				

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 212

Base Rate for Upper Floors = 91.04

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.22 100%
 Adjusted Square Foot Cost for Upper Floors = 110.26

Total Floor Area: 2,304 Base Cost New of Upper Floors = 254,039

Reproduction/Replacement Cost = 254,039

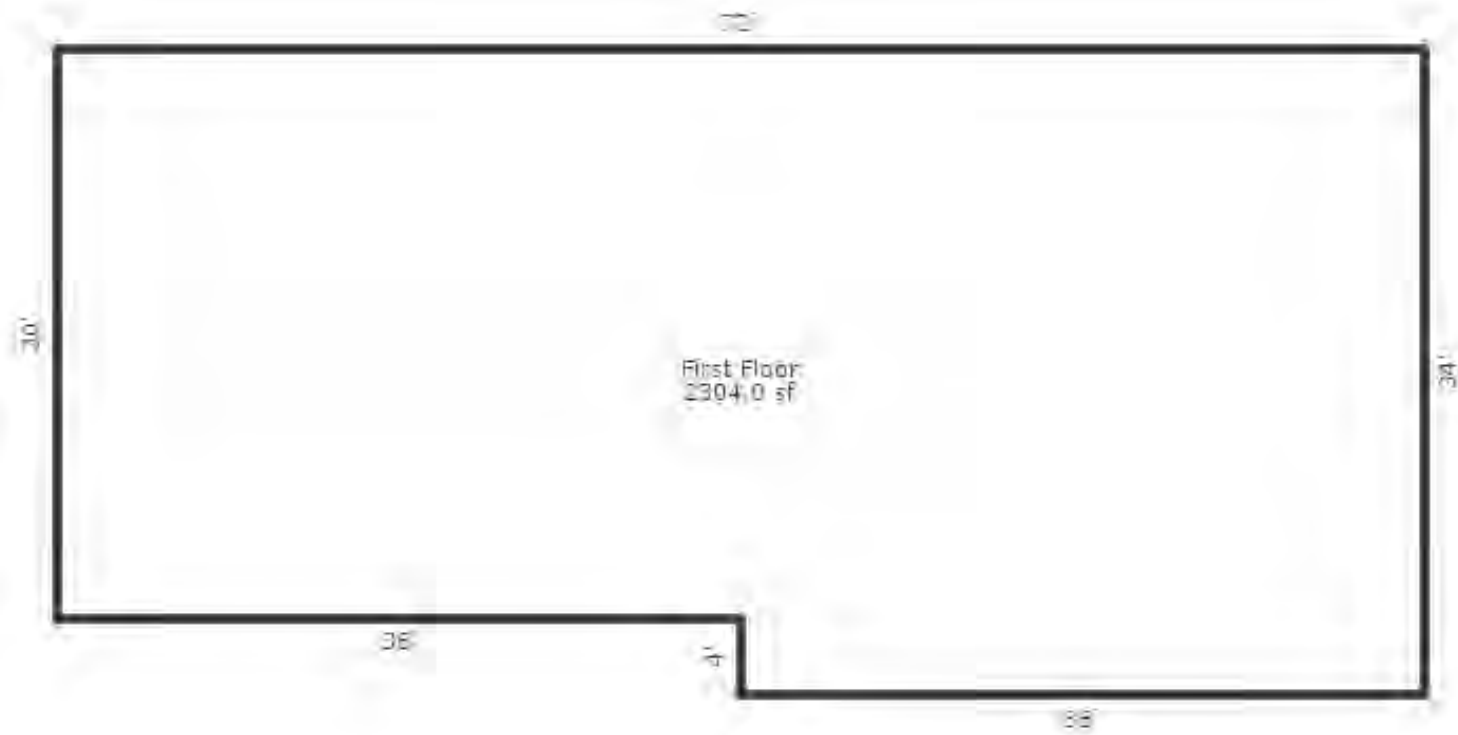
Eff. Age: 10 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 66 /70 /100/100/46.2
 Total Depreciated Cost = 117,366

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
/CI6/STO/BASS/LOWC/WOOT	25.23	220	1.00	100	5,551

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 196,667
 Replacement Cost/Floor Area= 112.67 Est. TCV/Floor Area= 85.36

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		Calculator Cost Computations	
Class: D		Class: D	Quality: Low Cost
Floor Area: 2,352		Stories: 1	Story Height: 8
Gross Bldg Area: 4,656		Perimeter: 200	
Stories Above Grd: 1		Base Rate for Upper Floors = 73.82	
Average Sty Hght : 8		(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.70 100%	
Bsmnt Wall Hght		Adjusted Square Foot Cost for Upper Floors = 92.52	
Depr. Table : 2.5%		Total Floor Area: 2,352	
Effective Age : 10		Base Cost New of Upper Floors = 217,607	
Physical %Good: 78		Reproduction/Replacement Cost = 217,607	
Func. %Good : 100		Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /70 /100/100/54.6	
Economic %Good: 100		Total Depreciated Cost = 118,813	
Year Built Remodeled		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 190,101	
Overall Bldg Height		Replacement Cost/Floor Area= 92.52 Est. TCV/Floor Area= 80.83	
Comments:			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Wash Bowls	
		3-Piece Baths		Wash Bowls		Water Heaters	
		2-Piece Baths		Wash Fountains		Water Softeners	
		Shower Stalls					
		Toilets					
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILTZ WILLIAM J & SUSAN L	JBM PARTNERS, INC.	774,000	08/30/2005	WD	03-ARM'S LENGTH	869/787	REALTOR	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6410 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST	Commercial, Add/Alter/Repa	05/22/2002	PB02-0246		
Owner's Name/Address	P.R.E. 0%	ELECTRICAL	05/02/2002	PE02-0215		
JBM PARTNERS INC C/O DAVIES MARK P.O. BOX 812 TRAVERSE CITY MI 49685-0812	MAP #: 35					
	2024 Est TCV 1,098,734 TCV/TFA: 196.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L263 P314 L309 150/90 L869 P787/05 S 200 FT OF E 80 FT OF FOLLOWING: PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 POST SD SEC TH N ALG N-S 1/4 LN SD SEC 660 FT TH E 335.75 FT TO POB TH N PARALLEL TO W LN OF NW 1/4 OF SW 1/4 OF SE 1/4 SD SEC 330 FT TH E 113 FT TH S 330 FT TH W 113 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	80.00	200.00	1.0000	0.0000	0	100*	0	
	X		Gravel Road	2000	COMME	\$12/SQFT	16000	SqFt	12.00000	100	192,000
	X		Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
	X		Storm Sewer	80	Actual	Front	Feet,	0.37	Total	Acres	Total Est. Land Value = 192,000
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
WESTERN AVENUE GRILL	2024	96,000	453,400	549,400			443,567C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	02/19/2022	INSPECTED	2023	96,000	428,800	524,800			422,445C
TPC	04/22/2019	INSPECTED	2022	96,000	315,700	411,700			402,329C
PSC	08/19/2017	INSPECTED	2021	120,000	283,100	403,100			389,477C

*** Information herein deemed reliable but not guaranteed***

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Desc. of Bldg/Section: BI LEVEL BACK ROOM
 Calculator Occupancy: Restaurants

Class: D
 Floor Area: 4,442
 Gross Bldg Area: 5,594
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 12
 Physical %Good: 69
 Func. %Good : 100
 Economic %Good: 100

1955 Year Built
 1998 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 4442
 Ave. Perimeter: 320
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 320
 Overall Building Height: 8

Base Rate for Upper Floors = 138.17

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.77 100%
 Adjusted Square Foot Cost for Upper Floors = 155.94

Total Floor Area: 4,442 Base Cost New of Upper Floors = 692,685

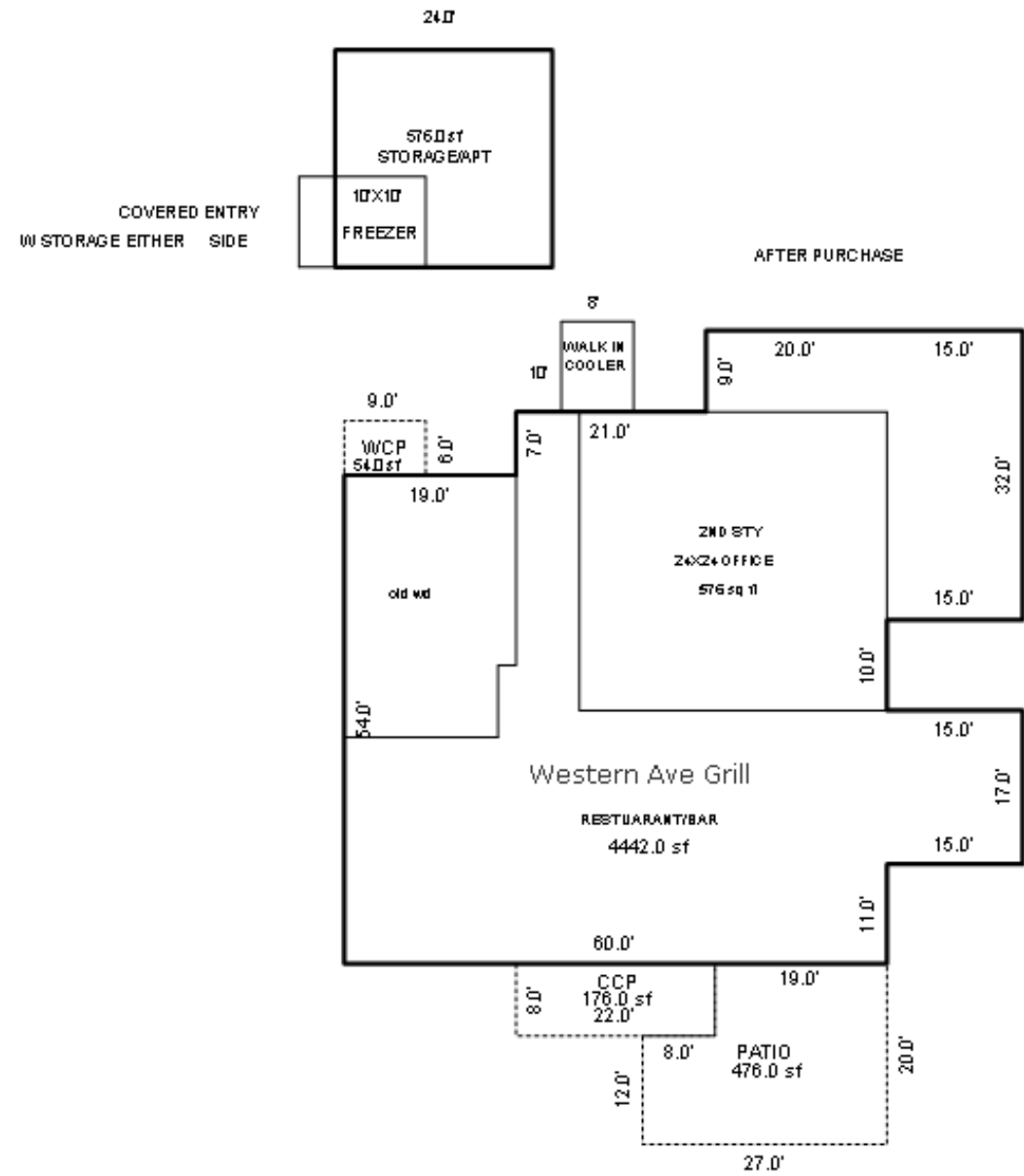
Reproduction/Replacement Cost = 692,685
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
 Total Depreciated Cost = 477,953

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
PORCH COVER	5.92	176	1.00	85	886
WALK IN BOX 32 - 60 DEGR	11875.24	1	1.00	85	10,094
	2889.52	1	1.00	69	1,994

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 785,483
 Replacement Cost/Floor Area= 159.50 Est. TCV/Floor Area= 176.83

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 576 Gross Bldg Area: 5,594 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 96 Overall Building Height: 8		Base Rate for Upper Floors = 110.64	
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 576 Ave. Perimeter: 96 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 21.90 100% Adjusted Square Foot Cost for Upper Floors = 132.54		Total Floor Area: 576 Base Cost New of Upper Floors = 76,342 Reproduction/Replacement Cost = 76,342 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 45,805	
1955 Year Built 2006 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 73,288 Replacement Cost/Floor Area= 132.54 Est. TCV/Floor Area= 127.24		*** Basement Info ***	
8 Overall Bldg Height		Area: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info *		Area #1: Type #1: Area #2: Type #2:	
Comments:		Area: Type:		* Sprinkler Info *		Area: Type:	

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:					
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical						
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Thickness Bsmnt Insul.					
(6) Ceiling:			Gas Oil Coal Stoker Hand Fired Boiler											

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Media™

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: APT/WAREHOUSE
 Calculator Occupancy: Warehouses - Storage

Class: D	Construction Cost					
Floor Area: 576	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 5,594	** ** Calculator Cost Data ** **					
Stories Above Grd: 2	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: Space Heaters, Gas with Fan 100					
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 100					
Depr. Table : 3%	Ave. SqFt/Story: 288					
Effective Age : 20	Ave. Perimeter: 96					
Physical %Good: 54	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Low						

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 2 Story Height: 8 Perimeter: 96

Base Rate for Upper Floors = 49.05

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.89 100%
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.89 100%
 Combined Heating System adjustment: 13.78 100%

Adjusted Square Foot Cost for Upper Floors = 62.83

Total Floor Area: 576 Base Cost New of Upper Floors = 36,191

Reproduction/Replacement Cost = 36,191

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 19,543

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 31,269
 Replacement Cost/Floor Area= 62.83 Est. TCV/Floor Area= 54.29

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical		Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0		
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:		
(6) Ceiling:	(10) Heating and Cooling:			
	Gas Oil Coal Stoker Hand Fired Boiler			

*** Information herein deemed reliable but not guaranteed***

warehouse/apt above



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILTZ WILLIAM J & SUSAN L	JBM PARTNERS INC	0	08/30/2005	WD	03-ARM'S LENGTH	869/787	REALTOR	100.0
CORNELL	MEATLOAF MANAGEMENT	35,000	09/06/1996	WD	03-ARM'S LENGTH	429:774	PROPERTY TRANSFER	0.0

Property Address: W WESTERN AVE
 Class: COMMERCIAL-VACANT Zoning: COM (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 35

Owner's Name/Address: JBM PARTNERS INC
 C/O DAVIES MARK
 P.O. BOX 812
 TRAVERSE CITY MI 49685-0812

2024 Est TCV 77,962

Improved X Vacant Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Dirt Road 33.00 645.15 1.0000 0.0000 0 100* BACK LOT 0
 Gravel Road 2000 COMME \$12/SQFT 21285 SqFt 12.00000 25 BACK LOT=BEHIND WAG - KEY HO
 Paved Road * denotes lines that do not contribute to the total acreage calculation.
 Storm Sewer 33 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 63,855
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

D/W/P: Asphalt Paving 2.97 9500 50 14,107
 Total Estimated Land Improvements True Cash Value = 14,107

Tax Description: L429 P774 L440 P019/97 L869 P787/05 PRT
 OF SE 1/4 SEC 22 COM S 1/4 COR TH N
 661.02 FT TO C/L M-22 TH S 88 DEG E
 335.77 FT TO POB TH S 88 DEG E 33.02 FT
 TH N 199.85 FT TH S 88 DEG E 80 FT TH N
 130 FT TH N 88 DEG W 113 FT TH S 330 FT
 TO POB SEC 22 T29N R14W.

Comments/Influences: PART OF WESTERN AVE GRILL BACK SITE

Topography of Site

Level: Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who	When	What	2024	31,900	7,100	39,000			19,854C
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			2023	31,900	6,600	38,500			18,909C
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			2022	31,900	6,000	37,900			18,009C
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			2021	39,900	5,500	45,400			17,434C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status			
5858 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	07/02/2012	PM12-0245					
Owner's Name/Address		P.R.E. 0%			Mechanical	05/17/2012	PM12-0162					
BOONE DOCKS INC P O BOX 185 GLEN ARBOR MI 49636		MAP #: 33			Mechanical	11/23/2011	PM11-0416					
		2024 Est TCV 1,428,544 TCV/TFA: 221.82			Commercial, Add/Alter/Repa	06/09/2005	PB05-0214					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
		Public Improvements		* Factors *								
L262 P205 L342 P904/92 PRT SE 1/4 OF SW 1/4 COM AT S 1/4 POST TH N 89 DEG 07' 53" W 415 FT TO C/L ST HWY M-22 TH N 01 DEG 29' 35" W 495 FT TO POB TH CONT N 01 DEG 29' 35" W 165.05 FT TO C/L M-109 TH N 89 DEG 10' W 263.03 FTTH S 01 DEG 29' 35" E 165.05 FT TH S 89 DEG 10' E 263.03 FT TO POB SEC 22 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			100.00	263.00	1.0000	0.0000	0	125*	LOCATION CNR	0
		Paved Road		2000 COMME \$12/SQFT	65.00	263.00	1.0000	0.0000	0	100*		0
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 650,786								
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Land Improvement Cost Estimates								
BOONE DOCKS				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 =								
				72,356								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	325,400	388,900	714,300		570,272C		
		TPC 03/27/2017	INSPECTED		2023	325,400	369,000	694,400		543,117C		
		TPC 05/04/2016	INSPECTED		2022	325,400	283,500	608,900		517,255C		
		TPC 06/11/2015	INSPECTED		2021	406,700	256,800	663,500		500,731C		



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Desc. of Bldg/Section: REST & BAR Calculator Occupancy: Restaurants		<<<<< Calculator Cost Computations >>>>>																				
Class: D Floor Area: 5,052 Gross Bldg Area: 6,440 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 376 Overall Building Height: 10																
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 145.83 (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.76 100% Adjusted Square Foot Cost for Upper Floors = 164.59 Total Floor Area: 5,052 Base Cost New of Upper Floors = 831,509 Reproduction/Replacement Cost = 831,509 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /70 /100/100/37.8 Total Depreciated Cost = 314,310															
		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Complete H.V.A.C. 0%																				
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		Ave. SqFt/Story: 5052 Ave. Perimeter: 376 Has Elevators:																				
1939 Year Built 1992 Remodeled		Area: Perimeter: Type:																				
10 Overall Bldg Height		Heat: Hot Water, Radiant Floor * Mezzanine Info *				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">Storys</th> <th style="width:10%;">Cost</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt Adj.</th> <th>Adj. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	Storys	Cost		Col.	Rate	SqFt Adj.	Adj. Cost	Total Cost New =				0
Item Description	Cost	# or Height	Storys	Cost																		
	Col.	Rate	SqFt Adj.	Adj. Cost																		
Total Cost New =				0																		
Comments: AGE - BLT 1939 - CONVERTED		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info *				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 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	(40) Exterior Wall:				
(3) Frame:				Total Fixtures			Urinals			Flex Conduit					
(4) Floor Structure:				3-Piece Baths			Wash Bowls			Rigid Conduit					
(5) Floor Cover:				2-Piece Baths			Water Heaters			Armored Cable					
(6) Ceiling:				Shower Stalls			Wash Fountains			Non-Metalic					
				Toilets			Water Softeners			Bus Duct					
				(9) Sprinklers:				Incandescent							
				(10) Heating and Cooling:				Fluorescent							
				Gas	Coal Stoker	Hand Fired Boiler	(13) Roof Structure: Slope=0								
				Oil			(14) Roof Cover:								
								Transformer							
								Thickness							
								Bsmnt Insul.							

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Retail

Class: D
 Floor Area: 400
 Gross Bldg Area: 6,440
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 25
 Physical %Good: 53
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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** ** Calculator Cost Data ** **

Quality: Low Cost
 Heat#1: Forced Air Furnace 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 400
 Ave. Perimeter: 80
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 102.99

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.84 100%
 Adjusted Square Foot Cost for Upper Floors = 115.83

Total Floor Area: 400 Base Cost New of Upper Floors = 46,332

Reproduction/Replacement Cost = 46,332
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 24,556

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 39,290
 Replacement Cost/Floor Area= 115.83 Est. TCV/Floor Area= 98.22

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 588 Gross Bldg Area: 6,440 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 150		Base Rate for Upper Floors = 115.30	
Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100		High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 588 Ave. Perimeter: 150 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 14.38 100% Adjusted Square Foot Cost for Upper Floors = 129.68		Total Floor Area: 588 Base Cost New of Upper Floors = 76,251	
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 64,661 Replacement Cost/Floor Area= 129.68 Est. TCV/Floor Area= 109.97		Reproduction/Replacement Cost = 76,251 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 40,413	
Overall Bldg Height		*** Basement Info ***					
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					
		* Sprinkler Info * Area: Type:					

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical			
(3) Frame:			Total Fixtures	Urinals		Flex Conduit			Incandescent		
			3-Piece Baths	Wash Bowls		Rigid Conduit			Fluorescent		
			2-Piece Baths	Water Heaters		Armored Cable			Mercury		
			Shower Stalls	Wash Fountains		Non-Metalic			Sodium Vapor		
			Toilets	Water Softeners		Bus Duct			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness Bsmnt Insul.		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas Oil	Coal Stoker	Hand Fired Boiler						
(6) Ceiling:											

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<< Calculator Cost Computations >>>> Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 80						
Class: D Floor Area: 400 Gross Bldg Area: 6,440 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 102.99
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 200 Ave. Perimeter: 80 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 12.84 100% Adjusted Square Foot Cost for Upper Floors = 115.83					
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 400 Base Cost New of Upper Floors = 46,332 Reproduction/Replacement Cost = 46,332 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 21,776					
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 4 = 34,842 Replacement Cost/Floor Area= 115.83 Est. TCV/Floor Area= 87.10					
Comments:	* Sprinkler Info * Area: Type:							

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
(3) Frame:	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(4) Floor Structure:	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
	(9) Sprinklers:	(14) Roof Cover:	
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUNLOP TRUST	JMB MANAGEMENT TRUST	190,000	06/10/2021	WD	03-ARM'S LENGTH	2021005149	REALTOR	100.0
FAMILY LINE INC	DUNLOP AGNES	0	06/04/2021	AFF	21-NOT USED/OTHER	2021005146	OTHER	0.0
DUNLOP AGNES ESTATE	DUNLOP TRUST	1	06/04/2021	QC	09-FAMILY	2021005147	OTHER	0.0
DUNLOP AGNES TRUST AGREEM	DUNLOP TRUST	0	12/01/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: COM (	Building Permit(s)	Date	Number	Status
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 33					
JMB MANAGEMENT TRUST 3548 HAYNIE AVE DALLAS TX 75205		2024 Est TCV 172,652				

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L262 P433 L929 P93/07 PRT SE 1/4 OF SW 1/4 SEC 22 COM S 1/4 COR TH ALG S LN N 89 DEG 07' 53" W 415 FT TO C/L STATE HWY M-22 TH ALG SD C/L N 01 DEG 29' 35" W 660 FT TO C/L HWY M-109 TH ALG SD C/L N 89 DEG 10' W 263.03 FT FOR POB TH CONT ALG C/L OF HWY M-109 N 89 DEG 10' W 100 FT TH S 01 DEG 29' 35" E 165.05 FT TH S 89 DEG 10' E 100 FT TH N 01 DEG 29' 55" W 165.00 FT TO POB SEC 22 T29N R14W.	X		A 100' @ 2200/	100.00	165.00	1.0000	0.7848	2200	100		172,652
	X		100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	172,652

Comments/Influences

1745983\$199,900 5/2013



Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	86,300	0	86,300			83,265C
2023	79,300	0	79,300			79,300S
2022	79,300	0	79,300			79,300S
2021	99,100	0	99,100			43,738C

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILL AND VICKY LLC	NORTHSUN LLC	1	01/10/2002	WD	03-ARM'S LENGTH	624P10 QC	DEED	0.0
STEFFENS GROCERY INC	BILL AND VICKI LLC	10	10/03/1994	WD	03-ARM'S LENGTH	394P117	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6545 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/25/2018	PM18-0370	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	03/16/2017	PE17-0127	100% FINIS
NORTHSUN LLC P O BOX 103 GLEN ARBOR MI 49636	MAP #: 33		Mechanical	02/16/2017	PM17-0124	100% FINIS
	2024 Est TCV 1,721,613 TCV/TFA: 151.28		Electrical	04/21/2014	PE14-0114	

Tax Description	X Improved Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND					
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value	
2013 COMBINED DESCRIPTION: PART OF SOUTHWEST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP LEEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE N 88'54'25" W, 381.55 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N 01'50'00" W, 426.07 FEET TO THE POINT OF BEGINNING; THENCE N 02'46'58" W, 197.89 FEET; THENCE S 89'12'44" E, 177.27 FEET; THENCE S 01'46'07" E, 132.00 FEET; THENCE N 88'35'53" E, 21.00 FEET; THENCE S 00'45'33" E, 65.99 FEET; THENCE N 88'31'11" W, 102.60 FEET TO THE POINT OF	Dirt Road		2000 COMME \$12/SQFT	177.27	203.95	1.0000 0.0000	0 125* CORNER	0
	Gravel Road		* denotes lines that do not contribute to the total acreage calculation.					
	Paved Road		177 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =					542,322

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
	Electric	D/W/P: 4in Concrete	6.58	4550	50	14,969
	Gas	D/W/P: 4in Concrete	6.58	5865	50	19,296
	Curb	D/W/P: 4in Concrete	6.58	4550	50	14,969
	Street Lights	D/W/P: Asphalt Paving	2.92	14356	50	20,960
	Standard Utilities	Wood Frame	27.19	84	50	1,142
	Underground Utils.	Commercial Local Cost Land Improvements				

Topography of Site		Description	Rate	Size	% Good	Arch	Mult	Cash Value
	Level	WATER WELL 8"-10"	0.00	1	94	100		0
	Rolling	SEPTIC TANK 2000 GAL	0.00	1	94	100		0
	Low	DRAIN FIELD	0.00	1	94	100		0
	High	ASPHALT	1.80	14356	0	100		0
	Landscaped	Total Estimated Land Improvements True Cash Value =						71,336



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	271,200	589,600	860,800			757,920C
2023	271,200	555,100	826,300			721,829C
2022	271,200	422,400	693,600			687,457C
2021	339,000	380,800	719,800			665,496C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: GROCERY STORE
 Calculator Occupancy: Markets

Class: C
 Floor Area: 11,380
 Gross Bldg Area: 11,380
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 15
 Physical %Good: 63
 Func. %Good : 100
 Economic %Good: 100

1968	Year Built
2014	Remodeled
10	Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
**	**			**	**

** ** Calculator Cost Data ** **

Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: Forced Air Furnace 0%
 Ave. SqFt/Story: 11380
 Ave. Perimeter: 489
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 489
 Overall Building Height: 10

Base Rate for Upper Floors = 78.69

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.61 100%
 Adjusted Square Foot Cost for Upper Floors = 95.30

Total Floor Area: 11,380 Base Cost New of Upper Floors = 1,084,514
 Reproduction/Replacement Cost = 1,084,514
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 683,244

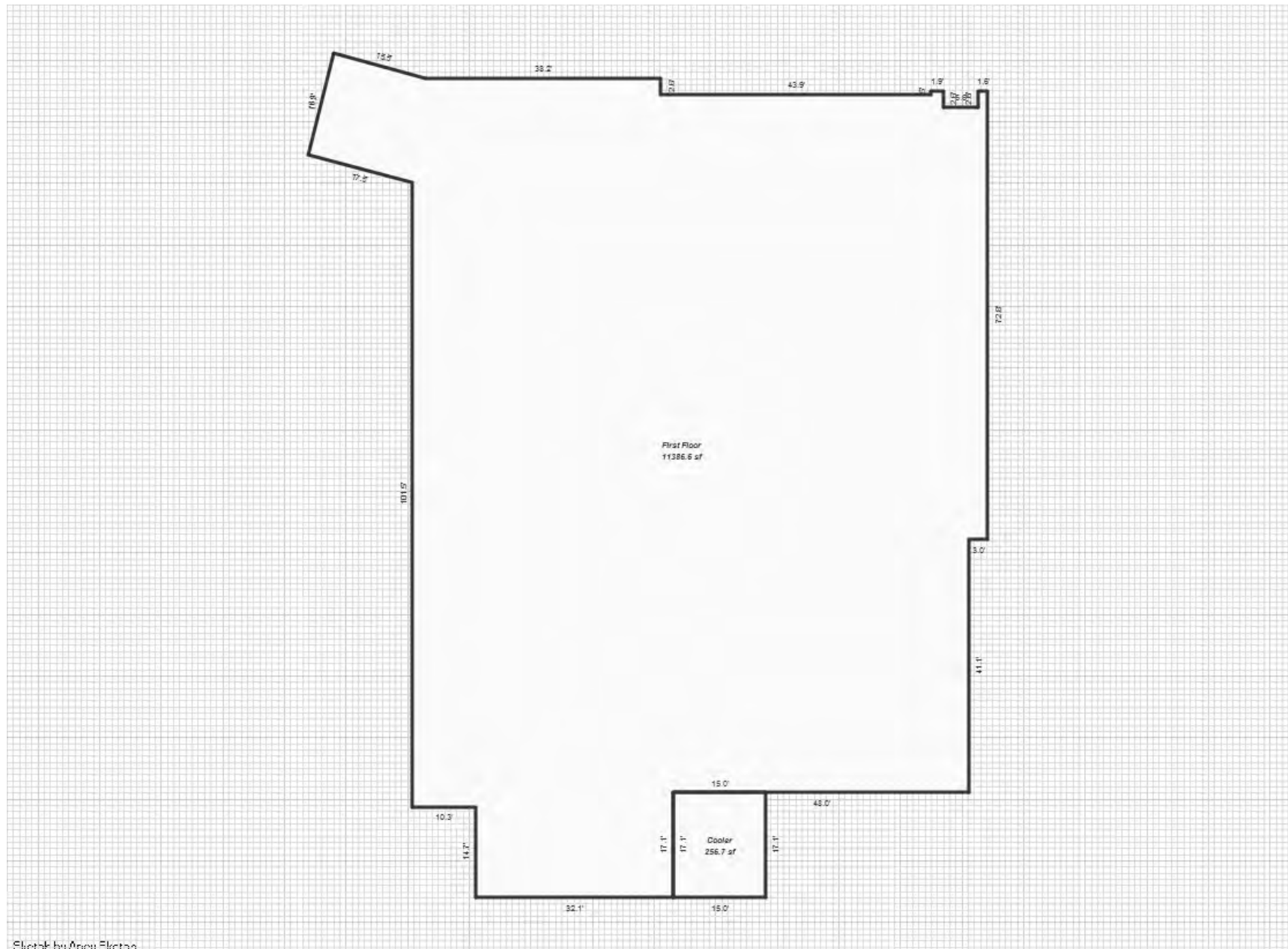
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
2" ASHPALT	1.82	72	1.00	100	131
PATIO ROOF	4.16	72	1.00	100	300
LIGHTING FIXTURES	80.14	2	0.96	100	154
WD TW	7.65	492	0.96	100	3,613
1" OF ASPHALT	0.43	72	0.96	100	30

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
GENERATOR	5000.00	1	100	5,000

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 1,107,955
 Replacement Cost/Floor Area= 96.11 Est. TCV/Floor Area= 97.36

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEAD EMORY L & GERALDINE	CEDARWING TRUST	0	10/03/2007	QC	09-FAMILY	957:250	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5750 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CEDARWING TRUST C/O EMORY MEAD 446 N AUSTIN BLVD #1H OAK PARK IL 60302	MAP #: 33					
	2024 Est TCV 406,100 TCV/TFA: 344.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L230 P803 PARCEL A- PRT OF GOVT LOT 4 SEC 22 COM SW COR GOVT LOT 3 TH ALG N-S 1/4 LN SD SEC & C/L LAKE ST N 164.15 FT TO POB TH CONT N 80.0 FT TH N 89 DEG 49' W 222.15 FT TH S 0 DEG 13' W 80.0 FT TH S 89 DEG 49' E 222.45 FT TO POB SEC 22 T29N R14W.	X			B TYPE 50'@3200	67.00	222.00	0.8685 1.0957	3200 100	204,031
	X			B TYPE 50'@3200	13.00	222.00	0.8685 1.0957	3200 50 SURPLUS: ZONING 100 FT	1
				80 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 223,825					

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Wood Frame	40.35	21 50	423
	X	Total Estimated Land Improvements True Cash Value = 423			

Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	111,900	91,200	203,100			103,825C
		TPC 04/27/2016 INSPECTED	2023	104,900	84,900	189,800			98,881C
		WAS 01/03/2008 INSPECTED	2022	102,100	74,500	176,600			94,173C
			2021	102,100	66,300	168,400			91,165C

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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 458 84	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 36 Floor Area: 1,180 Total Base New : 167,135 Total Depr Cost: 106,972 Estimated T.C.V: 181,852			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.5 STORY		Drywall Paneled	X Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (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			Cls C -5 Blt 1973									
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		120 Amps Service			No./Qual. of Fixtures			Exterior Siding		Foundation Crawl Space		787		Total: 136,583 87,418			
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Plumbing			Deck		Built-Ins		Fireplaces		Notes:		
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Other:			Many			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood		Appliance Allow.		Interior 1 Story		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 181,852	
(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Plumbing			Water/Sewer		Totals:		167,135		106,972				
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 787 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1,518 972		1 5,002 3,201		1 5,973 3,823			
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			1 7,328 4,690		1 2,397 1,534		1 2,845 1,821			
(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic						1 5,489 3,513		Totals: 167,135 106,972					
X Many Avg. Few X Large Avg. Small	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																			
(3) Roof																			
X Gable Hip Flat	Gambrel Mansard Shed																		
X Asphalt Shingle																			
Chimney: Metal																			

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Mapping™

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACOB BRUCE R & ANN W	JACOB ED & ELSIE TRUST	0	10/14/2020	QC	09-FAMILY	2020007228	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5728 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JACOB ED & ELSIE TRUST 7963 SAILBOAT KEY BLVD SO #101 SAINT PETERSBURG FL 33707	MAP #: 33					
	2024 Est TCV 415,384 TCV/TFA: 339.37					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2010 COMBINED INTERESTS - 122-098-11 - 100% INTEREST L265 P538 L520 P435/99 PARCEL B - PRT GOVT LOT 4 COM AT SW COR GOVT LOT 3 TH ALG N-S 1/4 LN SD SEC & C/L LAKE STREET NORTH 244.15 FT TO POB TH N 89 DEG 49' W 222.15 FT TH N 0 DEG 13' E 80.0 FT TH S 89 DEG 49' E 221.85 FT TO SD 1/4 LN TH ALG SD LN S 80.0 FT TO POB SEC 22 T29N R14W.	X			B TYPE 50'@3200	67.00	221.85	0.8685	1.0956	3200	100		203,997
	X			B TYPE 50'@3200	13.00	221.85	0.8685	1.0956	3200	50	SURPLUS: ZOINING	100 ft
				80 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 223,788								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size	% Good	Cash Value
2010 COMBINATION-100% 2009 COMBINE FOR 2010 ROLL - 98-11	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Residential Local Cost Land Improvements			
	X	Electric	Description			
	X	Gas	Rate			
		Curb	Size			
		Street Lights	% Good			
		Standard Utilities	Cash Value			
		Underground Utils.	LAND IMPROVEMENTS 25			
			2,500.00			
			1 100			
			2,500			
			Total Estimated Land Improvements True Cash Value = 2,500			

2010 COMBINATION-100%
2009 COMBINE FOR 2010 ROLL - 98-11



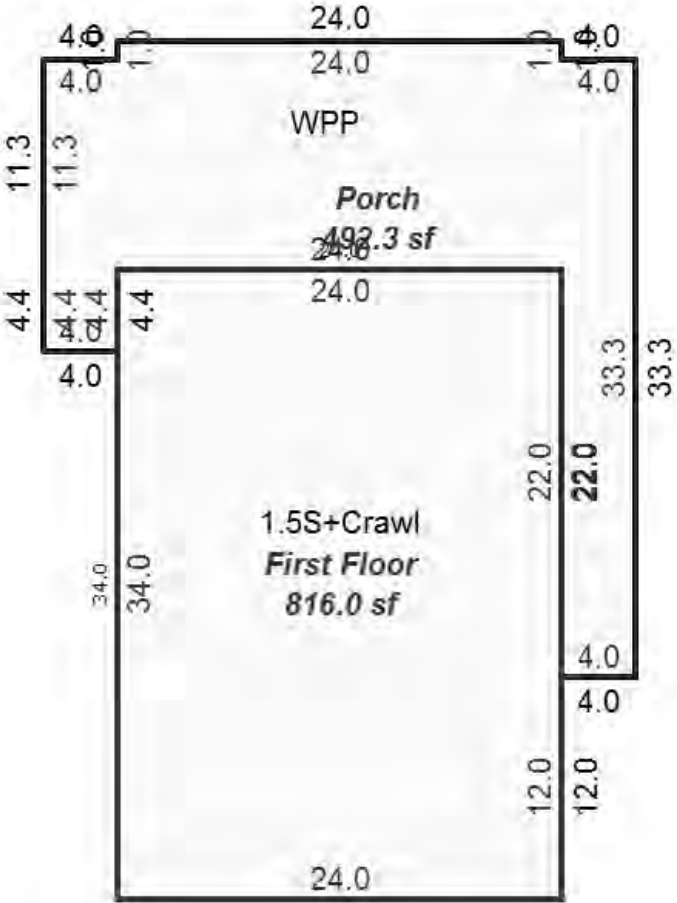
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	111,900	95,800	207,700			81,850C
Rolling	2023	104,900	89,300	194,200			77,953C
Low	2022	102,100	78,500	180,600			74,241C
High	2021	102,100	70,000	172,100			71,870C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 492	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700		Bsmnt Garage:			
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			100 Amps Service			Class: C -5 Effec. Age: 35 Floor Area: 1,224 Total Base New : 171,133 Total Depr Cost: 111,233 Estimated T.C.V: 189,096		Storage Area: No Conc. Floor:				
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C -5 Blt 1977				
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Ground Area = 816 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Crawl Space 816				
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			100 Amps Service			Other Additions/Adjustments			Total: 141,824 92,183				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Plumbing			Average Fixture(s)			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Water/Sewer			Average Fixture(s)			
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			Water Well, 100 Feet			
(2) Windows		Many Avg.	X	Large Avg.	Small	(8) Basement			Built-Ins			Appliance Allow.		Fireplaces		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Fireplaces			Interior 1 Story		Totals: 171,133 111,233	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes:			E.C.F (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			189,096			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:							
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
Chimney: Metal																

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINOGRAD BERNARD & CAROL	WINOGRAD CAROL L REVOCABL	0	01/21/2004	WD	03-ARM'S LENGTH	797:852	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5716 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/08/2023	PM23-0396	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	05/24/2017	PM17-0319	
WINOGRAD CAROL L REVOCABLE TRUST PO BOX 5010 MONROE CT 06468	MAP #: 33		WELL/SEPTIC	11/03/2010	L10-182	100% FINIS
	2024 Est TCV 4,551,989 TCV/TFA: 855.48		Electrical	09/12/2008	PE08-0398	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L232 P919 L275 P445 L369 P130/93 L797	X		Dirt Road	18000	100.00	175.53	0.7992	0.7776	18000	100	1,118,722	
P852/04 PRT GOVT LOT 4 SEC 22 COM AT SW			Gravel Road	18000	100.00	175.53	0.7992	0.7776	18000	100	1,118,722	
COR GOVT LOT 3 GOVT LOT 3 TH ALG N-S 1/4	X		Paved Road	18000	35.28	175.53	0.7992	0.7776	18000	50	197,359	
LN SD SEC & C/L LAKE STREET NORTH 324.15			Storm Sewer	235 Actual Front Feet, 0.95 Total Acres							Total Est. Land Value =	2,434,803
FT TO POB TH N 89 DEG 49' W 221.85 FT TH			Sidewalk									
N 0 DEG 13' E 139.32 FT TO SHR LN LK MICH	X		Water									
TH ALG SD SHR N 65 DEG 54' E 242.09 FT TO	X		Sewer									
SD 1/4 LN TH S 238.98 FT ALG C/L LAKE ST	X		Electric									
TO POB SEC 22 T29N R14W.	X		Gas									
Comments/Influences			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									



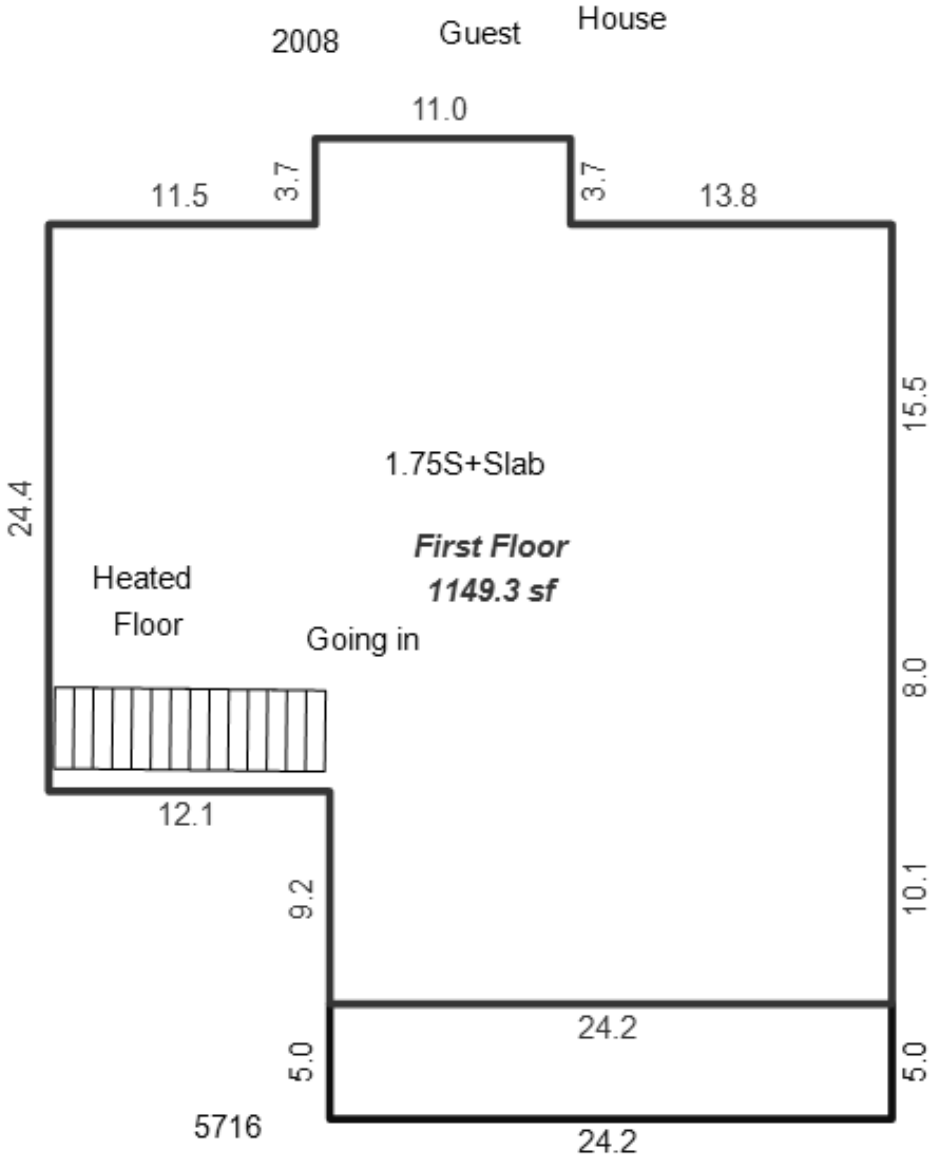
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	1,217,400	1,058,600	2,276,000			812,445C
	Rolling		2023	1,082,100	804,000	1,886,100			773,758C
	Low		2022	824,900	692,400	1,517,300			736,913C
	High		2021	963,800	678,200	1,642,000			713,372C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 49 1381 98	Type WPP Treated Wood Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: B Effec. Age: 30 Floor Area: 3,241 Total Base New : 637,869 Total Depr Cost: 445,352 Estimated T.C.V: 1,157,915		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		X Ex Ord Min		Condition: Average			
Yr Built 1979	Remodeled 2002	X	Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls B		Blt 1979			
Room List		Doors	X	Solid	H.C.	(12) Electric			Ground Area = 1852 SF Floor Area = 3241 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
Basement	1st Floor	(5) Floors		Kitchen: Other: Hardwood Other:			200 Amps Service			Stories Exterior Foundation Size		Cost New		Depr. Cost		
2nd Floor	3 Bedrooms	Kitchen: Other: Hardwood Other:		No. of Elec. Outlets			X Many Ave. Few			1.75 Story Siding Crawl Space		1,852		Total: 530,791 371,552		
(1) Exterior		(6) Ceilings		X Ex. Ord. Min			(13) Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			X Many Ave. Few			Plumbing		Average Fixture(s)		3 Fixture Bath		
X	Insulation	(7) Excavation		X Many Ave. Few			(13) Plumbing			Plumbing		Average Fixture(s)		2 Fixture Bath		
(2) Windows		Basement: 0 S.F. Crawl: 1852 S.F. Slab: 0 S.F. Height to Joists: 0.0		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		3 Fixture Bath		
X	Many Avg. Few	X	Large Avg. Small	X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Solar Water Heat		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		No Plumbing		
X	Double Hung	Conc. Block Poured Conc. Stone		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Extra Toilet		
X	Horiz. Slide Casement	Treated Wood Concrete Floor		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Extra Sink		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Separate Shower		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Solar Water Heat		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		No Plumbing	
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Water/Sewer		
Chimney: Brick		Lump Sum Items:		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Water/Sewer		
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Water/Sewer		
		Notes: 5716		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Water/Sewer		
		ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 1,157,915		X Many Ave. Few			X Many Ave. Few			Plumbing		Average Fixture(s)		Water/Sewer		

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 1989 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 910 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: B Effec. Age: 30 Floor Area: 299 Total Base New : 120,237 Total Depr Cost: 84,166 Estimated T.C.V: 218,832		E.C.F. X 2.600		Bsmnt Garage:	
Building Style: 1 STORY		Trim & Decoration		Size of Closets		(12) Electric		100 Amps Service		Total Base New : 120,237 Total Depr Cost: 84,166 Estimated T.C.V: 218,832		E.C.F. X 2.600		Carpport Area:	
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls B		Blt 1989		Roof:	
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Ground Area = 299 SF Floor Area = 299 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		Total: 58,292 40,804				
2	Basement	(5) Floors		(6) Ceilings		Average Fixture(s)		1 Story Siding Slab 299		Other Additions/Adjustments					
1	1st Floor	Kitchen:		X Drywall		3 Fixture Bath		Plumbing		Average Fixture(s)		1 3,407 2,385			
1	2nd Floor	Other: Carpeted		X Drywall		2 Fixture Bath		Deck		Treated Wood		80 2,568 1,798			
1	Bedrooms	Other:		X Drywall		Softener, Auto		Garages		Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)					
(1) Exterior		(6) Ceilings		X Drywall		Softener, Manual		Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		910 50,623 35,436			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		X Drywall		Solar Water Heat		Common Wall: 1 Wall		Door Opener		1 -3,270 -2,289			
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 299 S.F. Height to Joists: 0.0		X Drywall		No Plumbing		Built-Ins		Appliance Allow.		1 7,043 4,930			
(2) Windows		(8) Basement		X Drywall		Extra Toilet		Totals: 120,237 84,166		Notes: D.G.WITH LIVING					
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink		Notes: D.G.WITH LIVING		ECF (4085 LAKE MICHIGAN) 2.600 => TCV:		218,832			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower									
(3) Roof		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Wains		Vent Fan								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tub Alcove		Notes: D.G.WITH LIVING							
Chimney: Metal		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Vent Fan		Lump Sum Items:							

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 136	Type CCP (1 Story) CCP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	176 136	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: B Effec. Age: 16 Floor Area: 1,781 Total Base New : 336,741 Total Depr Cost: 282,861 Estimated T.C.V: 735,439
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 995 SF Floor Area = 1781 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Cls B Blt 2008								
Duplex		Trim & Decoration		(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
A-Frame		Ex Ord Min		0 Amps Service			1.75 Story Siding Crawl Space 995 40			Total: 297,576 249,963								
Yr Built 2008		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing								
Remodeled 0		Lg Ord Small		Ex. Ord. Min			Average Fixture(s)			Average Fixture(s)								
Condition: Average		Doors Solid H.C.		No. of Elec. Outlets			3 Fixture Bath			2 Fixture Bath								
Room List		(5) Floors		Many Ave. Few			2 Fixture Bath			2 Fixture Bath								
Basement		Kitchen:		(13) Plumbing			Softener, Auto			Porches								
1st Floor		Other:		1 Average Fixture(s)			Softener, Manual			CCP (1 Story)								
2nd Floor		Other:		2 3 Fixture Bath			Solar Water Heat			CPP								
Bedrooms				1 2 Fixture Bath			No Plumbing			Appliance Allow.								
(1) Exterior		(6) Ceilings		1 2 Fixture Bath			Extra Toilet			Totals: 336,741 282,861								
Wood/Shingle				2 3 Fixture Bath			Extra Sink			Notes: 2008 GUEST HOUSE								
Aluminum/Vinyl				1 2 Fixture Bath			Separate Shower			ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 735,439								
Brick				1 2 Fixture Bath			Ceramic Tile Floor											
Insulation				1 2 Fixture Bath			Ceramic Tile Wains											
(2) Windows		(7) Excavation		1 2 Fixture Bath			Ceramic Tub Alcove											
Many Avg. Few		Basement: 0 S.F. Crawl: 995 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath			Vent Fan											
Large Avg. Small		(8) Basement		1 2 Fixture Bath			(14) Water/Sewer											
Wood Sash		Conc. Block		1 2 Fixture Bath			Public Water											
Metal Sash		Poured Conc.		1 2 Fixture Bath			Public Sewer											
Vinyl Sash		Stone		1 2 Fixture Bath			Water Well											
Double Hung		Treated Wood		1 2 Fixture Bath			1000 Gal Septic											
Horiz. Slide		Concrete Floor		1 2 Fixture Bath			2000 Gal Septic											
Casement		(9) Basement Finish		1 2 Fixture Bath			Lump Sum Items:											
Double Glass				1 2 Fixture Bath														
Patio Doors				1 2 Fixture Bath														
Storms & Screens				1 2 Fixture Bath														
(3) Roof		(10) Floor Support		1 2 Fixture Bath														
Gable		Joists:		1 2 Fixture Bath														
Hip		Unsupported Len:		1 2 Fixture Bath														
Flat		Cntr.Sup:		1 2 Fixture Bath														
Asphalt Shingle				1 2 Fixture Bath														
Chimney:				1 2 Fixture Bath														

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IHME ROBERT	IHME PROPERTIES LLC	0	04/12/2018	QC	09-FAMILY	1326P403	OTHER	100.0
SUDSLAND LLC	GLEN VIEW INVESTMENTS LLC	1	02/27/2017	QC	03-ARM'S LENGTH	1288P203	DEED	0.0
GLEN VIEW INVESTMENTS LLC	IHME ROBERT	1	02/27/2017	WD	03-ARM'S LENGTH	1287P797	DEED	0.0
GLEN VIEW INVESTMENTS LLC	SUDSLAND LLC	179,335	12/21/2016	WD	03-ARM'S LENGTH	1283P236	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5990 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/28/2020	PM20-0275	100% FINIS
	P.R.E. 0%		Electrical	01/13/2020	PE20-0016	100% FINIS
Owner's Name/Address	MAP #: 33		Plumbing	01/09/2020	PP20-0007	100% FINIS
IHME PROPERTIES LLC PO BOX 407 GLEN ARBOR MI 49636-0044	2024 Est TCV 548,241 TCV/TFA: 138.44		Commercial, New Building	12/06/2019	PB19-0537	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L1287P797 L301 P694 L307 P312 L375 P116/93 L688 P652&668/02 PRT GOVT LOT 4 SEC 22 & PRT NE 1/4 OF NW1/4 SEC 27 COM AT S 1/4 COR SEC 22 TH ALG S SEC LN N 88 DEG 45' 50" W 415 FT TO C/L M-22 FOR POB TH ALG SD C/L S 1 DEG 07' 40" E 43.00 FT TH N 88 DEG 45' 50" W 377.91 FT TH ALG ELY LN PLAT OF FOREST HAVEN N 1 DEG 13' 10" W 43.00 FT TH ALG SD PLAT LN N 0 DEG 07' 25" E 81 FT TH S 88 DEG 45' 50" E 376.20 FT TH ALG SD HWY C/L S 1 DEG 07' 40" E 81 FT TO POB SECS 22 & 27 T29N R14W.	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utilis.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
	X	Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								



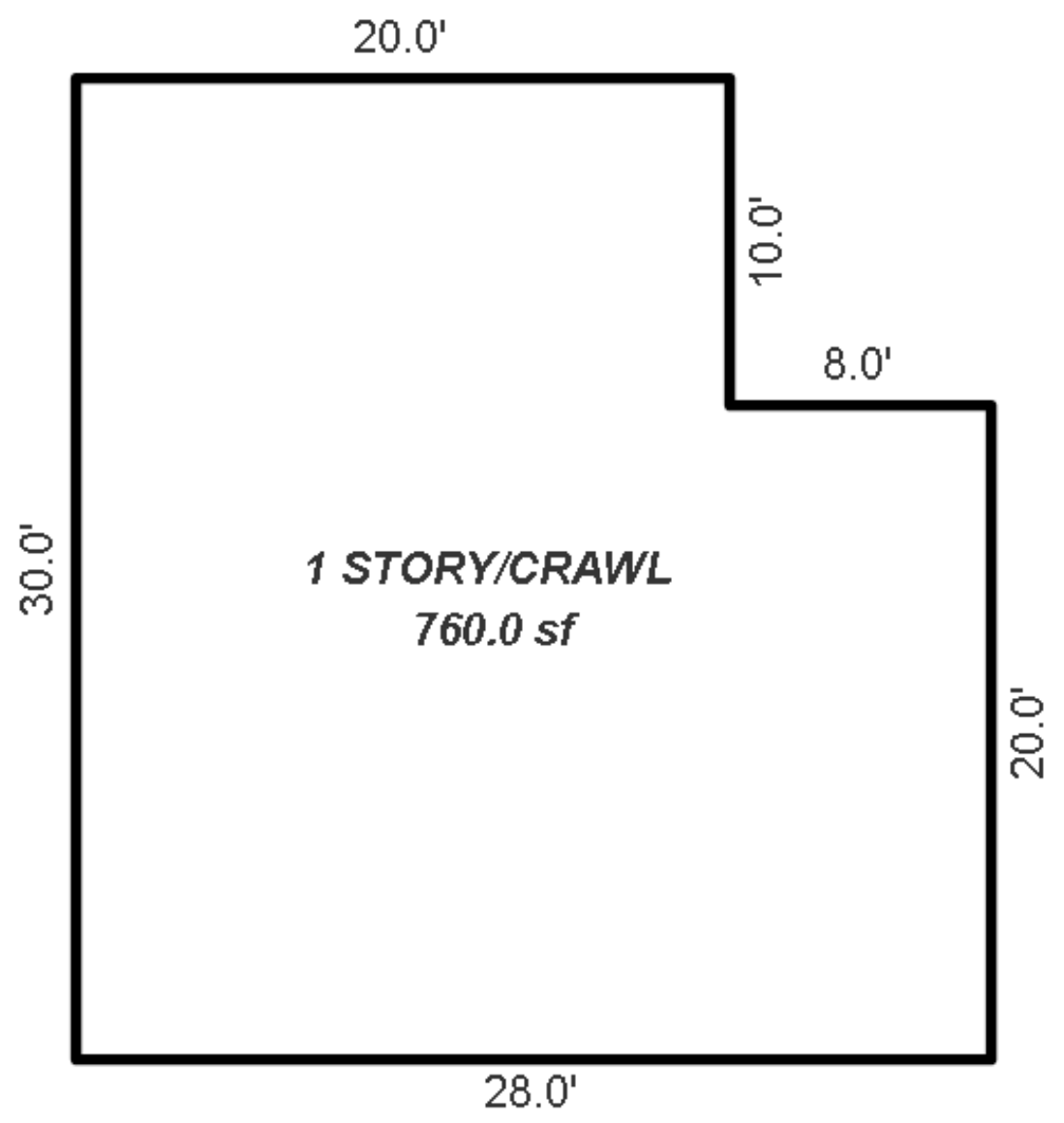
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	102,300	171,800	274,100			195,203C
2023	81,900	161,500	243,400			185,908C
2022	59,400	137,400	196,800			177,056C
2021	59,400	112,000	171,400			171,400S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 760 Total Base New : 125,575 Total Depr Cost: 81,622 Estimated T.C.V: 138,757			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1950	Remodeled 2018	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (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			Cls C		Blt 1950			
Condition: Average		Size of Closets Lg X Ord Small		100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors Solid X H.C.		(12) Electric			1 Story Siding Crawl Space			Total: 110,237		71,653				
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Average Fixture(s) 1 1,518 987						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Water/Sewer			1000 Gal Septic 1 5,002 3,251						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 760 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water Well, 100 Feet 1 5,973 3,882						
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement			Built-Ins			Appliance Allow. 1 2,845 1,849						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Notes:			Totals: 125,575		81,622				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1000 Gal Septic 1			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:		138,757				
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Asphalt Shingle Metal Chimney:	Joists: 2X10X16 Unsupported Len: Cntr.Sup:														

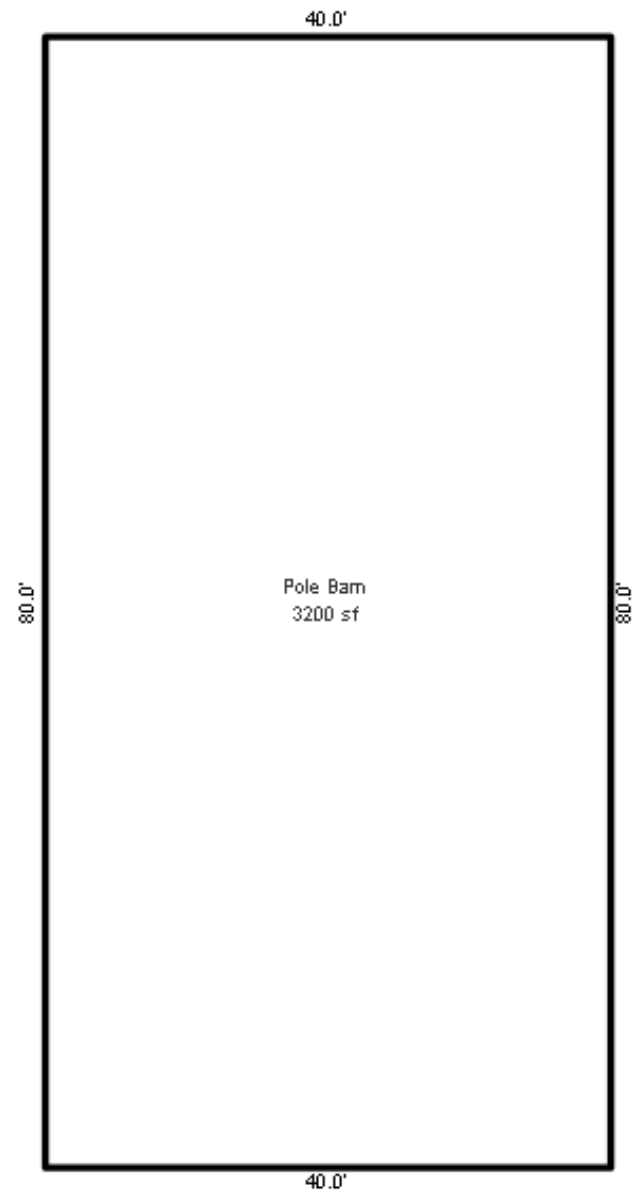
*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Repair Shed				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole				Class: D,Pole Quality: Average		Stories: 1 Story Height: 18 Perimeter: 240			
Floor Area: 3,200 Gross Bldg Area: 3,200 Stories Above Grd: 1 Average Sty Hght : 18 Bsmnt Wall Hght		Construction Cost		Base Rate for Upper Floors = 33.97		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.96 100% Adjusted Square Foot Cost for Upper Floors = 38.93			
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 3200 Ave. Perimeter: 240 Has Elevators:		Total Floor Area: 3,200 Base Cost New of Upper Floors = 124,576		Reproduction/Replacement Cost = 124,576 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 119,593			
2020 Year Built Remodeled		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>>					
Overall Bldg Height		Heat: Hot Water, Radiant Floor		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses					
Comments: MARSHAL SWIFT: SERVICE GARAGES AND SHEDS ARE BUILDINGS DESIGNED PRIMARILY FOR VEHICULAR REPAIR AND MAINTENANCE. SHEDS: EQUIPMENT BUILDINGS,		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0					
		* Sprinkler Info * Area: Type: Average		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					
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		Footings		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Few Average Few Average Many Many Unfinished Unfinished Typical Typical		Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer	
(3) Frame:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(4) Floor Structure:		(10) Heating and Cooling:		Gas Coal Hand Fired Oil Stoker Boiler		Thickness Bsmnt Insul.		(14) Roof Cover:	

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAY PAUL E & HURLIN KRIST	MAY PAUL E & HURLIN KRIST	0	09/05/2014	QC	09-FAMILY	1208P672	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5964 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST	FENCE	10/27/2016	PB16-34	100% FINIS	
Owner's Name/Address	P.R.E. 50% 01/01/2013	Mechanical	12/01/2014	PM14-0620		
MAY PAUL E & HURLIN KRISTIN J TRUST PO BOX 326 GLEN ARBOR MI 49636-0326	MAP #: 33	Plumbing	07/02/2014	PP14-0139		
	2024 Est TCV 797,491 TCV/TFA: 258.42	Electrical	06/26/2014	PE14-0240		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L256 P926 L317 P840-842 L377 P33/93 PRT GOVT LOT 4 COM AT S 1/4 COR SD SEC TH ALG S SEC LN N 88 DEG 45' 50" W 414 FT TO C/L ST HWY M-22 TH ALG C/L N 1 DEG07' 40" W 81 FT FOR POB TH N 88 DEG 45' 50" W 376.20 FT TH ALG ELY LN PLAT OF FOREST HAVEN N 0 DEG 07' 25" E 150 FT TH S 88 DEG 45' 50" E 372.92 FT TH ALG C/L OF SD HWY S 1 DEG 07' 40" E 150 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	100.00	260.00	0.9277	0.8793	2000	100		163,143
	X		Gravel Road	35.00	260.00	0.9277	0.8793	2000	50	SURPLUS: ZONING 100 FT	2
	X		Paved Road	135 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =							191,693
	X		Storm Sewer	Land Improvement Cost Estimates							
	X		Sidewalk	Description							
	X		Water	Rate							
	X		Sewer	Size % Good							
	X		Electric	Cash Value							
	X		Gas	Fencing: Wd, Solid, 6 ft.							1,600
	X		Curb	Wood Frame							1,352
	X		Street Lights	Wood Frame							1,758
	X		Standard Utilities	Residential Local Cost Land Improvements							
	X		Underground Utils.	Description							
	X			Rate							
	X			Size % Good							
	X			Cash Value							
	X			LAND IMPROVEMENTS 15							3,000
	X			Total Estimated Land Improvements True Cash Value =							7,710



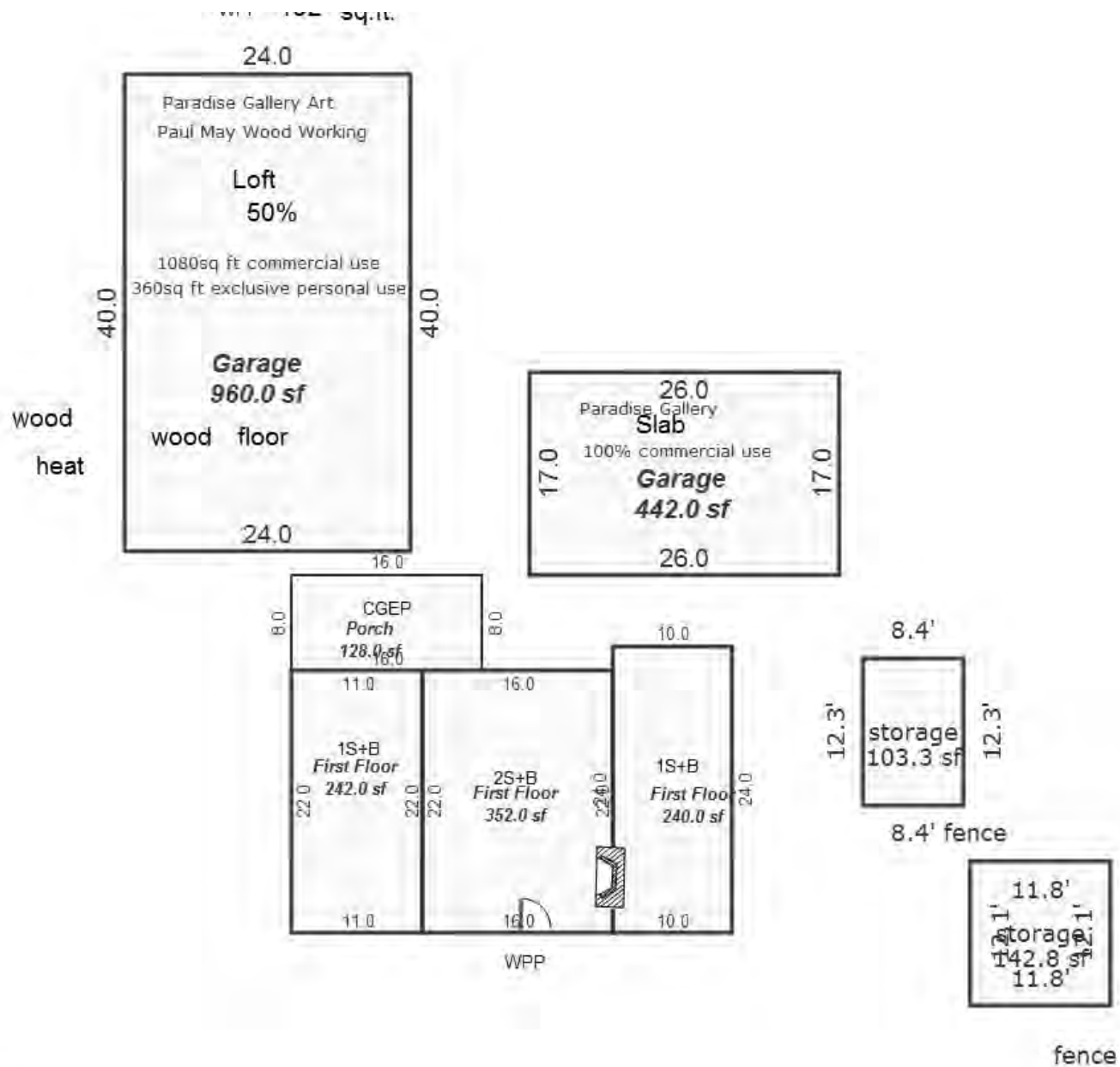
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	95,800	302,900	398,700			209,334C
	Rolling		2023	76,700	284,500	361,200			199,366C
	Low		2022	59,600	242,800	302,400			189,873C
	High		2021	59,600	199,800	259,400			183,808C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	03/23/2017	INSPECTED						
	TPC	05/04/2016	INSPECTED						
	TPC	10/07/2015	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 128 176 192	Type CGEP (1 Story) CGEP (1 Story) WPP	Year Built: 1900 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 442 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1880	Remodeled 0	Ex	X Ord	Min												
Condition: Average		Size of Closets														
Room List		Doors	Solid	X H.C.												
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors														
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. X Few	Large Avg. X Small	Basement: 834 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X Ord.	Min												
		No. of Elec. Outlets														
		Many	X Ave.	Few												
		(13) Plumbing														
		1	Average Fixture(s)													
		1	3 Fixture Bath													
			2 Fixture Bath													
			Softener, Auto													
			Softener, Manual													
			Solar Water Heat													
			No Plumbing													
			Extra Toilet													
			Extra Sink													
			Separate Shower													
			Ceramic Tile Floor													
			Ceramic Tile Wains													
			Ceramic Tub Alcove													
			Vent Fan													
		(14) Water/Sewer														
		Public Water														
		Public Sewer														
		1 Water Well														
		1 1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost														
		Class: CD Exterior: Siding Foundation: 42 Inch (Finished)														
		Base Cost														
		Storage Over Garage														
		No Concrete Floor														
		Built-Ins														
		Appliance Allow.														
		Fireplaces														
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2015 2 STORY RETAIL-RES STYLE Calculator Occupancy: Stores - Discount				<<<<< Calculator Cost Computations >>>>>																	
Class: D Floor Area: 1,900 Gross Bldg Area: 1,900 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght				Class: D Quality: Average Stories: 2 Story Height: 10		Perimeter: 138															
Construction Cost				Base Rate for Upper Floors = 98.78		(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.09 100% Adjusted Square Foot Cost for Upper Floors = 122.87															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>				High	Above Ave.	Ave.	X	Low	Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0%		Total Floor Area: 1,900 Base Cost New of Upper Floors = 233,453										
High	Above Ave.	Ave.	X	Low																	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100				Ave. SqFt/Story: 950 Ave. Perimeter: 138 Has Elevators:		Total Floor Area: 1,900 Base Cost New of Upper Floors = 233,453 Reproduction/Replacement Cost = 233,453 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 191,431															
2014 Year Built Remodeled				Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>>															
Overall Bldg Height				Heat: Hot Water, Radiant Floor		Costs taken from Segregated Cost Section 3: Stores & Commercial <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%;">Item Description</td> <td style="width:10%;">Cost</td> <td style="width:10%;"># or Height</td> <td style="width:10%;">Storys</td> <td style="width:10%;">Adj.</td> <td style="width:10%;">Adj.</td> <td style="width:10%;">Cost</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> </table>		Item Description	Cost	# or Height	Storys	Adj.	Adj.	Cost	Total Cost New =						0
Item Description	Cost	# or Height	Storys	Adj.	Adj.	Cost															
Total Cost New =						0															
Comments:				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		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															
*** Basement Info ***				* Sprinkler Info * Area: Type: Average		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:													
(2) Foundation:				(8) Plumbing:		Outlets: Fixtures:															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>				X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None																
(3) Frame:						Few Average Many Unfinished Typical		Few Average Many Unfinished Typical													
(4) Floor Structure:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer													
(5) Floor Cover:				(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:													
								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.										
Thickness	Bsmnt Insul.																				
(6) Ceiling:				(10) Heating and Cooling:		(14) Roof Cover:															
				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler													
Gas Oil	Coal Stoker	Hand Fired Boiler																			

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AMIDON GORDON L & PAMELA	AMIDON PAMELA J TRUST	0	07/29/2015	WD	09-FAMILY	1237P71	PROPERTY TRANSFER	0.0				
AMIDON GORDON L & PAMELA		0	01/24/2011	OTH	33-TO BE DETERMINED	2011 1077-551	DEED	0.0				
AMIDON GORDON L & PAMELA		0	01/10/2011	OTH	33-TO BE DETERMINED	2011 1077-552P	DEED	0.0				
RDV CORP	AMIDON	700,000	12/06/1999	WD	03-ARM'S LENGTH	530:871	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6734 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		09/23/2003	PP03-0405					
		P.R.E. 100% 02/10/2004		ELECTRICAL		02/21/2003	PE03-0065					
Owner's Name/Address		MAP #: 34		MECHANICAL		02/03/2003	PM03-0074					
AMIDON PAMELA J TRUST PO BOX 519 GLEN ARBOR MI 49636		2024 Est TCV 4,018,581 TCV/TFA: 766.90		Res. Single Family		11/05/2002	PB02-0655					
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LK MI "A"	18000	98.48	811.64	0.9936	1.1403	18000	100	2,008,592
				98 Actual Front Feet, 1.84 Total Acres Total Est. Land Value = 2,008,592								
Tax Description				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	4.05	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								
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	1,004,300	1,005,000	2,009,300			656,297C	
		TPC 06/15/2016 INSPECTED			2023	892,700	756,700	1,649,400			625,045C	
		TPC 03/15/2012 INSPECTED			2022	801,500	651,800	1,453,300			595,281C	
		WAS 11/26/2007 INSPECTED			2021	867,400	673,100	1,540,500			576,265C	



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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLDREDGE WILLIAM T & BAR	ALLDREDGE WILLIAM T & BAR	0	01/07/2010	QC	09-FAMILY	2010 1037-926Q	DEED	0.0
ALLDREDGE WILLIAM T & BAR	ALLDREDGE WILLIAM T & BAR	0	01/06/2010	PTA	33-TO BE DETERMINED	2010 PTA	DEED	0.0
SYLVAN INN	ALLDREDGE	240,000	05/15/1990	WD	03-ARM'S LENGTH	310:962	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6764 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/24/2023	PM23-0694	100% FINIS
	P.R.E. 100% 05/01/2004		Electrical	10/08/2012	PE12-0420	
Owner's Name/Address	MAP #: 34		Mechanical	09/27/2012	PM12-0380	
ALLDREDGE WILLIAM T & BARBARA TRUST PO BOX 489 GLEN ARBOR MI 49636	2024 Est TCV 5,614,459 TCV/TFA: 819.99		ELECTRICAL	03/24/2003	PE03-0107	

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L1179P447 L310 P960/90 L310 P962/90									
PARCEL A: PRT GOVT LOT 5 SEC 22 COM AT SW									
COR TH N 335.20 FT TH N 78 DEG 31' 10" E									
ALG C/L M-109 1045.28 FT FOR POB TH N									
686.46 FT TH N 67 DEG 03' 55" E ALG SHR									
LAKE MICHIGAN 108.59 FT TH S 708.44 FT TH									
S 78 DEG 31' 10" W 102.04 FT TO POB SEC									
22 T29N R14W.									

Tax Description	X	Description	Rate	Size	% Good	Cash Value
Dirt Road						
Gravel Road						
Paved Road	X					
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric	X					
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Patio Blocks	24.24	1500	0	0
		D/W/P: Asphalt Paving	4.48	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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
	Rolling							
	Low							
X	High							
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



Who	When	What	2024	2023	2022	2021
TPC	06/15/2016	INSPECTED	998,400	887,500	785,400	882,200
TPC	03/15/2012	INSPECTED				
WAS	11/26/2007	INSPECTED				

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County of Leelanau, Michigan

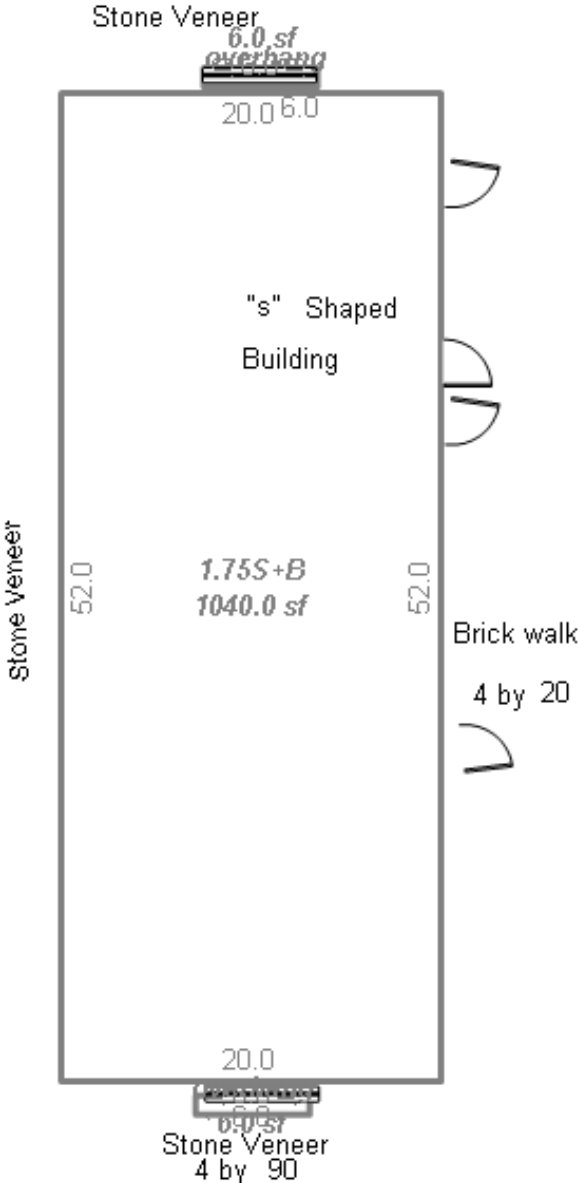
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																														
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: A Effec. Age: 25 Floor Area: 5,027 Total Base New : 1,337,434 Total Depr Cost: 1,003,069 Estimated T.C.V: 2,607,979			14 96 93 1193 89	CCP (1 Story) CGEP (1 Story) WPP WPP Wood Balcony	E.C.F. X 2.600		Bsmnt Garage: 2 Car Carport Area: Roof:																													
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G																																								
Yr Built 1990		Remodeled 0	X	Ex	Ord	Min																																						
Condition: Average		Size of Closets		X	Lg	Ord	Small																																					
Room List		Doors	X	Solid	H.C.																																							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Hardwood Other: Hardwood Other: Hardwood																																									
(1) Exterior		(6) Ceilings	X	Drywall																																								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 1320 S.F. Crawl: 0 S.F. Slab: 690 S.F. Height to Joists: 0.0																																									
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																							
(2) Windows		(9) Basement Finish																																										
X	Many Avg. Few	X	Large Avg. Small																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support	Joists: 2X12X16 Unsupported Len: Cntr.Sup:																																									
(3) Roof		(14) Water/Sewer	1320 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																						
X	Gable Hip Flat	Gambrel Mansard Shed																																										
X	Asphalt Shingle Wood Shake																																											
Chimney: Block																																												
<p>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</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,320</td> <td></td> <td></td> </tr> <tr> <td>2.5 Story</td> <td>Siding</td> <td>Slab</td> <td>690</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>4</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>1,146,975</td> <td>860,227</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Recreation Room 1320 48,220 36,165 Plumbing Average Fixture(s) 1 4,215 3,161 3 Fixture Bath 1 13,278 9,958 2 Fixture Bath 2 17,704 13,278 Separate Shower 1 3,808 2,856 Water/Sewer 1000 Gal Septic 1 6,920 5,190 Water Well, 100 Feet 1 7,146 5,359 Porches CGEP (1 Story) 96 14,784 11,088 WPP 93 4,518 3,388 CCP (1 Story) 14 1,231 923 WPP 1193 32,533 24,400 Balcony Wood Balcony 89 5,744 4,308 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) Basement Garage: 2 Car 1 4,869 3,652</p>															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:				1,146,975	860,227
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:				1,146,975	860,227																																							
<p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																																												


*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	0	Front Overhang	0	Other Overhang	X	
	Mobile Home															0	Front Overhang	0	Other Overhang
Town Home		(4) Interior		Forced Air w/o Ducts			Class: A		E.C.F.		Bsmnt Garage:					
Duplex		Drywall Paneled		Forced Air w/ Ducts			Effec. Age: 25		X 2.600		Carport Area:					
A-Frame		Plaster Wood T&G		Forced Hot Water			Floor Area: 1,820				Roof:					
Wood Frame		Trim & Decoration		Electric Baseboard			Total Base New : 510,090									
Building Style: 1.75 STORY		Ex		Elec. Ceil. Radiant			Total Depr Cost: 382,566									
Yr Built 2002		Ord		Radiant (in-floor)			Estimated T.C.V: 994,672									
Remodeled 0		Min		Electric Wall Heat												
Condition: Average		Size of Closets		Space Heater												
Room List		Lg		Wall/Floor Furnace												
Basement		Ord		Forced Heat & Cool												
1st Floor		Small		Heat Pump												
2nd Floor		Doors		No Heating/Cooling												
Bedrooms		Solid		Central Air												
(1) Exterior		H.C.		Wood Furnace												
Wood/Shingle		(5) Floors		(12) Electric												
Aluminum/Vinyl		Kitchen:		0 Amps Service												
Brick		Other:		No./Qual. of Fixtures												
Insulation		Other:		Ex. Ord. Min												
(2) Windows		No. of Elec. Outlets		Many Ave. Few												
Many Avg. Few		Many		(13) Plumbing												
Large Avg. Small		Ave.		1 Average Fixture(s)												
Wood Sash		Few		3 Fixture Bath												
Metal Sash		Basement: 1040 S.F.		2 Fixture Bath												
Vinyl Sash		Crawl: 0 S.F.		Softener, Auto												
Double Hung		Slab: 0 S.F.		Softener, Manual												
Horiz. Slide		Height to Joists: 0.0		Solar Water Heat												
Casement		(8) Basement		No Plumbing												
Double Glass		Conc. Block		Extra Toilet												
Patio Doors		Poured Conc.		Extra Sink												
Storms & Screens		Stone		Separate Shower												
(3) Roof		Treated Wood		Ceramic Tile Floor												
Gable		Concrete Floor		Ceramic Tile Wains												
Hip		(9) Basement Finish		Ceramic Tub Alcove												
Flat		Recreation SF		Vent Fan												
Asphalt Shingle		Living SF		(14) Water/Sewer												
Chimney:		Walkout Doors (B)		Public Water												
		No Floor SF		Public Sewer												
		Walkout Doors (A)		Water Well												
		(10) Floor Support		1000 Gal Septic												
		Joists:		2000 Gal Septic												
		Unsupported Len:		Lump Sum Items:												
		Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FIISK MARK W & JULIE J	FIISK FAMILY TRUST	0	05/22/2019	WD	09-FAMILY	1360P861	PROPERTY TRANSFER	0.0			
OLSON JENNIFER M TRUST	FIISK MARK W & JULIE J	1,880,000	07/15/2016	WD	03-ARM'S LENGTH	1270P728	PROPERTY TRANSFER	100.0			
OLSON JENNIFER M TRUST	OLSON JENNIFER M	1	08/02/2013	QC	09-FAMILY	1178P325	DEED	0.0			
OLSON JENNIFER M	OLSON JENNIFER M TRUST	1	08/02/2013	QC	09-FAMILY	1178P344	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
6750 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/31/2020	PM20-0083	100% FINIS			
Owner's Name/Address		P.R.E. 100% 11/06/2019		Mechanical		01/06/2017	PM17-0018	REVIEWED			
FISK FAMILY TRUST PO BOX 223 GLEN ARBOR MI 49636		MAP #: 34		Mechanical		12/05/2016	PM16-0728	REVIEWED			
Tax Description		2024 Est TCY 2,985,097 TCY/TFA: 1202.7		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L256 P428 L310 P958 L504 P690/99 L741 P73&90/03 PARCEL B: PRT GOVT LOT 5 SEC 22 COM AT SW COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L M-109 1147.32 FT FOR POB TH N 708.44 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICH 108.59 FT TH S 730.43 FT TH S 78 DEG 31' 10" W 102.04 FT TO POB SEC 22 T29N R14W.		X Improved	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Dirt Road		LK MI "A"	18000	100.10	800.70	0.9896 1.1365	18000 100	2,026,392	
		Gravel Road		100 Actual Front Feet,	1.84	Total Acres			Total Est. Land Value =	2,026,392	
		X Paved Road	Land Improvement Cost Estimates								
		X Storm Sewer	Description	Rate	Size	% Good	Cash Value				
		X Sidewalk	D/W/P: Asphalt Paving	3.71	3400	0	0				
		X Water	Residential Local Cost Land Improvements								
		X Sewer	Description	Rate	Size	% Good	Cash Value				
		X Electric	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		X Gas	Total Estimated Land Improvements True Cash Value = 7,500								
		X Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level	Who	When	What	2024	1,013,200	479,300	1,492,500	1,130,041C	
		X Rolling	TPC 11/05/2020	INSPECTED	2023	900,600	361,400	1,262,000		1,076,230C	
		X Low	TPC 06/15/2016	INSPECTED	2022	806,700	314,600	1,121,300		1,024,981C	
		X High	TPC 03/23/2012	INSPECTED	2021	873,700	289,300	1,163,000		992,238C	
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 144 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							230	WPP			
Building Style: 1.25 STORY		X	Drywall Paneled		Plaster Wood T&G							414	Treated Wood			
Yr Built 1993	Remodeled 0	X	Ex	Ord	Min							234	Treated Wood			
Condition: Average		Trim & Decoration														
Room List		X	Lg	Ord	Small											
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		X	Ex	Ord	Min											
(1) Exterior		Size of Closets														
X Wood/Shingle Aluminum/Vinyl Brick		X	Lg	Ord	Small											
X Insulation		Doors X Solid			H.C.											
(2) Windows		(5) Floors														
X Many Avg. Few		Kitchen: Hardwood Other: Carpeted Other:														
X Wood Sash Metal Sash Vinyl Sash		(6) Ceilings														
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X	Drywall													
(3) Roof		(7) Excavation														
X	Gable Hip Flat	X	Large Avg. Small													
X Asphalt Shingle		Basement: 1468 S.F. Crawl: 224 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Chimney: Block		(8) Basement														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
		(9) Basement Finish														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(10) Floor Support														
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:														
		(11) Heating/Cooling														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		X	Ex.	Ord.	Min											
		No. of Elec. Outlets														
			Many	X Ave.	Few											
		(13) Plumbing														
		1	Average Fixture(s)													
		2	3 Fixture Bath													
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY														
		(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:				391,001	293,249									
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		3	Fixture Bath			1	2,234	1,675								
		2	Fixture Bath			1	7,025	5,269								
		2	Fixture Bath			1	4,707	3,530								
		Water/Sewer														
		1000 Gal	Septic			1	5,796	4,347								
		Water Well,	100 Feet			1	6,421	4,816								
		Porches														
		WPP				230	6,288	4,716								
		Deck														
		Treated Wood				414	7,274	5,455								
		Treated Wood				234	5,019	3,764								
		Garages														
		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)														
		Base Cost				576	39,053	29,290								
		Storage Over Garage				144	2,661	1,996								
		Common Wall: 1 Wall				1	-3,205	-2,404								
		Door Opener				1	703	527								
		Built-Ins														
		Appliance Allow.				1	4,088	3,066								
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: COMMERCIAL-VACANT Zoning: COM (Building Permit(s) Date Number Status

5902 S RAY ST School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 33

Owner's Name/Address 2024 Est TCV 214,816

BOONE DOCKS INC Improved X Vacant Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

P O BOX 185 Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

GLEN ARBOR MI 49636 Dirt Road 92.00 300.00 1.0000 0.0000 0 100* 0

Tax Description X Gravel Road 2000 COMME \$12/SQFT 27600 SqFt 12.00000 50 PARKING & SEWER-IRREG SHAPE

L367 P650/93 L431 P98/96 PRT GOVT LOT 4 X Paved Road * denotes lines that do not contribute to the total acreage calculation.

BEG 363.0 FT N & 462 FT N 88 DEG 58' W OF Storm Sewer 92 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 165,600

S 1/4 COR TH N 88 DEG 58' W 330 FT TH N Sidewalk Land Improvement Cost Estimates Description Rate Size % Good Cash Value

132 FT TH S 88 DEG 58' E 330 FT TH S 132 Water D/W/P: Asphalt Paving 2.77 35535 50 49,216

FT TO POB EXC PRT COM S 1/4 COR TH N 88 Sewer Total Estimated Land Improvements True Cash Value = 49,216

DEG 45'50"W 414 FT TO C/L ST HWY M-22 TH X Electric Street Lights

ALG SD C/L N 1 DEG 07'40"W 363 FT FOR POB Gas Standard Utilities

TH N 88 DEG 45'50" W 133.74 FT TH N 1 DEG Curb Underground Utils.

07'40" W 60 FT TH S 88 DEG 45'50" E Topography of Site

133.74 FT TH ALG C/L S 1 DEG 07'40" E X Level

60FT TO POB SEC 22 T29N R14W. Rolling

Comments/Influences Low

Glen Arbor Tax Map High

Level

X Landscaped

Rolling

X Swamp

Low

X Wooded

High

X Pond

Landscaped

X Waterfront

Swamp

X Ravine

Wooded

X Wetland

Pond

X Flood Plain

Waterfront

X Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Ravine

X Who When What 2024 82,800 24,600 107,400 107,400S

Wetland



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TPC 05/06/2018 INSPECTED
WAS 01/30/2010 INSPECTED
TPC 12/11/2011 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	82,800	24,600	107,400			107,400S
2023	82,800	22,900	105,700			102,855C
2022	82,800	20,700	103,500			97,958C
2021	103,500	19,000	122,500			94,829C

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURNER ROBERT L & BETH K	SMITH SPORTSMAN SHOP LLC	400,000	09/24/2003	WD	03-ARM'S LENGTH	766P12	DEED	100.0
TURNER	TURNER	245,000	01/04/2000	WD	03-ARM'S LENGTH	533:565	PROPERTY TRANSFER	0.0
FOSMORE	TURNER	115,000	05/09/1997	WD	03-ARM'S LENGTH	444:278	OTHER	0.0

Property Address: 5914 S RAY ST
 Class: COMMERCIAL-IMPROV Zoning: COM (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 33

Owner's Name/Address: SMITH SPORTSMAN SHOP LLC
 PO BOX 328
 GLEN ARBOR MI 49636
 2024 Est TCV 407,370 TCV/TFA: 136.89

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Dirt Road	60.00	133.74	1.0000	0.0000	0	100*		0
			Gravel Road								
			Paved Road			8015	SqFt	12.00000	100		96,180
			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.							
			Sidewalk	60	Actual Front Feet,	0.18	Total Acres			Total Est. Land Value =	96,180
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Tax Description
 L270 P927 L444 P278/97 L636 P742/02 L637
 P437/02 L766 P12/03 PRT OF GOVT LOT 4 SEC
 22 COM S 1/4 COR TH N 88 DEG 45'50" W
 414.00 FT TO C/L ST HWY M-22 TH ALG SD
 C/L N 1 DEG 07'40" W 363.00 FT FOR POB TH
 N 88 DEG 45'50" W 133.74 FT TH N 1 DEG
 07'40" W 60.00 FT TH S 88 DEG 45'50" E
 133.74 FT TH ALG SD C/L S 1 DEG 07'40" E
 60.00 FT TO POB SEC 22 T29N R14W.

Comments/Influences
 SPORTSMAN



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	48,100	155,600	203,700			144,968C
2023	48,100	147,200	195,300			138,065C
2022	48,100	110,600	158,700			131,491C
2021	60,100	99,300	159,400			127,291C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Retail

Class: D
 Floor Area: 2,976
 Gross Bldg Area: 2,976
 Stories Above Grd: 1
 Average Sty Hght : 9
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 24
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

1955 Year Built
 1985 Remodeled

8 Overall Bldg Height

Comments:
 HOLDING TANKS, NO DRAINFIELD

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 2976
 Ave. Perimeter: 228
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: No Heating or Cooling

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 228
 Overall Building Height: 8

Base Rate for Upper Floors = 99.17

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.49 100%
 Adjusted Square Foot Cost for Upper Floors = 117.66

Total Floor Area: 2,976 Base Cost New of Upper Floors = 350,156
 Reproduction/Replacement Cost = 350,156
 Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 189,084

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	7.40	256	1.00	100	1,894
/C111/RESL	0.55	100	1.00	100	55

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 305,653
 Replacement Cost/Floor Area= 118.31 Est. TCV/Floor Area= 102.71

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

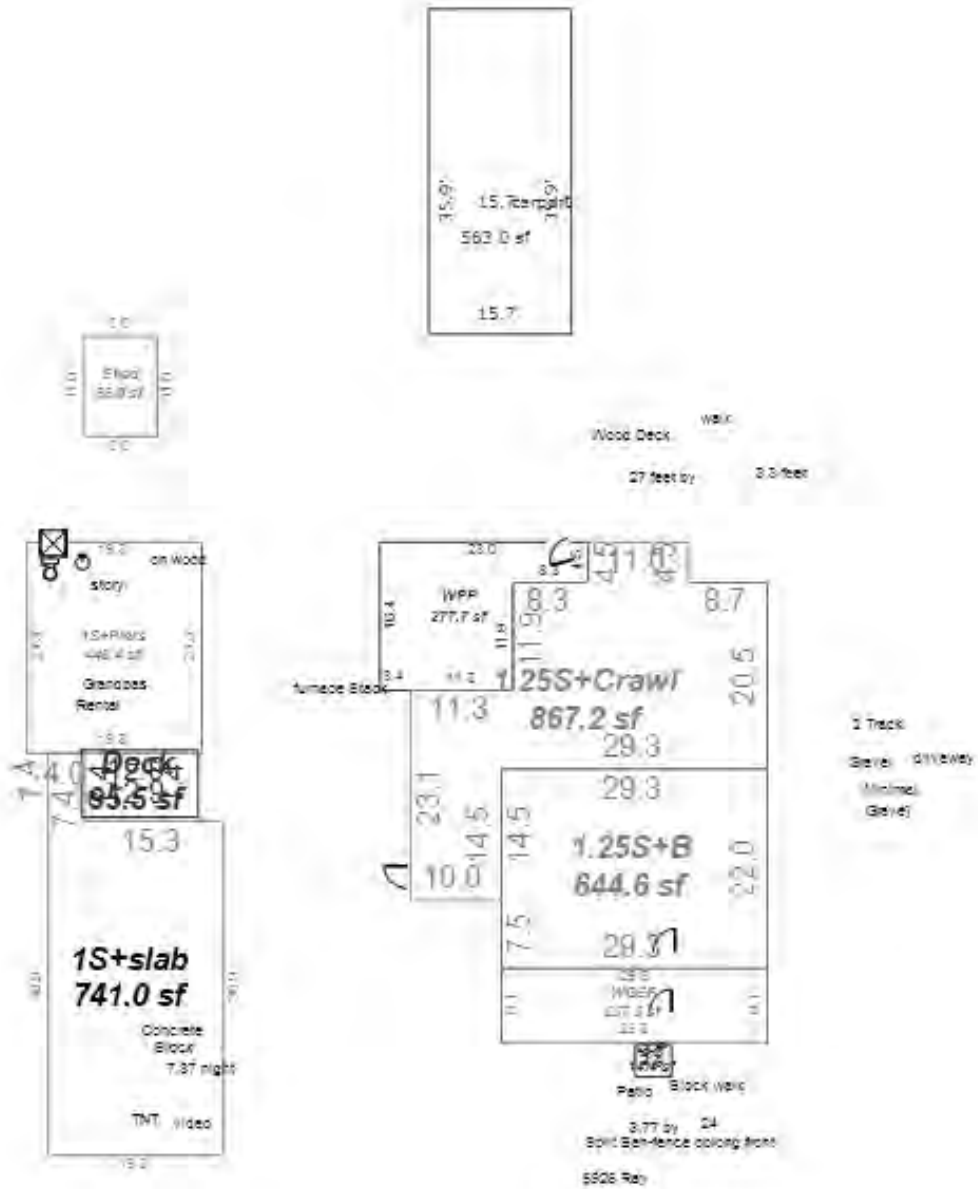
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
THOMPSON STUART W & DOROT	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY	2019006877	PROPERTY TRANSFER	0.0					
THOMPSON STUART & DOROTHY	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY	201906878	PROPERTY TRANSFER	0.0					
THOMPSON STUART & DOROTHY	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY	2019006879	PROPERTY TRANSFER	0.0					
WALKER	THOMPSON	125,000	10/10/1990	WD	03-ARM'S LENGTH	316:377	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (	Building Permit(s)	Date	Number	Status				
5926 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/10/2022	PM22-0673	100% FINIS					
Owner's Name/Address		P.R.E. 93% 04/26/2008		Electrical		07/28/2022	PE22-0551	100% FINIS					
THOMPSON STUART & DOROTHY ETAL P O BOX 351 GLEN ARBOR MI 49636		MAP #: 33		GARAGE		07/14/2010	LU10-2190	100% FINIS					
		2024 Est TCV 582,222 TCV/TFA: 189.09											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				B 100' @ 2000/	100.00	330.00	0.9329	0.9333	2000	100		174,138	
				B 100' @ 2000/	32.00	330.00	0.9329	0.9333	2000	50	SURPLUS: ZONING 100 FT	2	
				132 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	202,000			
				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				D/W/P: Crushed Rock	2.25	1000	0	0					
				D/W/P: Patio Blocks	14.67	90	0	0					
				Wood Frame	22.10	248	50	2,740					
				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 =					5,240				
Comments/Influences		Topography of Site											
WHITE GULL INN				X Level									
				Rolling									
				Low									
				X High									
				Landscaped									
				Swamp									
				X Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	101,000	190,100	291,100				153,842C		
TPC 11/06/2010 INSPECTED		2023	80,800	177,300	258,100						146,517C		
WAS 10/12/2007 INSPECTED		2022	60,400	155,000	215,400						137,064C		
		2021	60,400	136,300	196,700						132,686C		



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*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 95	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home													0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 40 Floor Area: 449 Total Base New : 60,610 Total Depr Cost: 36,367 Estimated T.C.V: 61,824
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls CD		Blt 1950					
Duplex	Drywall Paneled		Plaster Wood T&G			0 Amps Service		No./Qual. of Fixtures		Ground Area = 449 SF		Floor Area = 449 SF.					
A-Frame	Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame	Ex	Ord	Min	Size of Closets			Many Ave. Few		1 Story Siding Piers		449		Total: 54,856 32,915				
Building Style: 1 STORY	Lg		Ord		Small		(13) Plumbing		1 Average Fixture(s)		Plumbing		Average Fixture(s) 1 1,265 759				
Yr Built 1950	Remodeled 0	Doors		Solid		H.C.		1 3 Fixture Bath		Deck		Treated Wood 95 2,500 1,500		Built-Ins			
Condition: Average	Lump Sum Items:		(5) Floors			(6) Ceilings		2 Fixture Bath		Appliance Allow. 1 1,989 1,193		Totals: 60,610 36,367		Notes: GRAMPAS ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 61,824			
Room List	Basement		1st Floor		2nd Floor		Bedrooms		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		
Basement	(7) Excavation		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement		
1st Floor	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish		
2nd Floor	Recreation SF		Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support		
Bedrooms	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic		
(1) Exterior	Insulation		(14) Water/Sewer			Lump Sum Items:			2000 Gal Septic			Notes: GRAMPAS		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 61,824			
Wood/Shingle	(2) Windows		Many Avg. Few			Large Avg. Small			Plumbing			Average Fixture(s)		1 1,265 759			
Aluminum/Vinyl	Wood Sash		Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide Casement			Double Glass		
Brick	Many Avg. Few		Large Avg. Small			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0		
Insulation	Gable		Hip			Flat			Gambrel			Mansard			Shed		
(2) Windows	Wood Sash		Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide Casement			Double Glass		
Many Avg. Few	Large Avg. Small		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement		
Wood Sash	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish		
Metal Sash	Recreation SF		Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support		
Vinyl Sash	Public Water		Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
Double Hung	Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic		
Horiz. Slide Casement	2000 Gal Septic		Notes: GRAMPAS			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 61,824			Plumbing		Average Fixture(s)		1 1,265 759		Deck		
Double Glass	Treated Wood		Concrete Floor			(8) Basement		Conc. Block			Poured Conc.			Stone			
Patio Doors	Double Hung		Horiz. Slide Casement			Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable			
Storms & Screens	Metal Sash		Vinyl Sash			Double Hung		Horiz. Slide Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof	
(3) Roof	Gable		Hip			Flat			Gambrel			Mansard			Shed		
Recreation SF	Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
Public Water	Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		Notes: GRAMPAS		
Public Sewer	Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		Notes: GRAMPAS		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 61,824			
Water Well	1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		Notes: GRAMPAS		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 61,824						
1000 Gal Septic	2000 Gal Septic			Lump Sum Items:		Notes: GRAMPAS		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 61,824									

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: RETAIL SHOPE Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Low Cost Stories: 0 Story Height: 10 Perimeter: 127 Overall Building Height: 8 Base Rate for Upper Floors = 66.38 (10) Heating system: Forced Air Furnace Cost/SqFt: 12.73 100% Adjusted Square Foot Cost for Upper Floors = 79.11 Total Floor Area: 741 Base Cost New of Upper Floors = 58,621 Reproduction/Replacement Cost = 58,621 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 20,517 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.700 => TCV of Bldg: 1 = 34 Replacement Cost/Floor Area= 79.11 Est. TCV/Floor Area= 47.07						
Class: D Floor Area: 741 Gross Bldg Area: 741 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 741 Ave. Perimeter: 127 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
1988 Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
8 Overall Bldg Height		* Sprinkler Info * Area: Type: Low						
Comments:								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Many	
		2-Piece Baths		Water Heaters		Unfinished Typical	
		Shower Stalls		Wash Fountains		Incandescent	
		Toilets		Water Softeners		Fluorescent	
(4) Floor Structure:				Flex Conduit		Mercury	
				Rigid Conduit		Sodium Vapor	
				Armored Cable		Transformer	
				Non-Metalic			
				Bus Duct			
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil		Coal Stoker			
				Hand Fired Boiler			

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
CONTINENTAL EQUITIES INC	THE LEELANAU CENTER FOR E	1	02/18/1986	QC	09-FAMILY	261P52	DEED	0.0	
Property Address		Class: COMMERCIAL-VACANT		Zoning: N\A (	Building Permit(s)	Date	Number	Status
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%							
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636		MAP #: 38		2024 Est TCV 0					
Tax Description		Improved X Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND					
L261 P52 (THIS PARCEL LOCATED IN SECTION 23) PRT OF NW 1/4 SEC 23 COM N 1/4 COR TH S 01 DEG 01' 10" W 677.03 FT TH S 89 DEG 14' 15" W 697.02 FT FOR POB TH CONT S 89 DEG 14' 15" W 126.81 FT TH S 44 DEG 43' 29" E 117.42 FT TO C/L HWY M-22 TH N 27 DEG 25' 55" E 95.89 FT TO POB SEC 23 T29N R14W 0.12 A M/L.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SCHOOL		Gravel Road		2000 COMME	\$1.25/SQFT	5837 SqFt	1.25000	100 CNR	7,296
		Paved Road		0.13 Total Acres Total Est. Land Value = 7,296					
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	

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