

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HUNTINGTON NATIONAL BANK	GIETZEN GEORGIA & JEFFREY	405,000	07/31/2017	CD	11-FROM LENDING INSTITUT	1304P231	PROPERTY TRANSFER	100.0		
KUHN MARIE L & SHERIFF RE	HUNTINGTON NATIONAL BANK	0	03/30/2015	SD	10-FORECLOSURE	1224P937	PROPERTY TRANSFER	100.0		
PAQUETTE	KUHN	240,040	08/06/1996	WD	03-ARM'S LENGTH	428:87	OTHER	0.0		
LEELANAU CENTER FOR EDUCA	PAQUETTE EDWARD J & MARTH	110,000	03/12/1992	WD	03-ARM'S LENGTH	338P004	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
5221 S FACULTY ROW		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/02/2021	PM21-0553	100% FINIS		
		P.R.E. 100% 08/02/2017		Electrical		06/08/2021	PE21-0359	100% FINIS		
Owner's Name/Address		MAP #: 38		Res. Add/Alter/Repair		07/12/2018	PB18-0344	100% FINIS		
GIETZEN GEORGIA & JEFFREY 5221 S FACULTY ROW GLEN ARBOR MI 49636		2024 Est TCV 914,480 TCV/TFA: 254.23		DECK/PORCH		04/10/2018	LU18-07	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		* Factors * 3.73 COMBINED WITH 020-20						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
				A 100' @ 2200/	186.00	180.32	0.8563 0.8024	2200 100 281,155		
				186 Actual Front Feet, 0.77 Total Acres				Total Est. Land Value = 281,155		
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Water	33.22	80	50	1,329		
				Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
				Total Estimated Land Improvements True Cash Value = 6,329						
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level		2024	140,600	316,600	457,200			308,553C
		X Rolling		2023	102,200	295,000	397,200			293,860C
		X Low		2022	55,000	261,600	316,600			279,867C
		High		2021	55,000	230,900	285,900			268,507C
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X RIVER								
		Who	When	What						
		TPC	10/22/2018	INSPECTED						
		TPC	08/02/2017	INSPECTED						
		TPC	10/20/2016	INSPECTED						

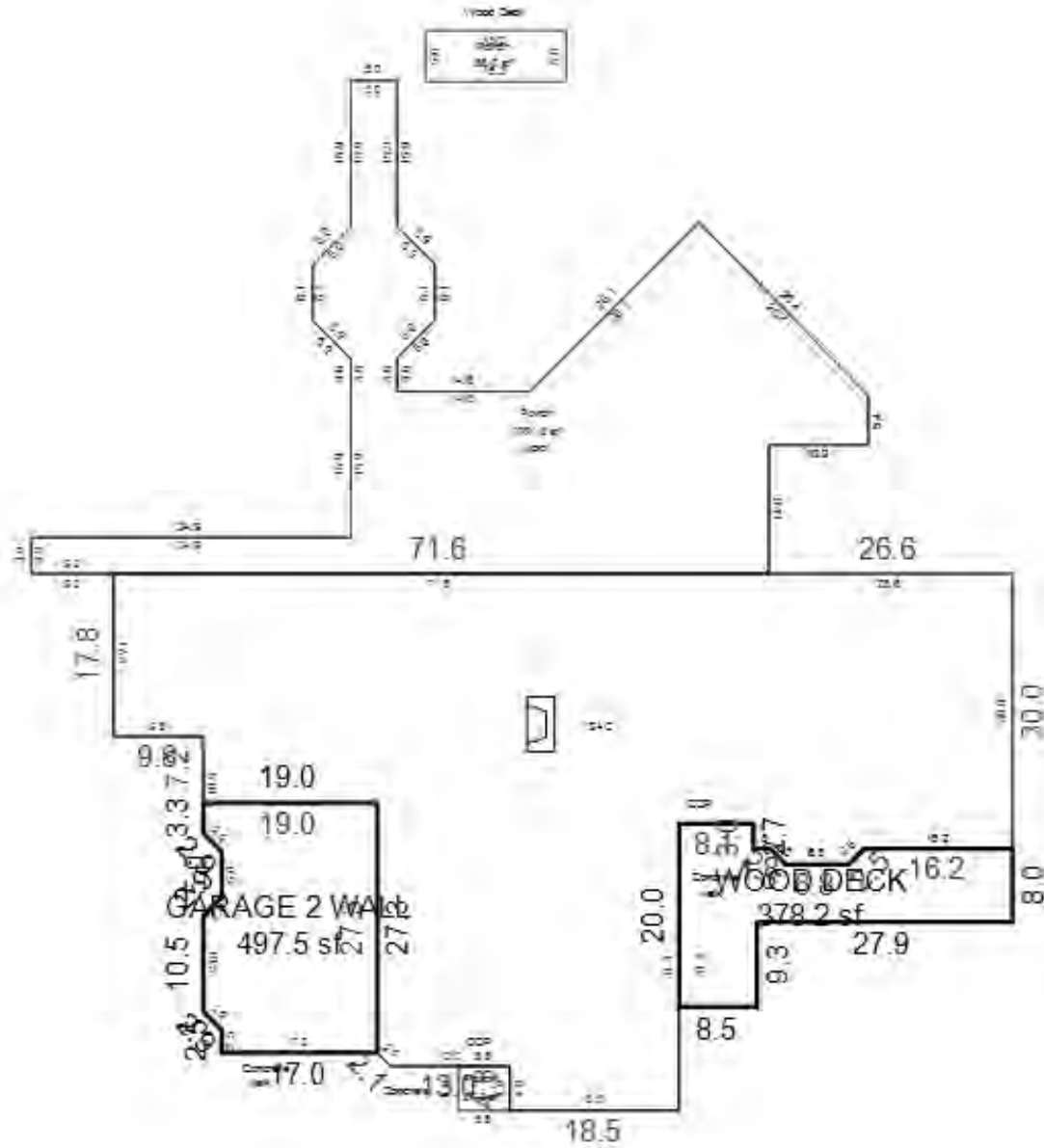


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*** Information herein deemed reliable but not guaranteed***

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 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: 2018 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: 497 % 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							1701	WPP 27 CCP (1 Story) 22 CPP 86 Treated Wood 356 Treated Wood				
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built	Remodeled	Trim & Decoration		X	Ex	Ord	Min										
1970	199	2018															
Condition: Average		Size of Closets		X	Lg	Ord	Small										
Room List		Doors	X	Solid		H.C.		X	Central Air Wood Furnace								
	Basement 9 1st Floor 2nd Floor 3 Bedrooms	(5) Floors							(12) Electric								
	(1) Exterior	Kitchen: Vinyl Other: Carpeted Other: Hardwood							200	Amps Service							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings							No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY						
X	Insulation	X	Drywall						Ex.	X	Ord.		Min	Cls C 10 Blt 1970			
(2) Windows		(7) Excavation							No. of Elec. Outlets		(11) Heating System: Radiant (in-floor), Air Conditioning						
X	Many Avg. Few	X	Large Avg. Small						Many	X	Ave.		Few	Ground Area = 3597 SF Floor Area = 3597 SF.			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement							(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
X		Basement: 0 S.F. Crawl: 3597 S.F. Slab: 0 S.F. Height to Joists: 0.0							1	Average Fixture(s)	Building Areas						
X		(9) Basement Finish							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	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									1 Story	Siding	Crawl Space	3,597			
X	Asphalt Shingle	(10) Floor Support									Other Additions/Adjustments		Total:	511,977	307,183		
	Chimney: Brick	Joists: 2X10X16 Unsupported Len: Cntr.Sup:									Plumbing						
		(14) Water/Sewer									Average Fixture(s)		1	1,518	911		
		Public Water Public Sewer Water Well									3 Fixture Bath		3	14,332	8,599		
		1 1000 Gal Septic 2000 Gal Septic									Solar Water Heat		1	1,398	839		
		Lump Sum Items:									No Plumbing						
											Water/Sewer		1	5,002	3,001		
											Extra Toilet		1	5,973	3,584		
											Extra Sink		1				
											1000 Gal Septic						
											Water Well, 100 Feet						
											Porches						
											Ceramic Tile Floor		27	930	558		
											WPP		1701	27,726	16,636		
											CPP		22	632	379		
											Deck						
											Treated Wood		86	2,430	1,458		
											Treated Wood		356	6,216	3,730		
											Garages						
											Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
											Base Cost		497	27,708	16,625		
											Common Wall: 2 Wall		1	-5,523	-3,314		
											Door Opener		1	562	337		
											Built-Ins						
											Appliance Allow.		1	2,845	1,707		
											<<<< 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: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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W HARBOR 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 #: 37					
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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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L184 P400/76 L213 P991/79 L179 P675/75	Gravel Road	090 EXEMPT PARK		159.75 Acres			6000	100		958,500
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L189 P126/77 L192 P660 L184 P283/76 L208	Paved Road	159.75 Total Acres		Total Est. Land Value =						958,500
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P635/79 NE 1/4 SEC 23 EXC PRT SW 1/4 OF	Storm Sewer									
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NE 1/4 COM W 1/4 SEC COR TH S 87 DEG 45'	Sidewalk									
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E 3174 FT TO POB TH S 87 DEG 45' E 190 FT	Water									
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TH N 2 DEG 15' E 133 FT TH N 87 DEG 45' W	Sewer									
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127 FT TH S 27 DEG 46' W 147.8 FT TO POB	Electric									
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SEC 23 T29N R14W 159.75 A.	Gas									
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Comments/Influences	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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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
5384 W CRYSTAL VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
MUSIL JOAN K 5384 W CRYSTAL VIEW RD MAPLE CITY MI 49664	MAP #: 37					
	2024 Est TCV 291,725 TCV/TFA: 352.32					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements		* Factors *						
L214 P316 DC L409 P973/95 PRT SW 1/4 OF NE 1/4 COM W 1/4 SEC COR TH S 87 DEG 45' E 3174 FT TO POB TH S 87 DEG 45' E 190 FT TH N 2 DEG 15' E 133 FT TH N 87 DEG 45' W 127 FT TH S 27 DEG 46'W 147.8 FT TO POB SEC 23 T29N R14W .25 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	A 100' @ 2200/	100.00	147.00	0.9036 0.7624	2200 100		151,568

Comments/Influences	Land Improvement Cost Estimates		* Factors *			
	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				



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	94,700	51,200	145,900			56,882C
TPC 10/15/2015 INSPECTED			2023	81,800	47,700	129,500			54,174C
WAS 06/23/2007 INSPECTED			2022	60,900	42,000	102,900			51,595C
			2021	60,900	37,500	98,400			49,947C

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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 32	Type CGEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % 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: D -10 Effec. Age: 45 Floor Area: 828 Total Base New : 106,698 Total Depr Cost: 58,685 Estimated T.C.V: 99,765			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord		Small			
Yr Built 1940	Remodeled 0	Ex	X	Ord	Min		Central Air Wood Furnace			(12) Electric		60 Amps Service				
Condition: Average		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		
Room List		Doors		Solid X H.C.		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 828 SF Floor Area = 828 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 828		Total: 83,766 46,072			
Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:			No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(14) Water/Sewer	
(1) Exterior		(6) Ceilings		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			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,054 580		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 828 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			Water/Sewer		1000 Gal Septic 1 4,384 2,411 Water Well, 100 Feet 1 5,662 3,114		Porches		
X	Insulation	(8) Basement		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			CGEP (1 Story) 32 3,027 1,665		Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Common Wall: 1/2 Wall 1 -944 -519 Base Cost 200 8,064 4,435		
(2) Windows		(9) Basement Finish		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			Built-Ins		Appliance Allow. 1 1,685 927		Totals: 106,698 58,685		
Many Avg. X Avg. Few	Large Avg. X Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 99,765				
X	Wood Sash Metal Sash Vinyl Sash	(14) Water/Sewer		Lump Sum Items:												
X	Double Hung Horiz. Slide Casement															
X	Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat															
X	Gambrel Mansard Shed															
X	Asphalt Shingle															
Chimney: Block																

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



Sketch by Apex Mapping™

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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: REC (	Building Permit(s)	Date	Number	Status
5233 S OLD HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST		SIGN	09/12/2012	2012-2243	100% FINIS
Owner's Name/Address	P.R.E. 0%		Commercial, Add/Alter/Repa	09/03/2009	PB09-0209	100% FINIS
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636	MAP #: 38		Electrical	06/14/2006	PE06-0310	
	2024 Est TCV 0 TCV/TFA: 0.00		Mechanical	06/14/2006	PM06-0339	

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
PRT NW 1/4 BEG N 1/4 COR SEC 23 TH S 02 DEG 09' 35" W 460.06 FT TO C/L W HARBOR HWY TH S 79 DEG 51' 34" W 192.39 FT TH S 70 DEG 05' 08" W 276.22 FT ALG C/L TH S 00 DEG 26' 49" W 85.61 FT TH N 89 DEG 37' 19" W 100 FT TH N 00 DEG 42' 53" W TO C/L ST HWY M-22 TH S 68 DEG 45' 23" W ALG C/L 106.17 FT M/L TH S 89 DEG 14' 15" W 561.49 FT TO E BANK RIVER TH ON RIVER N 19 DEG 56' 20" E 152.17 FT TH N 25 DEG 47' 30" E 198.23 FT TH N 5 DEG 13' 25" W 246.72 FT TH N 9 DEG 47' E TO N SEC LN TH S 88 DEG 57' 30" E TO POB EXC PRT COM N 1/4 COR TH	Dirt Road			2000 ACREAGE TABLE			18.600	Acres	46,129	100		858,000
	Gravel Road			18.60 Total Acres Total Est. Land Value = 858,000								
	Paved Road											
	Storm Sewer											
	Sidewalk											
	Water											
	Sewer											
	Electric											
	Gas											
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											

TO C/L HWY M-22
.86 FT TH S 89
TO POB TH S 89
N 19 DEG 56' 20"
' 07" E 46.11 FT



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County of Leelanau, Michigan

Who	When	What
TPC	05/09/2019	INSPECTED
WAS	10/27/2007	INSPECTED

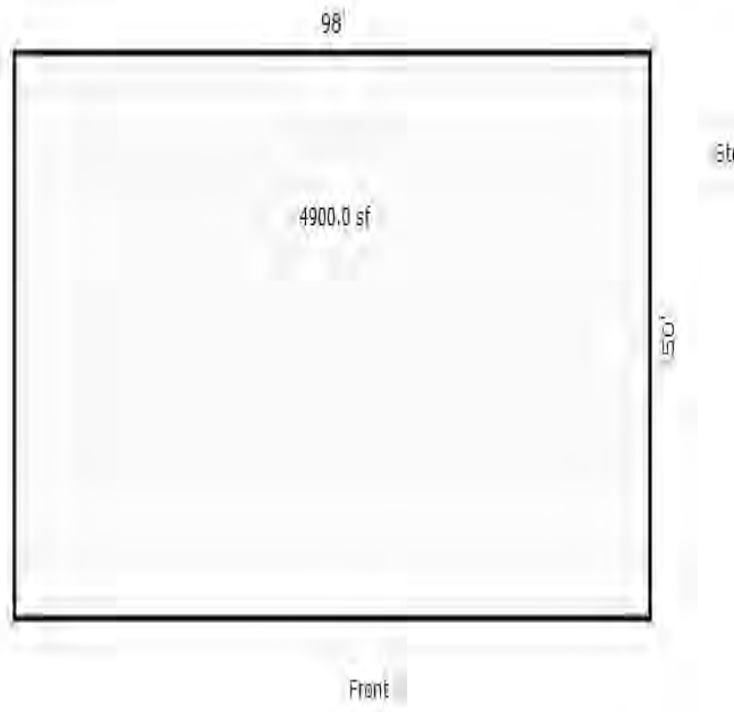
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole Floor Area: 4,900 Gross Bldg Area: 4,900 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 296		Base Rate for Upper Floors = 27.34 Adjusted Square Foot Cost for Upper Floors = 27.34					
Depr. Table : 4% Effective Age : 28 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		<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	Total Floor Area: 4,900 Base Cost New of Upper Floors = 133,966 Reproduction/Replacement Cost = 133,966 Total Depreciated Cost = 46,888	
	High	Above Ave.	Ave.	X	Low						
1979 Year Built Remodeled Overall Bldg Height		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 4900 Ave. Perimeter: 296 Has Elevators:		Eff. Age: 28 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0		Unit in Place Items Rate Quantity Arch %Good Depr. Cost /CIMS/DOC/LOADLP 17.91 156 1.00 100 2,794					
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 79,491 Replacement Cost/Floor Area= 27.91 Est. TCV/Floor Area= 16.22		* 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	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 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***



Recycling Bins

Sketch by Apex Media™

*** 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 CONSERVANCY	TOWNSHIP OF GLEN ARBOR	230,000	08/12/2003	WD	03-ARM'S LENGTH	755:615	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	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%					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 38					
		2024 Est TCV 0				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L652 P6/02 L755 P615/03 2002 SPLIT FROM 006-123-009-00 PRT OF NW 1/4 SEC 23 COM AT N 1/4 COR SD SEC TH S 01 DEG 01'10" W ALG N-S 1/4 LN 677.03 FT TH S 89 DEG 17'07" W 541.87 FT TO POB TH S 00 DEG 42'53" E 160.00 FT TH N 89 DEG 17'07" E 217.57 FT TH S 41 DEG 18'01" E 122.39 FT TH S 01 DEG 31'50" E (PREV REC AS S 00 DEG 22'08" E) 196.96 FT TH S 21 DEG 39'56" W 186.34 FT(TO N 1/8 LN SD SEC) TH S 88 DEG 28'10" W 695.61 FT M/L TO ELY R/W OF ST HW M-22 TH N 27 DEG 19'23" E ALG SD R/W 633.21 FT TH ALG SD R/W & ARC N 48 DEG 02'23" E 23" E 106.17 FT 2'53" E 14.11 FT				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				B 100' @ 2000/	700.00	388.93	0.6148	0.9724	2000	100	836,949	
				700 Actual Front Feet, 6.25 Total Acres							Total Est. Land Value =	836,949

L652 P6/02 L755 P615/03 2002 SPLIT FROM 006-123-009-00 PRT OF NW 1/4 SEC 23 COM AT N 1/4 COR SD SEC TH S 01 DEG 01'10" W ALG N-S 1/4 LN 677.03 FT TH S 89 DEG 17'07" W 541.87 FT TO POB TH S 00 DEG 42'53" E 160.00 FT TH N 89 DEG 17'07" E 217.57 FT TH S 41 DEG 18'01" E 122.39 FT TH S 01 DEG 31'50" E (PREV REC AS S 00 DEG 22'08" E) 196.96 FT TH S 21 DEG 39'56" W 186.34 FT(TO N 1/8 LN SD SEC) TH S 88 DEG 28'10" W 695.61 FT M/L TO ELY R/W OF ST HW M-22 TH N 27 DEG 19'23" E ALG SD R/W 633.21 FT TH ALG SD R/W & ARC N 48 DEG 02'23" E 23" E 106.17 FT 2'53" E 14.11 FT



- 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***

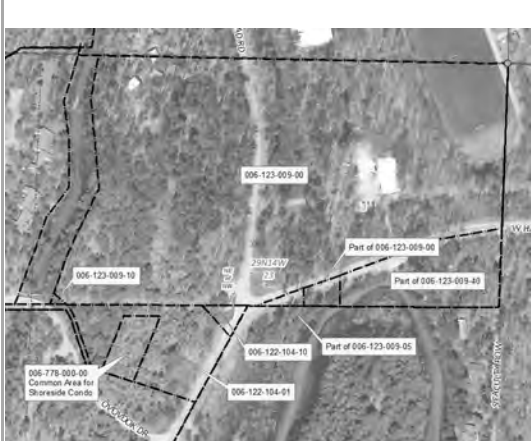
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEEELANAU SCHOOLS & LIBRAR		0	09/08/2010	OTH	33-TO BE DETERMINED	2010 1060-558	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: N\A (	Building Permit(s)	Date	Number	Status
OLD HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LEEELANAU SCHOOLS & LIBRARY FOUNDATI ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636	MAP #: 38					
	2024 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
			* Factors *					
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			A 100' @ 2200/	46.00	32.00	1.2143 0.5208	2200 100	
			46 Actual Front Feet, 0.03 Total Acres				Total Est. Land Value =	63,997

Tax Description	Land Improvement Cost Estimates			
L 263 P 17 . PRT OF NE 1/4 OF NW 1/4 COM N 1/4 COR TH S 0 DEG 27' E 460.60 FT TO C/L HWY M-22 TH S 0 DEG 59' 30" W 215.86 FT TH S 89 DEG 14' 15" W 1212.35 FT FOR POB TH S 89 DEG 14' 15" W 46.16 FT TH N 19 DEG 56' 20" E 32.5 FT TH S 49 DEG 31' 07" E 46.11 FT TO POB SEC 23 T29N R14W.	Dirt Road			
	Gravel Road			
	Paved Road			
	Storm Sewer			
	Sidewalk			
	Water			
	Sewer			
	Electric			
	Gas			
	Curb			
	Street Lights			
	Standard Utilities			
	Underground Utils.			
		Rate	Size % Good	Cash Value
		29.73	1440 97	41,527
		Total Estimated Land Improvements True Cash Value =		41,527

Comments/Influences	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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KARNER BARBARA R & ROBERT	KARNER BARBARA R & ROBERT	0	02/22/2010	WD	03-ARM'S LENGTH	1042P908	DEED	0.0				
KARNER BARBARA R TRUST	KARNER BARBARA R & ROBERT	0	12/18/2009	QC	09-FAMILY	1035-928	DEED	0.0				
KARNER ROBERT F & BARBARA	KARNER BARBARA R TRUST	0	01/27/2004	QC	09-FAMILY	787:167	OTHER	0.0				
LEELANAU CTR FOR ED	KARNER	90,000	10/03/1991	WD	03-ARM'S LENGTH	330:507	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5229 S FACULTY ROW		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/01/2018	PM18-0087	100% FINIS				
		P.R.E. 100% 05/10/1994		Carport		04/27/2007	PB07-0101					
Owner's Name/Address		MAP #: 38		CARPORT		02/22/2007	07-2093	100% FINIS				
KARNER BARBARA R & ROBERT F TR 1 OLD HOMESTEAD RD GLEN ARBOR MI 49636		2024 Est TCV 683,404 TCV/TFA: 414.69		MECHANICAL		10/09/2003	PM03-0760					
		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/	149.89	250.00	0.9038	0.8707	2200	100		259,487
				150 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =	259,487		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	3.19	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										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X RIVER										
		Who	When	What	2024	129,700	212,000	341,700				140,049C
		TPC 01/21/2019	INSPECTED		2023	94,400	197,500	291,900				133,380C
		TPC 09/23/2015	INSPECTED		2022	55,000	173,600	228,600				127,029C
		WAS 07/01/2007	APPRAISAL		2021	55,000	154,800	209,800				122,971C

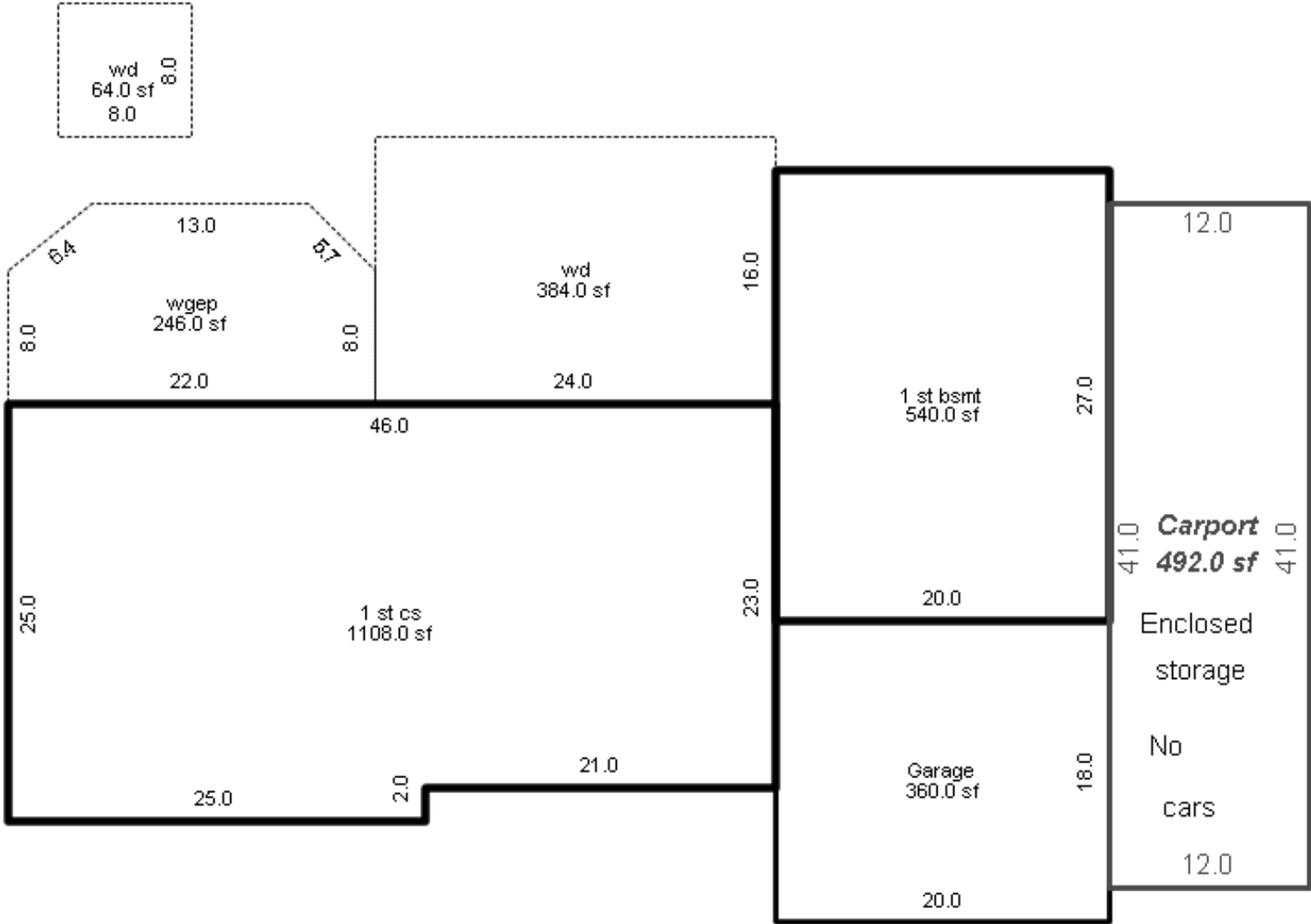


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 211 384 64	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: 2.5 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: 360 % 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	X		Central Air Wood Furnace	Class: C +10 Effec. Age: 25 Floor Area: 1,648 Total Base New : 328,566 Total Depr Cost: 246,422 Estimated T.C.V: 418,917		E.C.F. X 1.700		Bsmnt Garage: Carport Area: 492 Roof: Comp.Shingle		
Building Style: 1 STORY		Trim & Decoration		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10		Blt 1970		
Yr Built 1970	Remodeled 1991	Ex	X	Ord	Min	150	Amps Service	Ground Area = 1648 SF Floor Area = 1648 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		
Condition: Average		Size of Closets		No. of Elec. Outlets		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,108		1 Story Siding Basement 540		
Room List		Doors	Solid	X	H.C.	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 Basement 540		Total: 248,253		186,188		
7	Basement	(5) Floors		Kitchen: Other: Carpeted Other:		2		Other Additions/Adjustments		80		3,123		
2	1st Floor	Kitchen: Other: Carpeted Other:		(6) Ceilings		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		Exterior Stone Veneer		1		4,777		
3	2nd Floor	Kitchen: Other: Carpeted Other:		X		2		Plumbing		1		5,002		
3	Bedrooms	Kitchen: Other: Carpeted Other:		X		2		Plumbing		1		5,973		
(1) Exterior		Kitchen: Other: Carpeted Other:		X		2		Plumbing		1		5,973		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X		2		Plumbing		1		5,973		
X	Insulation	(6) Ceilings		X		2		Plumbing		1		5,973		
(2) Windows		(6) Ceilings		X		2		Plumbing		1		5,973		
X	Many Avg. Few	X	Large Avg. Small	Basement: 540 S.F. Crawl: 1108 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Plumbing		1		5,973		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 540 S.F. Crawl: 1108 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Plumbing		1		5,973		
(3) Roof		(7) Excavation		Basement: 540 S.F. Crawl: 1108 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Plumbing		1		5,973		
X	Gable Hip Flat	X	Gambrel Mansard Shed	(8) Basement		2		Plumbing		1		5,973		
X	Asphalt Shingle	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		
Chimney: Metal		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		
(10) Floor Support		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		
Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		
Lump Sum Items:		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		
Appliance Allow.		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		
Fireplaces		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		Plumbing		1		5,973		

*** 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.		
HUESMANN L ROWELL REVOCAB		0	06/16/2009	QC	09-FAMILY	2009 1018-726Q	DEED	0.0		
HUESMANN L ROWELL REVOCAB		0	06/16/2009	QC	03-ARM'S LENGTH	2009 1018-704T	DEED	0.0		
HUESMANN L ROWELL REVOCAB		0	06/16/2009	QC	03-ARM'S LENGTH	2009 1018-706Q	DEED	0.0		
HUESMANN L ROWELL & ALICE	HUESMANN ROWELL L TRUST	0	08/18/2006	WD	03-ARM'S LENGTH	911/996, 997	REALTOR	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
5311 S FACULTY ROW		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		07/23/2021	PE21-0478	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Mechanical		04/14/2021	PM21-0276	100% FINIS		
HUESMANN L ROWELL REVOCABLE TRUST 5232 PHEASANT TRL ANN ARBOR MI 48105-9554		MAP #: 38		Plumbing		04/14/2021	PP21-0095	100% FINIS		
		2024 Est TCV 771,819 TCV/TFA: 416.75		Res. Add/Alter/Repair		04/08/2021	PB21-0104	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	
				A 100' @ 2200/	149.54	541.00	0.9043 1.0560	2200 100	314,174	
				150 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value =	314,174
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: 3.5 Concrete	7.80	96	0	0		
				D/W/P: Asphalt Paving	3.71	1000	0	0		
				Wood Frame	37.95	100	50	1,897		
				Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
				Total Estimated Land Improvements True Cash Value =					6,897	
Comments/Influences		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X RIVER		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	157,100	228,800	385,900		243,621C
		TPC 11/17/2021 INSPECTED			2023	114,200	213,300	327,500		232,020C
		TPC 05/10/2021 INSPECTED			2022	55,000	187,300	242,300		220,972C
		TPC 09/23/2015 INSPECTED			2021	55,000	165,300	220,300		206,653C

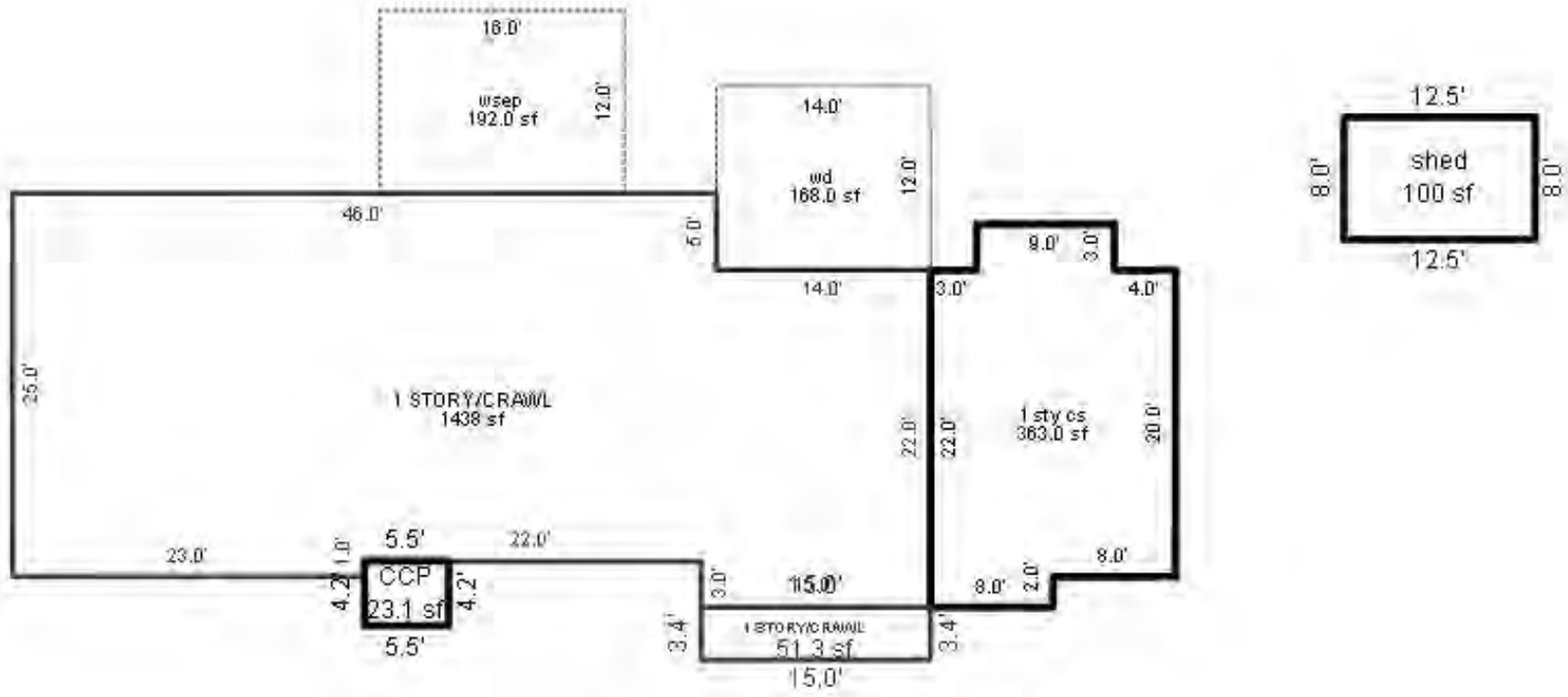


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*** Information herein deemed reliable but not guaranteed***

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 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							192 WSEP (1 Story) 23 CCP (1 Story) 168 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 = 1852 SF Floor Area = 1852 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Class: BC Effec. Age: 25 Floor Area: 1,852 Total Base New : 353,531 Total Depr Cost: 265,146 Estimated T.C.V: 450,748			E.C.F. X 1.700		Cls BC Blt 1965	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories			Cost New		Depr. Cost	
1965	2021	Ex	X Ord	Min	No. of Elec. Outlets			1 Story			295,260		221,443			
Condition: Average		Lg		X Ord	Plumbing			1 Story			Total:					
Room List		Solid		X H.C.	Average Fixture(s)			1 Story			2,234		1,675			
Basement	5 1st Floor	(5) Floors		Kitchen: Carpeted Other: Carpeted Other:			3 Fixture Bath			14,051			10,538			
2nd Floor	3 Bedrooms	Kitchen: Carpeted Other: Carpeted Other:		(6) Ceilings			2 Fixture Bath			5,796			4,347			
(1) Exterior		X Drywall X Tile		No. of Elec. Outlets			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			6,421			4,816			
X Wood/Shingle Aluminum/Vinyl Brick		X Tile		Plumbing			Water/Sewer			13,117			9,838			
X Insulation		(7) Excavation		Average Fixture(s)			Porches			1,428			1,071			
(2) Windows		Basement: 0 S.F. Crawl: 1852 S.F. Slab: 0 S.F. Height to Joists: 0.0		3			Deck			4,024			3,018			
Many	X Large	(8) Basement		Average Fixture(s)			Built-Ins			4,088			3,066			
Avg.	X Avg.	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath			Fireplaces			7,112			5,334			
Few	Small	(9) Basement Finish		2 Fixture Bath			Interior 1 Story			265,146						
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(10) Floor Support		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			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 450,748						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X Gable	Gambrel	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X Hip	Mansard															
X Flat	Shed															
X Asphalt Shingle																
Chimney: Metal																

*** 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.				
GO WITH THE FLOW REALTY L	GLEN RIVER HOLDINGS LLC	845,000	04/15/2022	WD	03-ARM'S LENGTH	2022002442	PROPERTY TRANSFER	100.0				
GO WITH THE FLOW REALTY L	LEE RYAN C & RACHEL A	0	05/11/2020	QC	09-FAMILY	202002846	OTHER	0.0				
LEE RYAN C & RACHEL A	GO WITH THE FLOW REALTY L	1	05/11/2020	QC	09-FAMILY	2020002848	OTHER	0.0				
LEE RYAN C & RACHEL A	GO WITH THE FLOW REALTY L	1	06/18/2019	QC	09-FAMILY	1363P873	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5405 S FACULTY ROW		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/09/2009	PM09-0258					
Owner's Name/Address		P.R.E. 0%		ADDITION/ALTERATION		09/03/1997	1997-1589	100% FINIS				
GLEN RIVER HOLDINGS LLC 6071 SECOR RD TRAVERSE CITY MI 49685		MAP #: 38		2024 Est TCV 694,680 TCV/TFA: 377.95								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L1360P350 ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 02°09'35" WEST, 460.06 FEET ALONG THE NORTH-SOUTH QUARTER LINE TO THE CENTERLINE OF STATE HIGHWAY M-22 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°09'35" WEST, 216.64 FEET; THENCE NORTH 89°37'19" WEST, 441.60 FEET; THENCE NORTH 00°26'49" EAST, 85.61 FEET TO THE CENTERLINE OF SAID HIGHWAY M-22;		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 2200/	100.00	440.00	1.0000	1.0029	2200	100		220,629
		Paved Road		100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 220,629								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	40.69	88	50	1,790				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 15	1,500.00	1	95	1,425				
		Curb		Total Estimated Land Improvements True Cash Value = 3,215								
		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		
		X Rolling		2024	110,300	237,000	347,300			316,050C		
		X Low		2023	80,200	220,800	301,000			301,000S		
		X High		2022	55,000	196,100	251,100			222,480C		
		X Landscaped		2021	55,000	174,700	229,700			215,373C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X RIVER										
		Who	When	What								
		TPC 03/21/2022	INSPECTED									
		TPC 01/10/2019	INSPECTED									
		TPC 09/23/2015	INSPECTED									

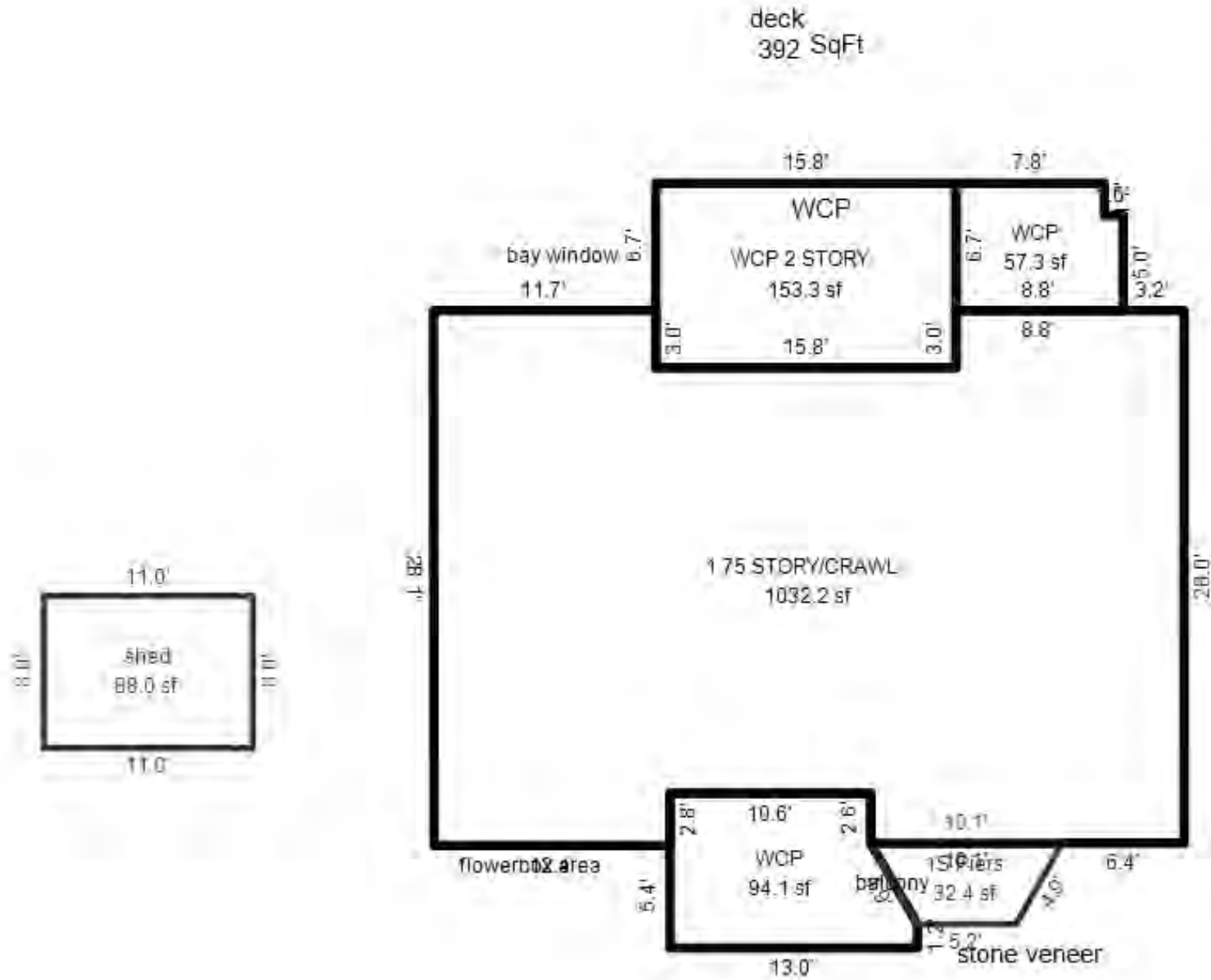


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*** Information herein deemed reliable but not guaranteed***

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	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: 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	Class: BC Effec. Age: 20 Floor Area: 1,838 Total Base New : 346,203 Total Depr Cost: 276,962 Estimated T.C.V: 470,836			E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:																			
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Hot Water Ground Area = 1064 SF Floor Area = 1838 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1969																			
Yr Built 1969	Remodeled 2019	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost												
Condition: Average		Size of Closets		150 Amps Service			No. of Elec. Outlets		1.75 Story		Siding		Crawl Space		1,032		32		Total:		271,528		217,222									
Room List		Doors	Solid	X H.C.	(13) Plumbing			1 Average Fixture(s)		1 Story		Siding		Piers																		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:			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	
(1) Exterior		(6) Ceilings		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		Lump Sum Items:							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 0 S.F. Crawl: 1032 S.F. Slab: 0 S.F. Height to Joists: 0.0			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	
X	Insulation	(7) Excavation		(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:	
(2) Windows		Many	X Avg.	Large	Basement: 0 S.F. Crawl: 1032 S.F. Slab: 0 S.F. Height to Joists: 0.0			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	Wood Sash Metal Sash Vinyl Sash	(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:			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																			
X	Storms & Screens	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																												
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																												
X	Asphalt Shingle	Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																												
<<<<< 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.
ANDERSON WILLIAM C & VICK	ANDERSON WILLIAM C TRUST	0	08/22/2007	QC	09-FAMILY	953:994	OTHER	0.0
ANDERSON WILLIAM C TRUST	ANDERSON WILLIAM C & VICK	0	08/21/2007	QC	03-ARM'S LENGTH	951/13	DEED	0.0
ANDERSON WILLIAM C TRUST	ANDERSON WILLIAM C & VICK	0	08/17/2007	QC	09-FAMILY	951:13	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5225 S FACULTY ROW	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	11/13/2003	PB03-0709	
	P.R.E. 0%		PLUMBING	10/27/2003	PP03-0464	
Owner's Name/Address	MAP #: 38		ELECTRICAL	10/16/2003	PE03-0777	
ANDERSON WILLIAM C & VICKI TR PO BOX 1027 TRAVERSE CITY MI 49685-1027	2024 Est TCV 971,696 TCV/TFA: 330.96					

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	
L646 P825/02 L648 P763/02 PRT NE 1/4 OF NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH S 02 DEG 09'35" W 976.48 FT TO POB TH CONT ALG N-S 1/4 LN S 02 DEG 09'35" W 149.89 FT TH S 89 DEG 54' 48" W 133.09 FT TH S 89 DEG 31'52" W 95.08 FT TH N 00 DEG 22'08" W 148.90 FT TH N 89 DEG 54'48" E 234.77 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UND 1/2 INT - WILLIAM C ANDERSON TRUST UND 1/2 INT - VICKI A ANDERSON TRUST SEC 23 T29N R14W.	X	Dirt Road		A 100' @ 2200/	149.00	228.00	0.9051	0.8509	2200	100		252,449	
	X	Gravel Road		149 Actual Front Feet, 0.78 Total Acres						Total Est. Land Value =			252,449
	X	Paved Road		Land Improvement Cost Estimates									
	X	Storm Sewer		Description									
	X	Sidewalk		Rate									
	X	Water		Size % Good									
	X	Sewer		Cash Value									
	X	Electric		Retaining Wall: Block, 6 in.									
	X	Gas		21.61 200 50 2,161									
	X	Curb		Retaining Wall: Block, 6 in.									
	X	Street Lights		21.61 49 50 529									
	X	Standard Utilities		Residential Local Cost Land Improvements									
	X	Underground Utils.		Description									
	X			Rate									
	X			Size % Good									
	X			Cash Value									
	X			LAND IMPROVEMENTS 5									
	X			5,000.00 1 100 5,000									
	X			Total Estimated Land Improvements True Cash Value =									
	X			7,690									



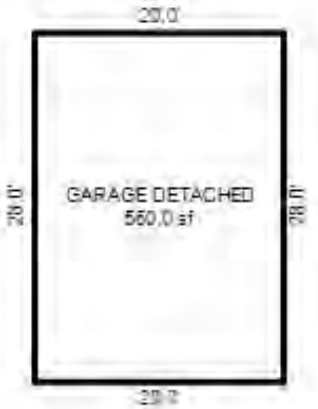
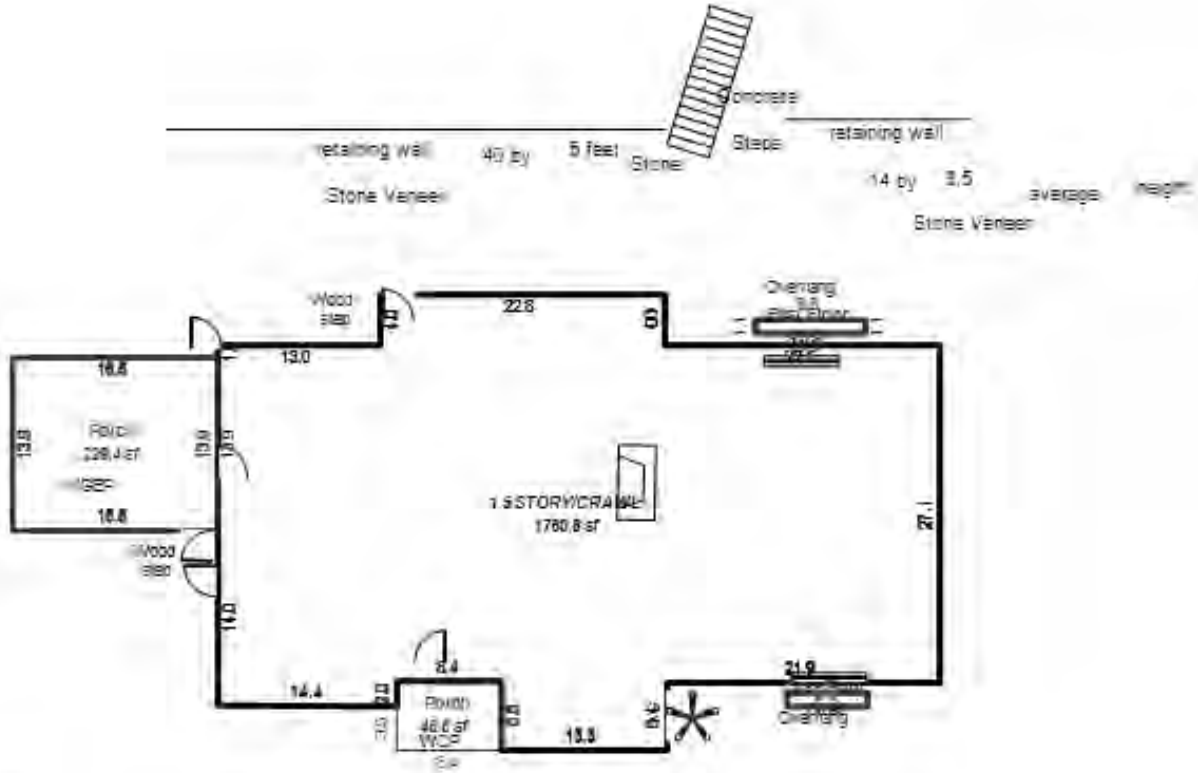
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	126,200	359,600	485,800			161,963C
	X Rolling	2023	91,800	335,000	426,800			154,251C
	X Low	2022	55,000	294,200	349,200			146,906C
	X High	2021	55,000	279,400	334,400			142,213C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X RIVER							
	Who	When	What					
	TPC	06/20/2018	INSPECTED					
	TPC	09/23/2015	INSPECTED					
	WAS	02/08/2008	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		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 229	Type CGEP (1 Story) 46 WCP (1 Story)	Year Built: 1998 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 560 % Good: 0 Storage Area: 280 No Conc. Floor: 0																																	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G																																									
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets																																											
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min																																									
Condition: Average		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		No./Qual. of Fixtures																																											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																												
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1760 S.F. Slab: 0 S.F. Height to Joists: 0.0																																											
(2) Windows		Many Avg.	X	Large Avg.		Small																																									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																													
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																											
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																											
Chimney: Brick																																															
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1760 SF Floor Area = 2662 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <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>1,760</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>21</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>22</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>377,025</td> <td>282,766</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,760			0.5 Story	Siding	Overhang	21			0.5 Story	Siding	Overhang	22			Total:				377,025	282,766	E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																										
1.5 Story	Siding	Crawl Space	1,760																																												
0.5 Story	Siding	Overhang	21																																												
0.5 Story	Siding	Overhang	22																																												
Total:				377,025	282,766																																										
Class: BC Effec. Age: 25 Floor Area: 2,662 Total Base New : 476,207 Total Depr Cost: 357,151 Estimated T.C.V: 607,157																																															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																															


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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	X	Gas	Oil	Elec.	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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 732 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home				Drywall	Plaster	Class: BC Effec. Age: 25 Floor Area: 274 Total Base New : 81,883 Total Depr Cost: 61,412 Estimated T.C.V: 104,400						E.C.F. X 1.700		
	Town Home				Paneled	Wood T&G									
	Duplex	(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										
	A-Frame	Trim & Decoration			Central Air Wood Furnace										
	Wood Frame	Ex	Ord		Min	(12) Electric									
	Building Style: 1.75 STORY		Size of Closets			0 Amps Service									
	Yr Built	Remodeled				No./Qual. of Fixtures									
	1998	0	Lg		Ord	Small	Ex. Ord. Min								
	Condition: Average		Doors			No. of Elec. Outlets									
Room List		Solid			Many Ave. Few										
Basement		H.C.			(13) Plumbing										
1st Floor		(5) Floors			1 Average Fixture(s)										
2nd Floor		Kitchen:			1 3 Fixture Bath										
Bedrooms		Other:			2 Fixture Bath										
(1) Exterior		Other:			Softener, Auto										
Wood/Shingle		(6) Ceilings			Softener, Manual										
Aluminum/Vinyl					Solar Water Heat										
Brick					No Plumbing										
Insulation		(7) Excavation			Extra Toilet										
(2) Windows		Basement: 0 S.F.			Extra Sink										
Many		Crawl: 0 S.F.			Separate Shower										
Avg.		Slab: 0 S.F.			Ceramic Tile Floor										
Large		Height to Joists: 0.0			Ceramic Tile Wains										
Avg.		(8) Basement			Ceramic Tub Alcove										
Small		Conc. Block			Vent Fan										
Wood Sash		Poured Conc.			(14) Water/Sewer										
Metal Sash		Stone			Public Water										
Vinyl Sash		Treated Wood			Public Sewer										
Double Hung		Concrete Floor			Water Well										
Horiz. Slide		(9) Basement Finish			1000 Gal Septic										
Casement					2000 Gal Septic										
Double Glass					Lump Sum Items:										
Patio Doors															
Storms & Screens															
(3) Roof		(10) Floor Support													
Gable		Joists:													
Hip		Unsupported Len:													
Flat		Cntr.Sup:													
Asphalt Shingle															
Chimney:															

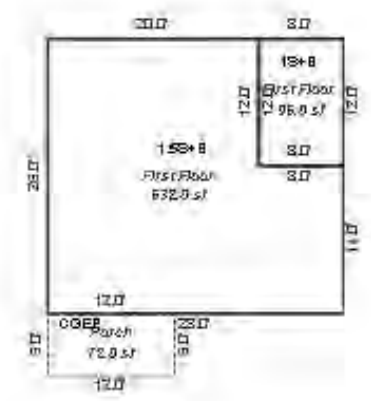
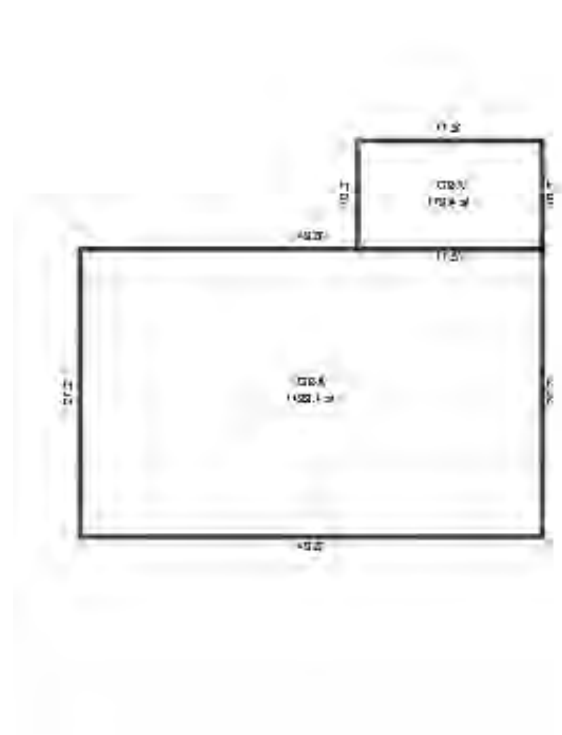
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BOOTH CHARLES E III & EMI	THE MILL GLEN ARBOR LLC	420,000	08/31/2021	WD	03-ARM'S LENGTH	2021007151	PROPERTY TRANSFER	100.0		
BRAMMER LAWRENCE F TR & L	BOOTH CHARLES E III & EMI	400,000	06/17/2020	WD	03-ARM'S LENGTH	2020003918	PROPERTY TRANSFER	100.0		
KUYKENDALL AKA LINDWEDEL	LINDWEDEL CHARLENE L TRUS	0	07/30/2013	QC	09-FAMILY	1176P931	PROPERTY TRANSFER	0.0		
BRAMMER LAWRENCE F & BEVE	BRAMMER LAWRENCE F TRUST	1	12/13/2012	QC	09-FAMILY	1147P571	PROPERTY TRANSFER	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: RECRE	Building Permit(s)		Date	Number	Status	
5454 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		11/15/2021	PE21-0818	100% FINIS		
Owner's Name/Address		P.R.E. 0%		COMMERCIAL ADD/ALT		09/16/2021	RZ21-32	100% FINIS		
THE MILL GLEN ARBOR LLC 129 E FRONT ST SUITE 200 TRAVERSE CITY MI 49684		MAP #: 38		ZONING		10/31/2020	RZ20-01	100% FINIS		
		2024 Est TCV 326,639 TCV/TFA: 312.87								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements		* Factors *		338' X 347.964				
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				2000 COMME	\$3/SQFT	30000	SqFt	3.00000	100	90,000
				2000 COMME	\$1.25/SQFT	87612	SqFt	1.25000	100	109,515
				2.70 Total Acres		Total Est. Land Value =		199,515		
				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
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
X RIVER				2024	99,800	63,500	163,300			142,773C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who When What		2024	99,800	63,500	163,300			142,773C
		TPC 12/09/2022 INSPECTED		2023	99,800	48,800	148,600			135,975C
		TPC 09/07/2022 INSPECTED		2022	73,500	56,000	129,500			129,500S
		TPC 11/17/2021 INSPECTED		2021	83,600	51,200	134,800			134,800S

*** 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 72	Type CGEP (1 Story)	Year Built: 1934 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: 406 % 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: 45 Floor Area: 1,044 Total Base New : 240,939 Total Depr Cost: 79,509 Estimated T.C.V: 125,624		E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C Blt 1934			
Yr Built 1934	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C Blt 1934					
Condition: Average		Size of Closets		Lg	X	Ord	Small	100 Amps Service			Ground Area = 728 SF Floor Area = 1044 SF.						
Room List		Doors	Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/60/100/100/33			Building Areas					
Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			Total:		145,081 47,876			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets			Plumbing			Average Fixture(s)							
X	Insulation	(7) Excavation		Many			X	Ave.	Few	1 3 Fixture Bath							
(2) Windows		Basement: 728 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			1 1000 Gal Septic 2000 Gal Septic			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	Many Avg. Few	X	Large Avg. Small	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			1 1000 Gal Septic 2000 Gal Septic			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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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			1 1000 Gal Septic 2000 Gal Septic			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							
(3) Roof		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			1 1000 Gal Septic 2000 Gal Septic			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	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		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			1 1000 Gal Septic 2000 Gal Septic			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	Asphalt Shingle	(10) Floor Support		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			1 1000 Gal Septic 2000 Gal Septic			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		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		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			1 1000 Gal Septic 2000 Gal Septic			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							
		Lump Sum Items:		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			1 1000 Gal Septic 2000 Gal Septic			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							
		Notes:		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			1 1000 Gal Septic 2000 Gal Septic			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					ECF (2201 COMMERCIAL) 1.580 => TCY: 125,624		

*** 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.
SHEFFERT LARY L & LISA S	GLEN ARBOR HOME TRUST	0	02/24/2022	QC	09-FAMILY	2022001481	PROPERTY TRANSFER	0.0
GRETZEMA TERRY J & LINDA	SHEFFERT LARY L & LISA S	829,000	07/03/2019	WD	03-ARM'S LENGTH	1365P714	PROPERTY TRANSFER	100.0
BRAMMER	GRETZEMA	140,000	01/07/2000	WD	03-ARM'S LENGTH	533:539	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5972 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		ACCESSORY BLDG	05/22/2021	LU21-17	EXPIRED
Owner's Name/Address	P.R.E. 0% Cond. 1st		Mechanical	04/01/2016	PM16-0199	100% FINIS
GLEN ARBOR HOME TRUST 1021 GREENBANKS DR MOUNT PLEASANT MI 48858	MAP #: 38		Extra Inspection Fees	12/29/2005	PB05-0323	100% FINIS
	2024 Est TCV 1,137,599 TCV/TFA: 397.21		Plumbing	07/22/2005	PP05-0263	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	264.00	0.8823	0.8826	2000	100 155,753
B 100' @ 2000/	65.00	264.00	0.8823	0.8826	2000	50 SURPLUS: ZONING 100 FT 5
165 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =		206,373	

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Fencing: Vnyl, 2 Rail	20.38	40	50	407	
D/W/P: Asphalt Paving	4.05	1248	0	0	
D/W/P: 3.5 Concrete	8.47	155	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500	
Total Estimated Land Improvements True Cash Value =				7,907	

Comments/Influences		Topography of Site			
Description	Rate	Size	% Good	Cash Value	
Water					
Sewer					
Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					



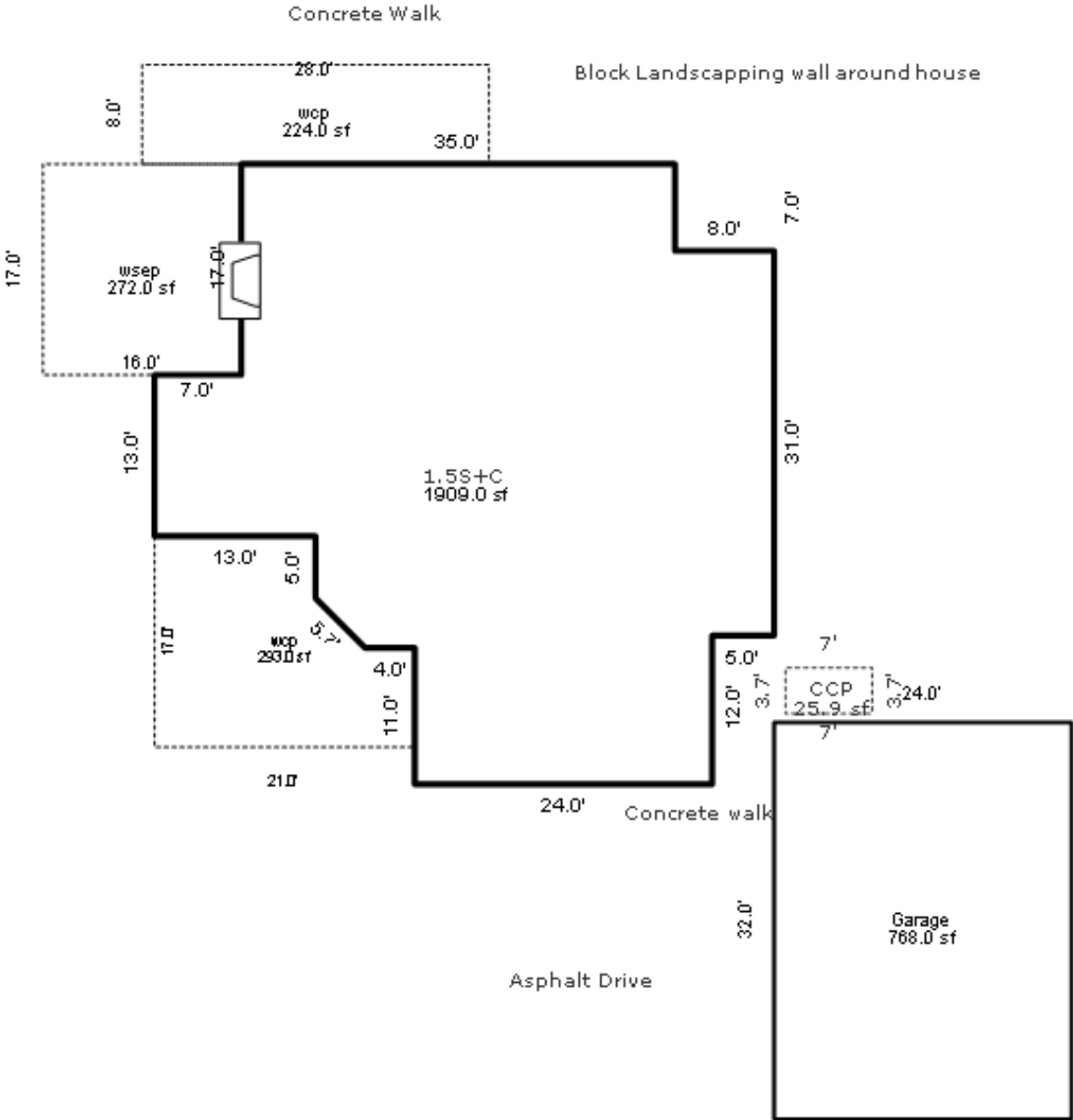
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	103,200	465,600	568,800			442,066C
TPC 11/17/2021	INSPECTED		2023	82,500	433,800	516,300			421,016C
TPC 06/20/2018	INSPECTED		2022	55,600	380,900	436,500			400,968C
TPC 12/22/2016	INSPECTED		2021	55,600	351,800	407,400			388,159C

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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: 2004 Car Capacity: 2.5 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: 768 % Good: 0 Storage Area: 576 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: B Effec. Age: 18 Floor Area: 2,864 Total Base New : 662,352 Total Depr Cost: 543,129 Estimated T.C.V: 923,319			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G													
Trim & Decoration																	
Yr Built 2004	Remodeled 0	Ex	X	Ord	Min												
Condition: Average		Size of Closets															
Room List		Doors		Solid	X	H.C.											
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:			200 Amps Service												
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B			Blt 2004			
X Insulation		X Drywall			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool									
(2) Windows		(7) Excavation			No. of Elec. Outlets			Ground Area = 1909 SF Floor Area = 2864 SF.									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1909 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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			1.5 Story Siding Crawl Space			Total: 503,055 412,505						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments								
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing									
Chimney: Metal		Joists: 2X Unsupported Len: Cntr.Sup:			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer									
								1000 Gal Septic Water Well, 100 Feet									
								Porches									
								WCP (1 Story) Ceramic Tile Floor WCP (1 Story) CPP									
								Garages									
								Class: B Exterior: Siding Foundation: 42 Inch (Finished)									
								Base Cost									
								Storage Over Garage									
								Door Opener									
								Built-Ins									
								Appliance Allow.									
								Fireplaces									
								Prefab 2 Story									
								Totals:			662,352 543,129						
<<<<< 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.
ENSRUD NATHALIE K TRUST	ENSRUD EARL R REVOCABLE T	0	07/09/2013	QC	03-ARM'S LENGTH	1172P100	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5938 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/30/2022	PE22-0636	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	07/15/2020	PP20-0178	100% FINIS
ENSRUD EARL R REVOCABLE TRUST 7500 YORK AVE SOUTH APT 331 MINNEAPOLIS MN 55435	MAP #: 38					
	2024 Est TCV 335,556 TCV/TFA: 226.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L1172P100 A part of the Southwest Quarter of the Northwest Quarter of Section Twenty-three (23), Township Twenty-nine (29) North, Range Fourteen (14) West, more fully described as follows: Commencing at the quarter post of the West side of the said Section 23, Township 29 North, Range 14 West; thence North ten (10) rods; thence East parallel with the Section line, sixteen (16) rods; thence South ten (10) rods; thence West sixteen (16) rods to the place of beginning, subject to public	X			C 100' @ 1400/	100.00	313.38	0.9210	0.9213	1400	100		118,787
	X			C 100' @ 1400/	39.00	313.38	0.9210	0.9213	1400	50	SURPLUS: ZONING 100 FT	2

Land Improvement Cost Estimates		* Factors *			
Description	Rate	Size	% Good	Cash Value	
D/W/P: 3.5 Concrete	6.77	140	0	0	
Wood Frame	25.53	196	50	2,502	
Wood Frame	35.36	68	50	1,202	

Residential Local Cost Land Improvements		* Factors *			
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500	
Total Estimated Land Improvements True Cash Value =				5,204	

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

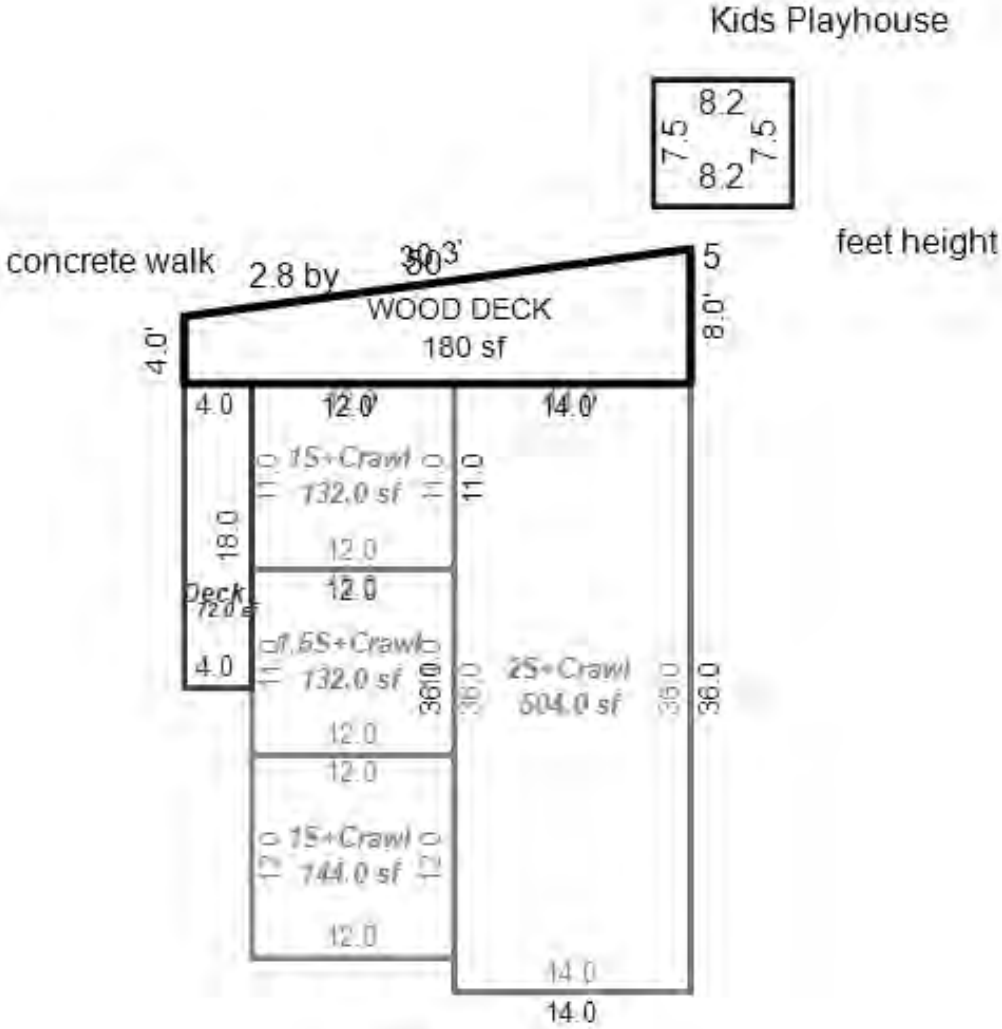
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	71,000	96,800	167,800			91,397C
2023	55,800	90,100	145,900			87,045C
2022	53,300	79,200	132,500			82,900C
2021	53,300	70,600	123,900			80,252C

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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:			
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							72 180	Treated Wood Treated Wood	Class:	Exterior:			
Building Style: 1.75 STORY		Drywall	X Plaster	Trim & Decoration											Foundation:	Finished ?:		
Yr Built	Remodeled	Ex	X Ord	Min	Size of Closets										Auto. Doors:	Mech. Doors:		
1910	0	Lg	X Ord	Small	Central Air Wood Furnace										Area:	% Good:		
Condition: Average		Doors			(5) Floors										Storage Area:	No Conc. Floor:		
Room List		Solid X H.C.			Kitchen: Slate/Stone Other: Tile Other:			(12) Electric									Bsmnt Garage:	
Basement	5 1st Floor	(6) Ceilings			100 Amps Service												Roof:	
2 2nd Floor	4 Bedrooms	X Plaster			No./Qual. of Fixtures													
(1) Exterior		X Tile			Ex.	X Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C -5		Blt 1910					
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			No. of Elec. Outlets													
X	Insulation	(7) Excavation			Many	X Ave.	Few	Ground Area = 912 SF Floor Area = 1482 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/90/100/100/54		Building Areas					
(2) Windows		Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing													
X	Many Avg. Few	X Large Avg. Small	Average Fixture(s)			2 Story Siding												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			3 Fixture Bath													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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													
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			1.5 Story Siding												
X	Asphalt Shingle	(10) Floor Support			1 Story Siding													
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Story Siding													
		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:			1 Story Siding													
					Other Additions/Adjustments													
					Plumbing													
					Average Fixture(s)													
					3 Fixture Bath													
					Extra Toilet													
					Extra Sink													
					Separate Shower													
					1000 Gal Septic													
					Ceramic Tile Floor													
					Ceramic Tile Wains													
					Ceramic Tub Alcove													
					Vent Fan													
					Built-Ins													
					Appliance Allow.													
					Fireplaces													
					Interior 2 Story													
					Notes:													
					ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:													
					Totals:													
					205,183													
					110,824													
					188,401													

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



5938 west Bay Lane

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEUNING JAY TRUST	STEWART VICKI L LIVING TR	150,000	05/17/2005	WD	03-ARM'S LENGTH	854:855	OTHER	100.0
KEUNING	KEUNING	0	07/15/1994	WD	09-FAMILY	368:562	OTHER	0.0
NETHERTON	KEUNING	25,000	08/13/1993	WD	03-ARM'S LENGTH	368:562	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 #: 40					
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STEWART VICKI L LIVING TRUST 3651 FLEETWOOD PORTAGE MI 49024	2024 Est TCV 89,435					
--	---------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
--	----------	---	--------	--	--	--

	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 200' @ 800/	100.00	307.57	1.1613	0.9170	800	100		85,192
E 200' @ 800/	9.96	307.57	1.1613	0.9170	800	50	SURPLUS: ZONING 100 FT	
110 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								89,435

Tax Description	X 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 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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PT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC 23 TH SEC S 01 DEG 21'30" W 350.3 FT TO POB TH S 47 DEG 09'25" E 228.51 FT TO C/L HARBOR HWY (A/K/A HWY M-22) TH ALG SD C/L S 42 DEG 55'00" W 109.96 FT TH N 47 DEG 05'51" W 130.84 FT TH N 01 DEG 21'30" E TO POB SEC 23 T29N R14W 0.77 A M/L

FORMERLY DESCRIPTION COMBINED WITH 122-040-11 L342 P558/92 L368 P562/93 L389 P562/94 L854 P855/05 PRT NE 1/4 OF SE 1/4 SEC 22 & PRT NW 1/4 OF SW 1/4 SEC 23 COM E 1/4 COR SD SEC 22 TH ALG E LN SD SEC S

FT TO POB TH CONT 0" W 38.01 FT TH 1 FT TO C/L ST 42 DEG 55' 00" W ' 51" W 264.45 FT .23 FT TH S 88 POB .77 A M/L.



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Who	When	What	2024	2023	2022	2021
			44,700	75,200	38,700	38,700
		TPC 04/30/2021 INSPECTED				
		TPC 10/27/2018 INSPECTED				
		TPC 10/26/2017 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.
JACKSON KENNETH	JACKSON POULETTE M	1	10/09/2018	QC	09-FAMILY	1342P767	DEED	0.0
KEUNING JAY A TRUST	JACKSON KENNETH & POLLY M	118,500	10/08/2004	WD	03-ARM'S LENGTH	827:459	OTHER	100.0
KEUNING	KEUNING	0	07/15/1994	WD	03-ARM'S LENGTH	389:564	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5572 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Attached	04/24/2018	PB18-0182	100% FINIS
	P.R.E. 100% 10/29/2018		Electrical	04/19/2018	PE18-0189	100% FINIS
Owner's Name/Address	MAP #: 40		GARAGE	04/18/2018	LU18-08	100% FINIS
JACKSON POULETTE M PO BOX 366 GLEN ARBOR MI 49636	2024 Est TCV 606,878 TCV/TFA: 396.91		Res. Add/Alter/Repair	07/30/2013	PB13-0243	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			Description	Frontage	Depth	Value
L389 P564/94 L827 P459/04 PRT NW 1/4 OF SW 1/4 SEC 23 COM AT W 1/4 COR SD SEC TH ALG W LN SD SEC S 01 DEG 21' 30" W 201.48 FT TO POB TH CONT S 01 DEG 21' 30" W 147.98 FT TH S 47 DEG 09' 25" E 228.51 FT TO C/L ST HWY M-22 TH ALG SD C/L N 42 DEG 55' 00" E 100 FT TH N 47 DEG 09' 25" W 183.75 FT TH N 43 DEG 19' 25" E 141.09 FT TH N 89 DEG 16' 15" W 194.29 FT TO POB SEC 23 T29N R14W .9 A.	X		* Factors * LSHAPED			

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L389 P564/94 L827 P459/04 PRT NW 1/4 OF SW 1/4 SEC 23 COM AT W 1/4 COR SD SEC TH ALG W LN SD SEC S 01 DEG 21' 30" W 201.48 FT TO POB TH CONT S 01 DEG 21' 30" W 147.98 FT TH S 47 DEG 09' 25" E 228.51 FT TO C/L ST HWY M-22 TH ALG SD C/L N 42 DEG 55' 00" E 100 FT TH N 47 DEG 09' 25" W 183.75 FT TH N 43 DEG 19' 25" E 141.09 FT TH N 89 DEG 16' 15" W 194.29 FT TO POB SEC 23 T29N R14W .9 A.	X		D/W/P: 4in Ren. Conc. 8.41 577 0 0			

Comments/Influences	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
Comments/Influences	X		Level			



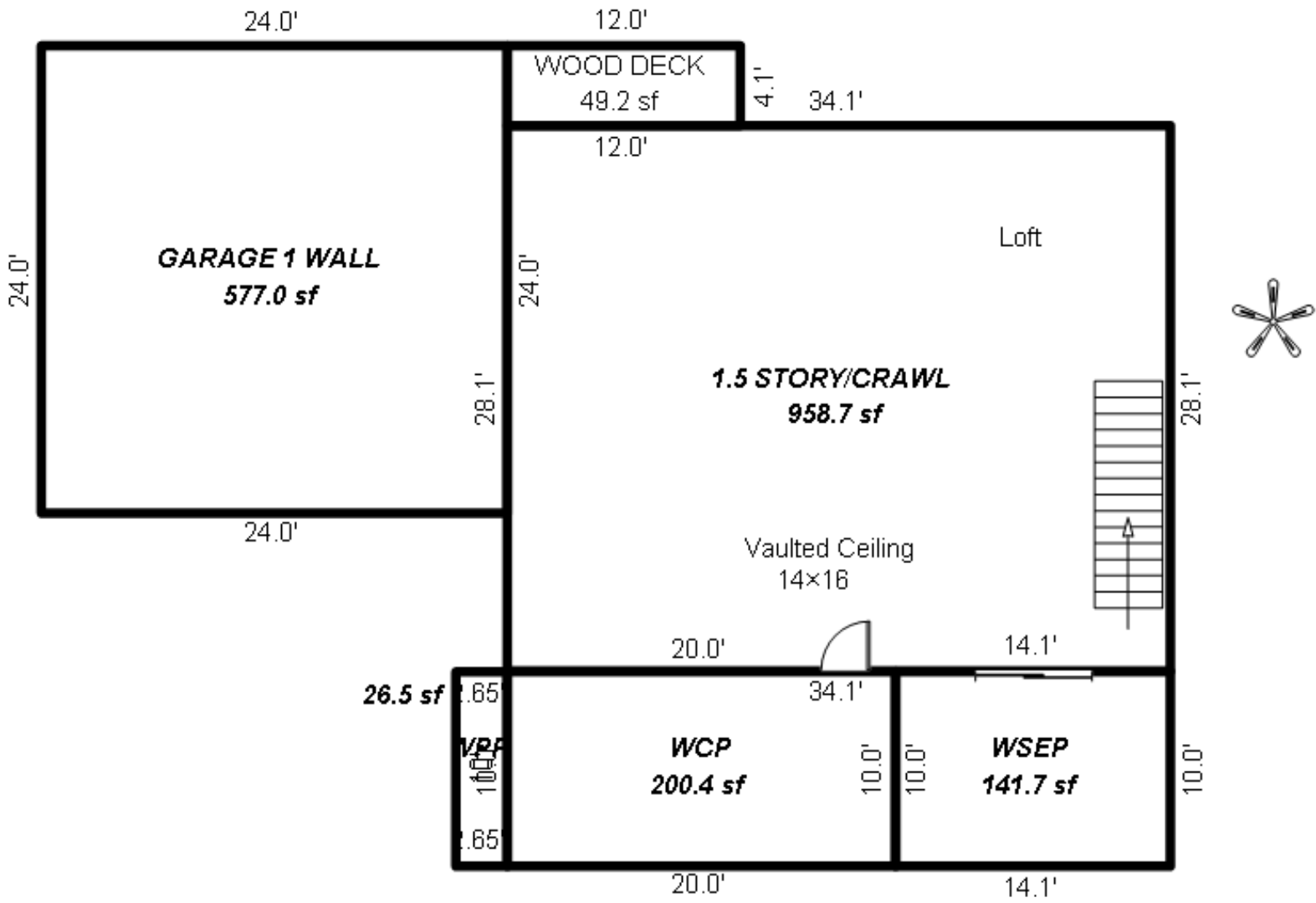
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	97,200	206,200	303,400			202,966C
TPC 10/29/2018	INSPECTED		2023	77,700	192,100	269,800			193,301C
TPC 06/01/2016	INSPECTED		2022	39,300	177,800	217,100			184,097C
TPC 10/16/2013	INSPECTED		2021	39,300	158,300	197,600			178,216C

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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		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built: 2018				
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			200	WCP (1 Story)			Car Capacity:				
	Town Home	0	Front Overhang	X			Forced Air w/o Ducts			2nd/Same Stack			141	WSEP (1 Story)	Class: C				
	Duplex	0	Other Overhang				Forced Air w/ Ducts			Garbage Disposal			Two Sided			26	WPP	Exterior: Siding	
	A-Frame	(4) Interior					Forced Hot Water			Bath Heater			Exterior 1 Story			49	Treated Wood	Brick Ven.: 0	
	Wood Frame	Drywall					Electric Baseboard			Vent Fan			Exterior 2 Story			Stone Ven.: 0			
		Paneled					Elec. Ceil. Radiant			Hot Tub			Prefab 1 Story			Common Wall: 1 Wall			
	Building Style:	Plaster					Elec. Ceil. Radiant			Unvented Hood			Prefab 2 Story			Foundation: 42 Inch			
	1.5 STORY	Wood T&G					Radiant (in-floor)			Vented Hood			Heat Circulator			Finished?: Yes			
		Trim & Decoration					Electric Wall Heat			Intercom			Raised Hearth			Auto. Doors: 1			
Yr Built	Remodeled	Size of Closets					Space Heater			Jacuzzi Tub			Wood Stove			Mech. Doors: 0			
2013	201	0	Ex				Ord	Min	Wall/Floor Furnace			Direct-Vented Ga			Area: 577				
Condition: Average		Lg		Ord	Small	Forced Heat & Cool			Class: C +10			E.C.F.		Storage Area: 0					
Room List		Doors	Solid	H.C.	No Heating/Cooling			Microwave			Floor Area: 1,529		X 1.700		% Good: 0				
Basement		(5) Floors			Central Air			Standard Range			Total Base New : 269,636				Bsmnt Garage:				
1st Floor		Kitchen:			Wood Furnace			Self Clean Range			Total Depr Cost: 242,679				Carport Area:				
2nd Floor		Other:			(12) Electric			Sauna			Estimated T.C.V: 412,554				Roof:				
Bedrooms		Other:			0 Amps Service			Trash Compactor											
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Central Vacuum											
Wood/Shingle		Ex.			Ord.	Min	Security System												
Aluminum/Vinyl		(6) Ceilings			Many			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY							Cls C 10 Blt 2013				
Brick		No. of Elec. Outlets			Ave.			(11) Heating System: Forced Heat & Cool											
Insulation		Many			Few			Ground Area = 958 SF Floor Area = 1529 SF.											
(2) Windows		(7) Excavation			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90											
Many		Basement: 0 S.F.			1 Average Fixture(s)			Building Areas											
Avg.		Crawl: 958 S.F.			1 3 Fixture Bath			Stories Exterior Foundation											
Few		Slab: 0 S.F.			1 2 Fixture Bath			1.5 Story Siding Crawl Space											
Large		Height to Joists: 0.0			Softener, Auto			1 Story Siding Overhang											
Small		(8) Basement			Softener, Manual			Other Additions/Adjustments											
Wood Sash		Conc. Block			Solar Water Heat			Plumbing											
Metal Sash		Poured Conc.			No Plumbing			Average Fixture(s)											
Vinyl Sash		Stone			Extra Toilet			2 Fixture Bath											
Double Hung		Treated Wood			Extra Sink			Water/Sewer											
Horiz. Slide		Concrete Floor			Separate Shower			2000 Gal Septic											
Casement		(9) Basement Finish			Ceramic Tile Floor			Water Well, 50 Feet											
Double Glass					Ceramic Tile Wains			Porches											
Patio Doors					Ceramic Tub Alcove			WCP (1 Story)											
Storms & Screens					Vent Fan			WSEP (1 Story)											
(3) Roof		(14) Water/Sewer			1 2000 Gal Septic			Deck											
Gable		Public Water			Lump Sum Items:			Treated Wood											
Hip		Public Sewer						Garages											
Flat		1 Water Well						Class: C Exterior: Siding Foundation: 42 Inch (Finished)											
Gambrel		1000 Gal Septic						Base Cost											
Mansard		2000 Gal Septic						Common Wall: 1 Wall											
Shed								Door Opener											
Asphalt Shingle		(10) Floor Support						Totals:											
Chimney:		Joists:						Notes:											
		Unsupported Len:						ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:							412,554				
		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.
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	0	01/13/2011	WD	03-ARM'S LENGTH	1077-35	DEED	100.0

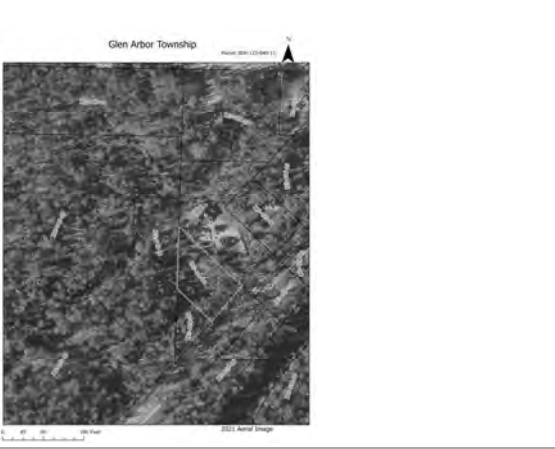
Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART DANIEL E & VICKI L 300 SHIRLEY BIRMINGHAM MI 48009	MAP #:					
		2024 Est TCV 65,496				

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				E 200' @ 800/	87.23	147.23	1.2305	0.7627	800 100	65,496
				131 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		65,496

Tax Description
 L389 P563/94 PRT NW 1/4 OF SW 1/4 COM W 1/4 COR SD SEC TH ALG W LN SD SEC S 01 DEG 21' 30" W 497.22 FT TO POB TH CONT ALG SAME LN S 01 DEG 21' 30" W 196.72 FT TO C/L ST HWY M-22 TH ALG SD C/LN43 DEG 03'02" EAST (N 42 DEG 55' 00" E RECORDED) 147.23 FT TH N 47 DEG 05' 51" W 130.84FT TO POB SEC 23 T29N R14W. .22 A M/L. FORMERLY (2023 AND PRIOR YEARS) FULLY ASSESSED ON 122-040-10

- 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
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	32,700	0	32,700			5,286C
2023	0	0	0			0
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.
HOLT DAVID G & GLORIA A	HOLTROP PAUL C & TERESA G	0	10/12/2007	WD	03-ARM'S LENGTH	959/925	DEED	0.0
HOLT	HOLTROP	250,000	10/12/2002	LC	16-LC PAYOFF	675:265	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5927 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	10/13/2021	PP21-0321	100% FINIS
	P.R.E. 100% 04/06/2022		Res. Add/Alter/Repair	08/20/2021	PB21-0373	100% FINIS
Owner's Name/Address	MAP #: 40		SOLAR	07/29/2021	LU21-24	100% FINIS
HOLTROP PAUL C & TERESA G PO BOX 231 GLEN ARBOR MI 49636	2024 Est TCV 590,942 TCV/TFA: 388.78		Electrical	07/26/2021	PE21-0483	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
L275 P929/87 L675 P265/02 PRT NW 1/4 OF SW 1/4 BEG W 1/4 COR TH S 89 DEG 16'15" E 214.50 FT TH S 00 DEG 54'15" W 142.46 FT TH N 88 DEG 48'45" E 33.29 FT TH S 43 DEG 19'25" W 81.66 FT TH N 89 DEG 16'15" W 194.29 FT TO W SEC LN TH N 01 DEG 21'30" E 201.48 FT TO POB SEC 23 T29N R14W. 1.00 ACRES.	X		* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			C 100' @ 1400/	100.00	203.08	0.8263	0.8266	1400	100		95,623	
			C 100' @ 1400/	114.50	203.08	0.8263	0.8266	1400	50	SURPLUS: ZONING WETLANDS		
			215 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =						150,368	
			Land Improvement Cost Estimates									
			Description	Rate	Size	% Good	Cash Value					
			D/W/P: 3.5 Concrete	6.77	653	0	0				0	
			D/W/P: 3.5 Concrete	6.77	79	0	0				0	
			Wood Frame	25.09	225	50	2,822				2,822	
			Total Estimated Land Improvements True Cash Value =									2,822



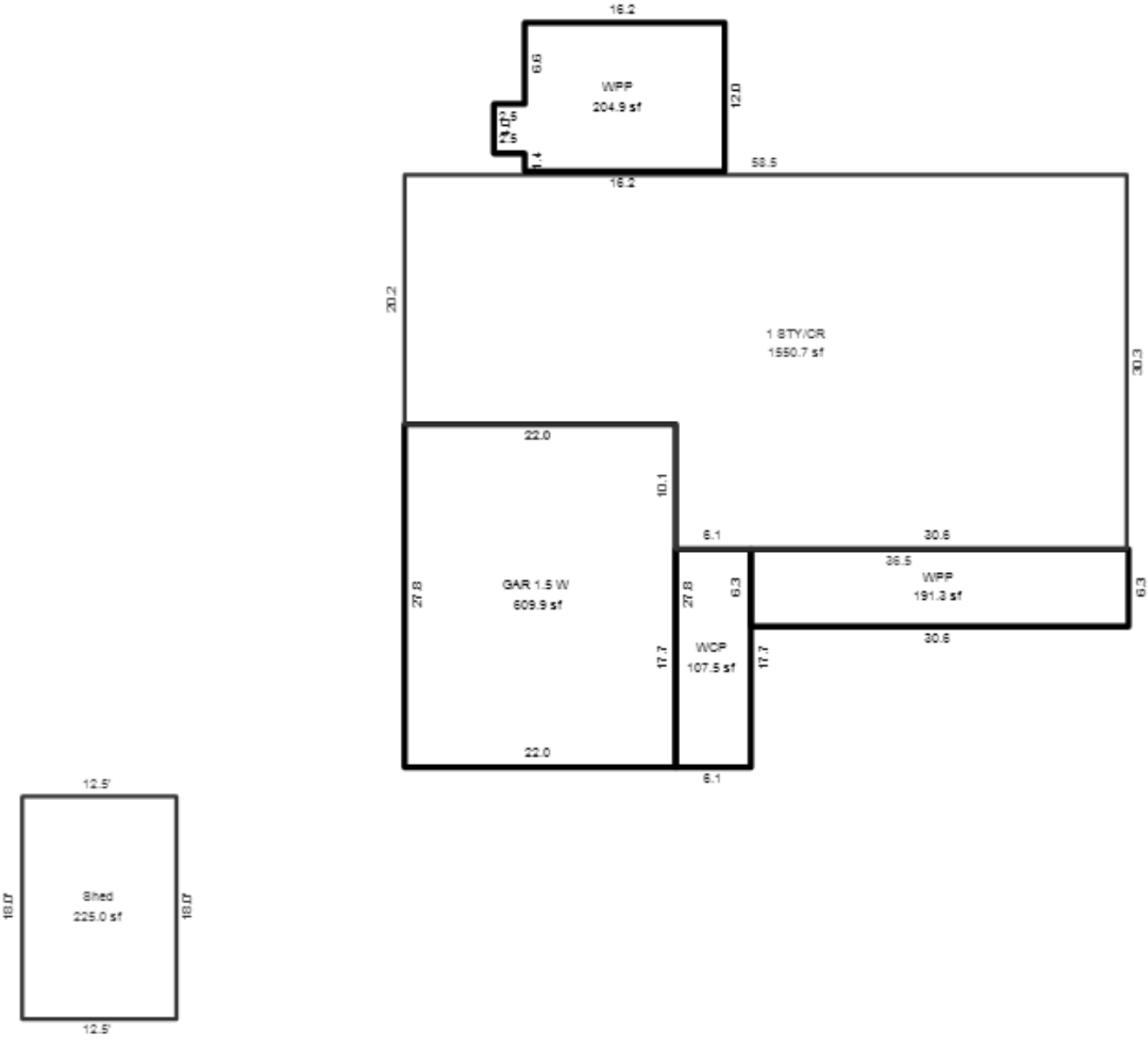
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Rolling	2024	75,200	220,300	295,500			232,002C
		Low	2023	59,100	205,100	264,200			220,955C
		High	2022	45,800	179,900	225,700			210,434C
		Landscaped	2021	45,800	161,800	207,600		207,600A	203,712C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What	2024	75,200	220,300	295,500		232,002C
	TPC 05/12/2017	INSPECTED		2023	59,100	205,100	264,200		220,955C
	TPC 12/22/2016	INSPECTED		2022	45,800	179,900	225,700		210,434C
	TPC 04/15/2015	INSPECTED		2021	45,800	161,800	207,600	207,600A	203,712C

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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 Direct-Vented Ga			Area Type 107 WCP (1 Story) 191 WPP 204 WPP			Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 609 % 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			Class: C +5 Effec. Age: 5 Floor Area: 1,520 Total Base New : 271,057 Total Depr Cost: 257,501 Estimated T.C.V: 437,752			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1520 SF Floor Area = 1520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls C 5 Blt 2017								
Yr Built 2017	Remodeled 0	Trim & Decoration		0 Amps Service			No./Qual. of Fixtures			Building Areas								
Condition: Average		Ex Ord Min		No. of Elec. Outlets			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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,520 Total: 208,689 198,251								
Room List		Lg Ord Small		(13) Plumbing			Other Additions/Adjustments			Plumbing								
Basement 1st Floor 2nd Floor 3 Bedrooms		Doors Solid H.C.		(14) Water/Sewer			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 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			1 1 1 *					
(1) Exterior		(5) Floors		Lump Sum Items:			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
(2) Windows		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 1520 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
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			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
Asphalt Shingle		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SOLAR POWER <150KW			Total: 208,689 198,251								

*** 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.
LONGYEAR HAROLD W TRUST	HEGGEN & THARP & LONGYEAR	0	07/10/2018	QC	09-FAMILY	1335P151	PROPERTY TRANSFER	0.0
LONGYEAR MARIAN	LONGYEAR HAROLD & MARIAN	0	04/04/2011	CD	07-DEATH CERTIFICATE		DEED	100.0
LONGYEAR HAROLD & MARIAN	LONGYEAR HAROLD LONGYEAR	0	12/18/2009	QC	09-FAMILY	2009 1035-950Q	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					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
HEGGEN & THARP & LONGYEAR TRUSTS HEGGEN SYLVIA J 6934 CEDARBROOK DR BLOOMFIELD HILLS MI 48301-3019		2024 Est TCV 563,220				

	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/	297.001044.27	0.7617	1.2447	2000	100	563,220
				297 Actual Front Feet, 7.12 Total Acres				Total Est. Land Value =		563,220

Taxpayer's Name/Address	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
THARP CHARLOTTE M 2751 MACKINTOSH LN BLOOMFIELD HILLS MI 48302-0934		

Tax Description	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
PRT S 1/2 OF NW 1/4 COM W 1/4 SEC COR THN 330 FT FOR POB TH E 264 FT TH S 330 FT TO C/L BAY LANE TH E 33 FT ALG C/L BAY LANE TH N 0 DEG 02' E 1312.29 FT M/L TO N LN OF SW 1/4 OF NW 1/4 TH W TO W SEC LN TH S ALG W SEC LN 1006.45 FT TO POB SEC 23 T29N R14W.		



	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	281,600	0	281,600			175,924C
2023	225,300	0	225,300			167,547C
2022	164,400	0	164,400			159,569C
2021	164,400	0	164,400			154,472C

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Licensed To: Township of Glen Arbor,
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: W BAY LN
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 38

Owner's Name/Address: LONGYEAR HOWARD W & LEAH A
 7821 S LEEWYNN DR
 SARASOTA FL 34240

2024 Est TCV 231,858

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 B 100' @ 2000/ 100.00 584.00 0.9365 1.0764 2000 100 201,616

X Gravel Road B 100' @ 2000/ 30.00 584.00 0.9365 1.0764 2000 50 SURPLUS: ZONING 100 FT 3

X Paved Road 130 Actual Front Feet, 1.74 Total Acres Total Est. Land Value = 231,858

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

X 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 115,900 0 115,900 36,309C

TPC 12/22/2016 INSPECTED 2023 92,700 0 92,700 34,580C

WAS 02/01/2009 INSPECTED 2022 58,500 0 58,500 32,934C

TPC 12/11/2011 INSPECTED 2021 58,500 0 58,500 31,882C

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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.
THARP ALLAN A & CHARLOTTE		0	12/18/2009	QC	09-FAMILY	2009 1035-948Q	DEED	0.0
THARP ALLAN		0	12/18/2009	AFF	07-DEATH CERTIFICATE	2009 1035-946D	DEED	0.0
THARP ALLAN & CHARLOTTE M	THARP ALLAN A REVOCABLE T	0	08/09/2004	QC	09-FAMILY	841:981	OTHER	0.0

Property Address: W BAY LN
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 38

Owner's Name/Address: THARP ALLAN A REVOCABLE TRUST
 2751 MACKINTOSH LN
 BLOOMFIELD HILLS MI 48302-0934
 2024 Est TCV 244,661

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	100.00	664.00	0.9210	1.1115	2000	100		204,737
X	Gravel Road	39.00	664.00	0.9210	1.1115	2000	50	SURPLUS: ZONING 100 FT	3
	139 Actual Front Feet, 2.12 Total Acres Total Est. Land Value = 244,661								

Tax Description: L267 P731 L841 P981/05 PRT NW 1/4 SEC 23
 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN SD
 SEC N 89 DEG 49' 20" E 297 FT TO E LN
 PRIVATE EASEMENT TH N 00 DEG 17' 57" E
 1210.96 FT TO POB TH CONT N 00 DEG 17'
 57" E 130.09 FT TH N 88 DEG 33' 48" E
 702.01 FT TO SHR OF W BANK CRYSTAL RIVER
 TH ALG SD SHR S 29 DEG 08' 48" W 154.71
 FT TH S 88 DEG 51' 09" W 627.24 FT TO POB
 TOGETHER WITH EASEMENT SEC 23 T29N R14W
 2.05 A M/L.

Comments/Influences: Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	122,300	0	122,300			36,309C
2023	97,900	0	97,900			34,580C
2022	59,500	0	59,500			32,934C
2021	59,500	0	59,500			31,882C

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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.
HEGGEN SYLVIA J TRUST	HEGGEN SYLVIA J	0	04/06/2023	QC	09-FAMILY	2023002349	REAL PROPERTY STA	0.0
HEGGEN SYLVIA J	CRYSTAL CABIN RETREAT LLC	0	04/06/2023	QC	09-FAMILY	2023002350	PROPERTY TRANSFER	0.0
HEGGEN SYLVIA J	HEGGEN SYLVIA J TRUST	0	11/09/2009	QC	09-FAMILY	2009 1035-952Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5900 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/01/2021	PM21-1008	100% FINIS
	P.R.E. 0%		Electrical	05/05/2021	PE21-0274	CANCELED
Owner's Name/Address	MAP #: 38		Plumbing	11/13/2020	PP20-0343	100% FINIS
CRYSTAL CABIN RETREAT LLC 6934 CEDARBROOK BLOOMFIELD MI 48301	2024 Est TCV 916,706 TCV/TFA: 372.04		Electrical	11/09/2020	PE20-0601	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
X	Dirt Road		B 100' @ 2000/	100.00	469.00	0.9365	1.0190	2000	100		190,860
X	Gravel Road		B 100' @ 2000/	30.00	469.00	0.9365	1.0190	2000	50	SURPLUS: ZONING>100'<200'	
	Paved Road		130 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 219,489								
	Storm Sewer										
	Sidewalk										
	Water										
	Sewer										
X	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Tax Description
 L267 P729 L397 P132-133 L456 P315-316/97
 PRT NW 1/4 SEC 23 COM W 1/4 COR TH ALG
 E-W 1/4 LN N 89 DEG 59'43" E 298 FT TO E
 LN PVT EASEMENT TH N 00 DEG 17'57" E
 950.76 FT TO POB TH CON N 00 DEG 17'57" E
 130.10 FT TH N 89 DEG 08'31" E 542.68 FT
 TO SHR CRYSTAL RIVER TH ALG SHR LN S 34
 DEG 30'17" W 28.15 FT TH S 49 DEG 35'32"
 W 171.37 FT TH S 89 DEG 25'33" W 396.88
 FT TO POB SUBJECT TO & TOGETHER WITH
 EASEMENT SEC 23 T29N R14W 1.43 A M/L



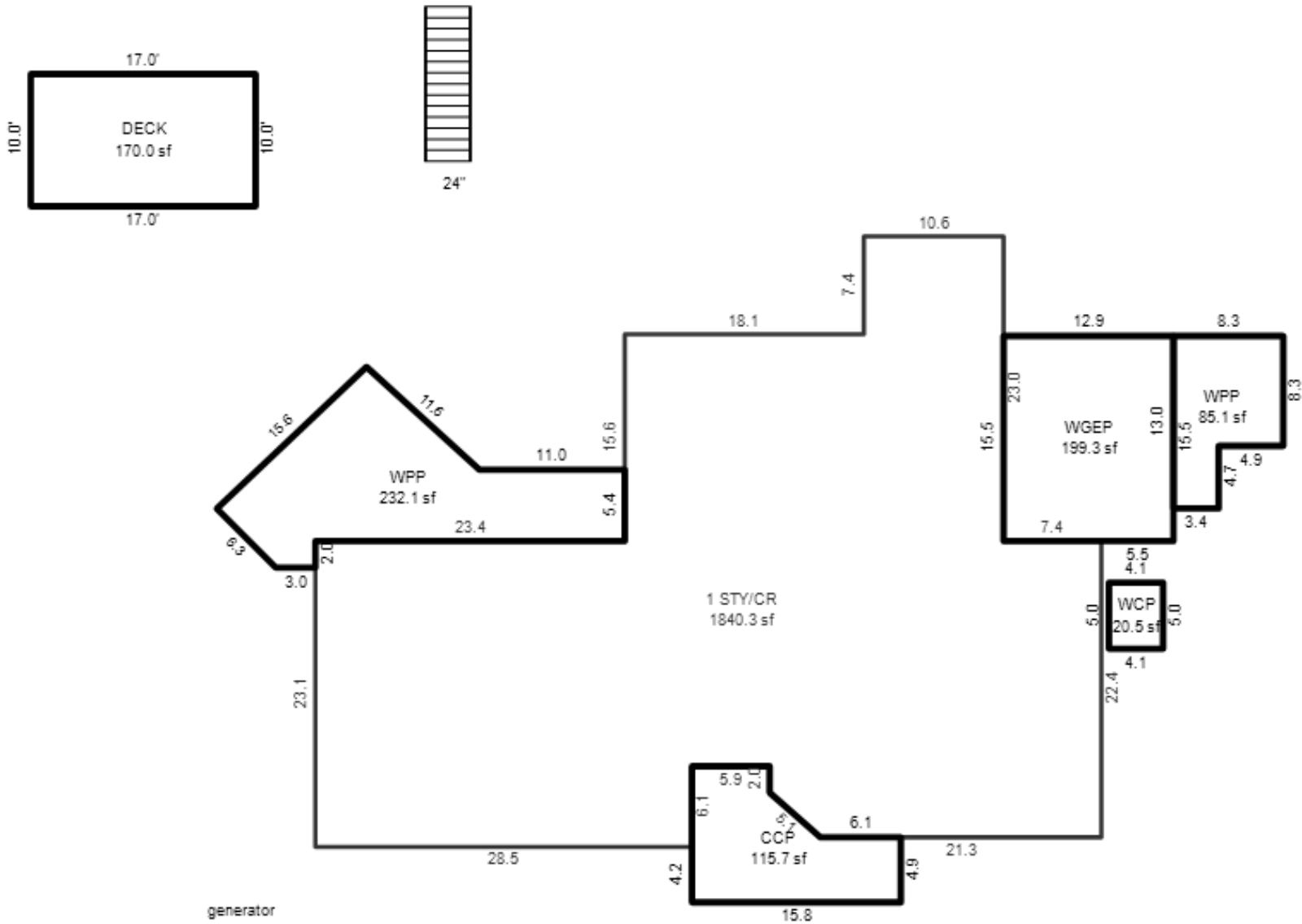
Comments/Influences
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	109,700	348,700	458,400			341,735C
	Rolling							
	Low							
X	High	2023	87,800	324,500	412,300			325,462C
	Landscaped							
	Swamp							
	Wooded	2022	58,500	289,900	348,400			309,964C
	Pond							
X	Waterfront	2021	58,500	203,000	261,500			219,230C
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What						
TPC	11/17/2021	INSPECTED						
TPC	05/10/2021	INSPECTED						
TPC	03/26/2018	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 1 Wood Stove Direct-Vented Ga		Area 115 232 199 85 20 170	Type CCP (1 Story) WPP WGEP (1 Story) WPP 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:			
	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: 5 Floor Area: 1,840 Total Base New : 325,802 Total Depr Cost: 309,519 Estimated T.C.V: 526,182			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 2018	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 2018						
	Condition: Average	Size of Closets		No. of Elec. Outlets			Ground Area = 1840 SF Floor Area = 1840 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas					
	Room List	Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		0 Amps Service			1 Story Siding Crawl Space 1,840			Total: 266,170 252,869								
	(1) Exterior	Kitchen: Other: Other:		Other Additions/Adjustments			Plumbing			Average Fixture(s)			1 1,518 1,442					
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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			3 Fixture Bath			1 4,777 4,538					
	Insulation	(7) Excavation		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			1 9,941 9,444					
	(2) Windows	Basement: 0 S.F. Crawl: 1840 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			Water Well, 100 Feet			1 5,973 5,674					
	Many Avg. Few	Large Avg. Small	(8) Basement		Ceramic Tub Alcove Vent Fan			CCP (1 Story)			WCP (1 Story)			20 1,552 1,474				
	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			Deck			WPP			115 3,287 3,123					
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Treated Wood			WGEP (1 Story)			199 15,478 14,704					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			WPP			85 2,832 2,690				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Appliance Allow.			WCP (1 Story)			20 1,552 1,474					
	Chimney:						Fireplaces			WCP (1 Story)			20 1,552 1,474					
<p>Local Cost Items</p> <p>GENERATOR 1 1 1</p> <p>Totals: 325,802 309,519</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		

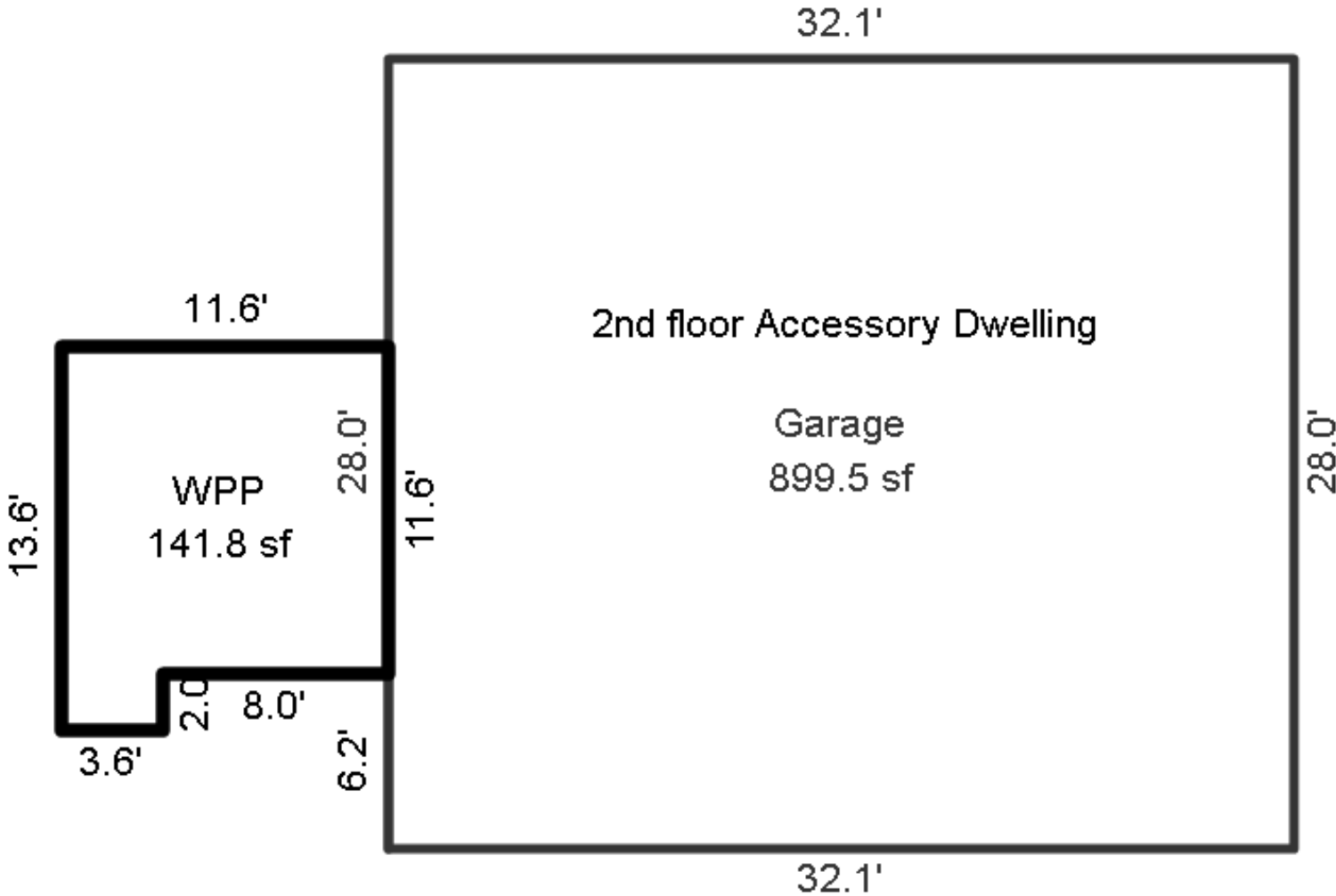
*** Information herein deemed reliable but not guaranteed***



*** 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	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 141	Type WPP	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: 1 Mech. Doors: 0 Area: 899 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	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: C -5 Effec. Age: 2 Floor Area: 624 Total Base New : 102,661 Total Depr Cost: 100,609 Estimated T.C.V: 171,035
Wood Frame		(4) Interior		X			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family GARAGE		Cls C -5 Blt 2021	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98		Building Areas	
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets			Many Ave. Few		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Overhang 624 55,773 54,658		
Condition: Average		Lg	Ord	Small	Doors Solid H.C.			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		Other Additions/Adjustments		Porches WPP 141 3,803 3,727		
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035	
Basement	1st Floor	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
2nd Floor	Bedrooms	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
(1) Exterior		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Wood/Shingle	Aluminum/Vinyl	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Brick	Insulation	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
(2) Windows		Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Wood Sash	Metal Sash	Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Vinyl Sash	Double Hung	Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Horiz. Slide	Casement	Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Double Glass	Patio Doors	Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Storms & Screens	Chimney:	Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
(3) Roof		Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Gambrel	Mansard	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Shed	Asphalt Shingle	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Chimney:		Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			
Chimney:		Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 42,523 41,673 Door Opener 1 562 551 Totals: 102,661 100,609		Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 171,035			

*** 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.
THARP & LONGYEAR TRUSTS	RIVERHOUSE RETREAT IN THE	0	07/10/2018	WD	09-FAMILY	1335P282	DEED	0.0
LONGYEAR MARIAN G TRUST	THARP & LONGYEAR TRUSTS	0	07/10/2018	QC	09-FAMILY	1335P155	PROPERTY TRANSFER	0.0
LONGYEAR MARIAN	LONGYEAR HAROLD & MARIAN	0	04/04/2011	CD	07-DEATH CERTIFICATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5894 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
RIVERHOUSE RETREAT IN THE GLEN LLC 2751 MACKINTOSH LN BLOOMFIELD HILLS MI 48302	2024 Est TCV 960,093 TCV/TFA: 349.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
				Description	Frontage	Depth	Front	Depth
L459 P844 L535 P135/00 PRT NW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89 DEG 59'43" E 298 FT TO E LN PVT EASEMENT TH N 00 DEG 17'57" E 850.76 FT TO POB TH CON N 00 DEG 17'57" E 100 FT TH N 89 DEG 25'53" E396.88 FT TO SHR CRYSTAL RIVER TH ALG SHR LN S 49 DEG 35'32" W 22.64 FT TH S 21 DEG 12'14" W 92.05 FT TH S 89 DEG 25'53" W 346.47 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 23 T29N R14W .84 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		* Factors * B 100' @ 2000/ 100.00 375.00 1.0000 0.9636 2000 100 192,715 100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 192,715				
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 7.80 267 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 75 7,500.00 1 100 7,500 Total Estimated Land Improvements True Cash Value = 7,500				



Comments/Influences	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 Wooded Pond X Waterfront Ravine Wetland Flood Plain X RIVER	2024	96,400	383,600	480,000			332,218C
		2023	77,100	357,500	434,600			316,399C
		2022	55,000	314,000	369,000			301,333C
		2021	55,000	280,000	335,000			291,707C

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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 400 353 92	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: 1997 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % 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 1997		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 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Carpeted Other:														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																
X	Insulation	(7) Excavation			No. of Elec. Outlets														
(2) Windows		Many Avg.	X	Large Avg.															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few		Small															
(3) Roof		(8) Basement			(13) Plumbing														
X	Gable Hip Flat	Gambrel Mansard Shed	640	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer														
Chimney: Metal		(10) Floor Support			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 1.5 STORY										Cls BC		Blt 1997							
(11) Heating System: Forced Heat & Cool										Ground Area = 1792 SF		Floor Area = 2746 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Building Areas									
Stories										Exterior		Foundation		Size		Cost New		Depr. Cost	
1.5 Story										Siding		Crawl Space		512					
1.5 Story										Siding		Basement		1,280					
1 Story										Siding		Overhang		58					
Total:														417,821		334,257			
Other Additions/Adjustments																			
Basement Living Area										640		35,264		28,211					
Plumbing																			
Average Fixture(s)										1		2,234		1,787					
3 Fixture Bath										1		7,025		5,620					
Water/Sewer																			
1000 Gal Septic										1		5,796		4,637					
Ceramic Tile Floor										1		6,421		5,137					
Ceramic Tile Wains																			
Ceramic Tub Alcove																			
Vent Fan																			
Deck																			
Treated Wood										353		6,548		5,238					
Treated Wood										92		2,674		2,139					
Garages																			
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)																			
Base Cost										576		36,305		29,044					
Door Opener										1		703		562					
Built-Ins																			
Appliance Allow.										1		4,088		3,270					
Totals:										558,735		446,987							
<<<<< 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.
ELLIOTT ERIC & MARCY	BAYLN1414 LLC	0	12/18/2020	QC	09-FAMILY	2020009069	PROPERTY TRANSFER	0.0
ALDRICH MICHAEL & ELLIOTT	ELLIOTT ERIC & MARCY	0	11/20/2019	QC	09-FAMILY	20200003247	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	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%					
BAYLN1414 LLC 6056 NORTHCOVE CT HUDSONVILLE MI 49426	MAP #: 38					
	2024 Est TCV 215,101					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			B 100' @ 2000/	117.05	362.90	0.9614 0.9557	2000 100	215,101
			111 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =	215,101

Tax Description	X	Land Improvement Cost Estimates			
SPLIT ON 04/13/2018 FROM 006-123-018-00; A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 739.85 FEET TO THE POINT OF BEGINNING; THENCE. CONTINUING NORTH 00°06'40" EAST, 111.00 FEET; THENCE NORTH 89°16'00" EAST. 387.06 FEET TO THE		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			

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.77	914	0	0
D/W/P: Crushed Rock	2.33	1000	0	0
Total Estimated Land Improvements True Cash Value =				0

Glen Arbor Township
 THENCE ALONG SAID 0" EAST, 129.16 '28" WEST, 217.63 '35" WEST, 183.95 INNING. RE OR LESS. OR AN EXISTING N ON FILE***
 8 completed ;
 3-018-00;
 -018-10,
 018-30,
 018-50;



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	107,600	0	107,600			44,617C
2023	86,000	0	86,000			42,493C
2022	55,000	0	55,000			40,470C
2021	55,000	0	55,000			39,178C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLIOTT ERIC & MARCY	BAYLN1414 LLC	0	12/13/2020	QC	21-NOT USED/OTHER	2020009068	PROPERTY TRANSFER	0.0
ALDRICH MICHAEL & ELLIOTT	ELLIOTT ERIC & MARCY	290,000	08/09/2018	WD	09-FAMILY	1337P614	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5880 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/26/2023	PE23-0063	100% FINIS
	P.R.E. 0%		Mechanical	11/21/2022	PM22-1028	100% FINIS
Owner's Name/Address	MAP #: 38		Mechanical	01/30/2019	PM19-0079	100% FINIS
BAYLN1414 LLC 6056 NORTHCOTE CT HUDSONVILLE MI 49426	2024 Est TCV 726,457 TCV/TFA: 298.46		Electrical	09/27/2018	PE18-0571	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	
X Dirt Road			B 100' @ 2000/	112.30	380.50	0.9714	0.9671	2000 100	211,004
Gravel Road			108 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	211,004

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good				Cash Value	
X SPLIT ON 04/13/2018 FROM 006-123-018-00; A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 631.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST, 108.00 FEET; THENCE NORTH 86°16'35" EAST 183.95 FEET; THENCE		D/W/P: 3.5 Concrete	7.80	914	0			0
		D/W/P: Crushed Rock	2.55	1000	0			0
		Wood Frame/Conc.	55.12	59	50			1,626
							Total Estimated Land Improvements True Cash Value =	1,626

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	105,500	257,700	363,200			212,446C
Rolling		2023	84,400	240,000	324,400			202,330C
Low		2022	55,000	210,500	265,500			192,696C
High		2021	55,000	187,400	242,400			186,541C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
X Wetland								
Flood Plain								



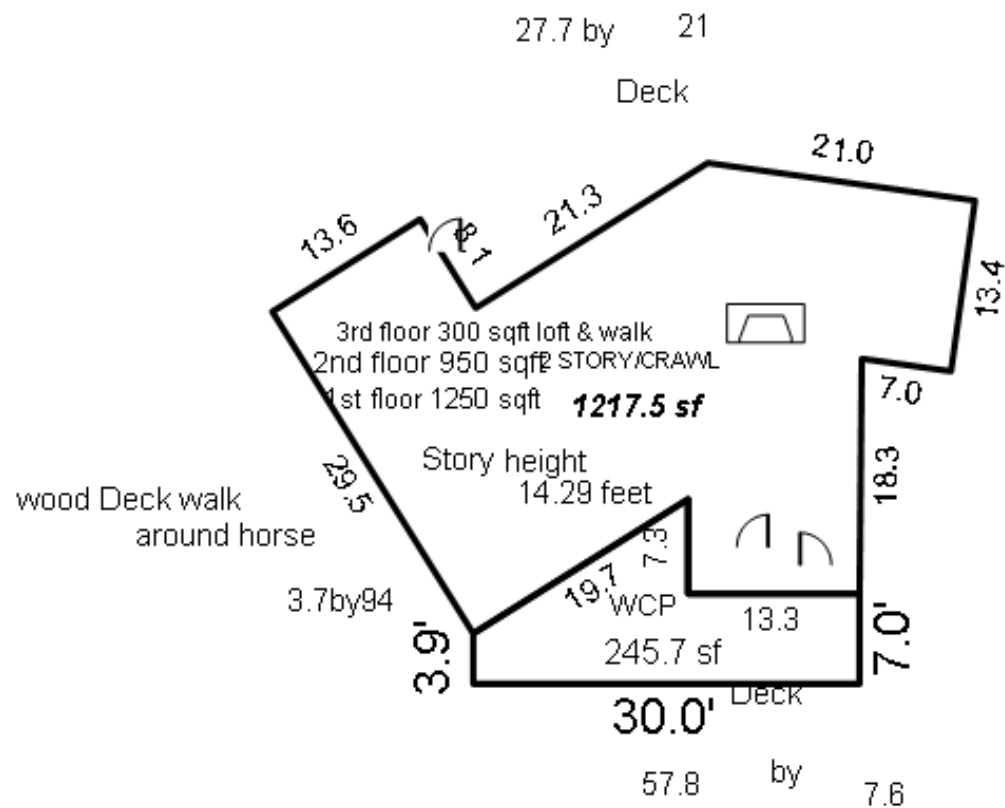
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*** Information herein deemed reliable but not guaranteed***

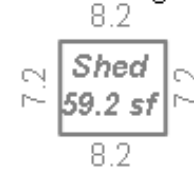
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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	Interior 1 Story Interior 2 Story 2nd/Same Stack 1 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 245 567 267 49	Type WCP (1 Story) Treated Wood 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	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: 2 STORY		Trim & Decoration		X Ex		Ord	Min	Central Air Wood Furnace		Class: BC Effec. Age: 30 Floor Area: 2,434 Total Base New : 431,786 Total Depr Cost: 302,251 Estimated T.C.V: 513,827		E.C.F. X 1.700	Bsmnt Garage:	
Yr Built 1972	Remodeled 2018	Size of Closets		X	Lg	Ord	Small	No Heating/Cooling						
Condition: Average		Doors X Solid		H.C.		(12) Electric		200 Amps Service						
Room List		(5) Floors		Kitchen: Hardwood Other: Hardwood Other: Carpeted		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls BC		Blt 1972		
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms						X Ex		Ord	Min	(11) Heating System: Electric Baseboard Ground Area = 1217 SF Floor Area = 2434 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size		Cost New	Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick X Stone X Insulation					Many X Ave.		Few	2 Story Siding Crawl Space		1,217			
(2) Windows		(7) Excavation		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		(13) Plumbing		Other Additions/Adjustments		Total:		357,358	250,151	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1217 S.F. Slab: 0 S.F. Height to Joists: 0.0				Plumbing		Average Fixture(s)		1	2,234	1,564
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement						Water/Sewer		1000 Gal Septic		2	11,592	8,114
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Porches		WCP (1 Story)		245	12,172	8,520
(3) Roof		(9) Basement Finish				(14) Water/Sewer		Deck		Treated Wood		567	8,936	6,255
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 2 1000 Gal Septic 2000 Gal Septic		Treated Wood		267	5,457	3,820	
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:		Treated Wood		49	1,898	1,329		
Chimney: Metal		Joists: 2X12X16 Unsupported Len: Cntr.Sup:						Built-Ins		Appliance Allow.		1	4,088	2,862
								Fireplaces		Two Sided		1	10,081	7,057
								Direct-Vented Gas		Local Cost Items		1	4,523	3,166
								GENERATOR				1	1	1
								Notes:		Totals:		431,786	302,251	*
								ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC					513,827	

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

Split rail fence along road and north side of parcel



6 feet height around
Stone siding



Sprinkler

system

Natural

landscaping

Gravel drive

5880 West Bay Lane

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLIOTT ERIC	ALDRICH MICHAEL	0	11/20/2019	WD	09-FAMILY	2020003248	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5868 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/14/2019	PE19-0105	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	02/26/2019	PM19-0142	100% FINIS
ALDRICH MICHAEL 236 W 9TH ST HOLLAND MI 49423	MAP #: 38		Plumbing	02/26/2019	PP19-0057	100% FINIS
	2024 Est TCV 687,061 TCV/TFA: 487.97		Mechanical	01/30/2019	PM19-0079	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SPLIT/COMBINED ON 04/13/2018 FROM 006-123-018-00; PARCEL3:(AS SURVEYED/PROPOSED) A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 COMER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 114LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 456.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING				* Factors *						
				B 100' @ 2000/	175.35	253.10	0.8690	0.8734	2000	100	266,171
				175 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = 266,171						

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
			Description	Rate	Size	% Good					Cash Value
SPLIT/COMBINED ON 04/13/2018 FROM 006-123-018-00; PARCEL3:(AS SURVEYED/PROPOSED) A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 COMER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 114LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 456.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING			D/W/P: 3.5 Concrete	7.80	914	0	0	0		
			D/W/P: Crushed Rock	2.55	1000	0	0	0		
	X	Electric	Retaining Wall: Brick, 12 in.	51.21	103	50	2,637			
		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 = 12,637							
		Underground Utils.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	133,100	210,400	343,500			205,848C
Rolling	2023	106,500	196,300	302,800			196,046C
Low	2022	55,000	172,800	227,800			186,711C
High	2021	55,000	154,400	209,400			180,747C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	2024	2023	2022	2021
TPC	12/07/2019	INSPECTED	133,100	106,500	55,000	55,000
TPC	10/22/2018	INSPECTED	210,400	196,300	172,800	154,400
TPC	03/26/2018	INSPECTED	343,500	302,800	227,800	209,400

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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 126	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			Central Air Wood Furnace			Class: BC Effec. Age: 10 Floor Area: 1,408 Total Base New : 266,831 Total Depr Cost: 240,149 Estimated T.C.V: 408,253		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC		Blt 2005	
Yr Built 2005	Remodeled 2019	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1126 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Lg	Ord	Small	(12) Electric			Building Areas			1.25 Story Siding Slab		1,126 Total: 219,904 197,914		
Room List		Doors	Solid	H.C.	0 Amps Service			Other Additions/Adjustments			Exterior		Stone Veneer 431 20,671 18,604		
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:			Plumbing			Water/Sewer		Plumbing		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) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Porches			Built-Ins		Fireplaces		Direct-Vented Gas	
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1126 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			CPP 126		Appliance Allow. 1 4,088 3,679		1 4,523 4,071	
(2) Windows	Many Avg. Few	Large Avg. Small	(8) Basement		(14) Water/Sewer			Notes: STUD INTERIOR 2007 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 408,253			Totals: 266,831 240,149				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:											
(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	(10) Floor Support													
	Chimney:	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-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%													
ALDRICH MICHAEL & ELLIOTT ERIC 6056 NORTHCOVE CT HUDSONVILLE MI 49426		MAP #: 38													
		2024 Est TCV 138,534													
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI										
Tax Description		Public Improvements		* Factors *											
SPLIT ON 04/13/2018 FROM 006-123-018-00; PARCEL4:(AS SURVEYED/PROPOSED) A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 COMER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 120.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST. 336.85 FEET; THENCE		X		Dirt Road		C 100' @ 1400/		107.47	336.00	0.9822	0.9375	1400	100		138,534
		X		Gravel Road		45 Actual Front Feet, 1.07 Total Acres								Total Est. Land Value =	138,534
		X		Paved Road		Land Improvement Cost Estimates									
		X		Storm Sewer		Description		Rate	Size	% Good	Cash Value				
		X		Sidewalk		D/W/P: 3.5 Concrete		6.77	914	0	0				
		X		Water		D/W/P: Crushed Rock		2.33	1000	0	0				
		X		Sewer		Total Estimated Land Improvements True Cash Value =					0				
		X		Electric							0				
		X		Gas							0				
		X		Curb							0				
		X		Street Lights							0				
		X		Standard Utilities							0				
		X		Underground Utils.							0				
		X		Topography of Site							0				
		X		Level							0				
		X		Rolling							0				
		X		Low							0				
		X		High							0				
		X		Landscaped							0				
		X		Swamp							0				
		X		Wooded							0				
		X		Pond							0				
		X		Waterfront							0				
		X		Ravine							0				
		X		Wetland							0				
		X		Flood Plain							0				
		X		8 completed		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X		3-018-00;		2024	69,300	0	69,300			31,495C			
		X		-018-10,		2023	54,400	0	54,400			29,996C			
		X		018-30,		2022	55,000	0	55,000			28,568C			
		X		018-50;		2021	55,000	0	55,000			27,656C			
		X		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan											
		X		TPC 12/09/2022 INSPECTED											
		X		TPC 03/26/2018 INSPECTED											
		X		TPC 04/15/2015 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.
BADAN YVAIN S	BRIGGS CYNTHIA	0	08/17/2021	QC	21-NOT USED/OTHER	2021007549	PROPERTY TRANSFER	0.0
ALDRICH MICHAEL & ELLIOTT	BADAN YVAIN S & CYNTHIA H	132,500	10/19/2020	WD	03-ARM'S LENGTH	2020007198	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5990 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/27/2023	PM23-0372	100% FINIS
	P.R.E. 0%		Mechanical	01/17/2023	PM23-0072	100% FINIS
Owner's Name/Address	MAP #: 38		Plumbing	07/15/2022	PP22-0233	100% FINIS
BRIGGS CYNTHIA 39 PARK PLACE NEW CANAAN CT 06840	2024 Est TCV 484,558 TCV/TFA: 398.49		Electrical	05/09/2022	PE22-0315	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	184.08	405.10	1.0209	0.9824	1000 100	184,623	
Gravel Road	120 Actual Front Feet, 2.01 Total Acres					Total Est. Land Value =	184,623

Tax Description
 PARCEL 5:(AS SURVEYED/PROPOSED)
 A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 120.00 FEET; THENCE SOUTH 89°53'20" EAST, 45.00 FEET; THENCE NORTH 32°32'10" EAST, 217.77 FEET; THENCE SOUTH

- 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.

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.95	300	50	2,542
D/W/P: 3.5 Concrete	6.77	914	0	0
D/W/P: Crushed Rock	2.33	1000	0	0
Total Estimated Land Improvements True Cash Value =				2,542



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

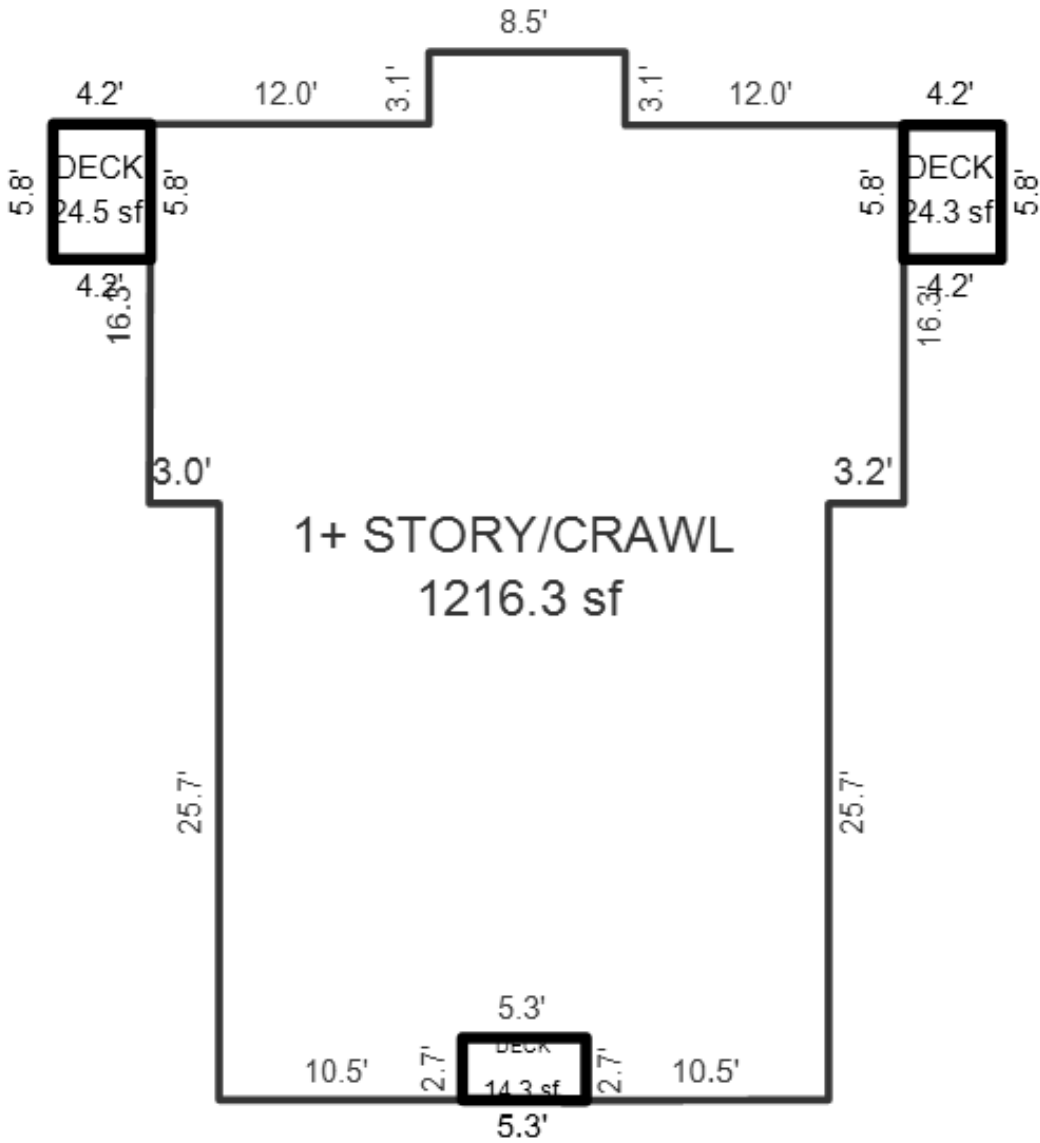
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	92,300	150,000	242,300			207,907C
2023	73,800	105,800	179,600			163,340C
2022	55,000	3,800	58,800			58,800S
2021	55,000	800	55,800			55,800S

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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		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 24 Treated Wood 24 Treated Wood 14 Treated Wood	Type E.C.F. X 1.700	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: Bsmnt Garage: Carport Area: Roof:																																																																																	
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		0 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas		Cls C 5 Blt 1900																																																																															
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																													
Yr Built 1900	Remodeled 2023	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		Kitchen: Other: Other:																																																																																													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many 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:																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																													
(2) Windows		Many Avg. Few	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																										
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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.
BAYBERRY MILLS INC	THE MILL GLEN ARBOR LLC	450,000	10/09/2018	WD	03-ARM'S LENGTH	1343P380	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: REC O	Building Permit(s)	Date	Number	Status
5440 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		SIGN	04/12/2023	LU23-05	0%
Owner's Name/Address	P.R.E. 0%		Mechanical	11/16/2022	PM22-1002	80%
THE MILL GLEN ARBOR LLC BOOTH W TURNER 129 E FRONT ST SUITE 200 TRAVERSE CITY MI 49684	MAP #: 38		Electrical	02/23/2022	PE22-0109	80%
	2024 Est TCV 1,596,242 TCV/TFA: 208.28		Mechanical	01/27/2022	PM22-0078	80%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
			Description	Frontage	Depth	Value
PRT NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH ALG N-S 1/4 LN SD SEC S 01 DEG 01'10"W 677.03 FT TH S 89 DEG 17'07" W 697.63 FT TO C/L HWY M-22 TH ALG SD LN S 27 DEG19'23" W 718.63 FT TH CONT ALG SD C/L S 27 DEG 42'06" W 518.34 FT TO POB TH N 62 DEG 17'54" W 326.26 FT TO SHR LN ALG RIGHT BANK OF CRYSTAL RIVER TH ALG SD LNS 01 DEG 49'31" W 89.80 FT TH S 35 DEG 35'24" W 316.49 FT TH S 48 DEG 39'30" W 182.49 FT TH N 74 DEG E 100 FT M/L TH S 55 DEG 00' E 67.86 FT TO C/L HWY M-22 TH NELY ALG SD C/L TO POB SEC 23 T29N R14W.	X		2000 COMME \$3/SQFT	52272 SqFt	3.00000	156,816
			1.20 Total Acres Total Est. Land Value =			156,816

Tax Description	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric	X					
Gas			/CI16/YARI/RAIPD/OVES/DECSFPEA	6.50	1889 97	11,911
Curb			/CI16/YARI/PATR/WOOIBCH	22.15	528 97	11,344
Street Lights			Total Estimated Land Improvements True Cash Value =			28,886

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	78,400	719,700	798,100			595,012C
	X	Rolling	2023	78,400	629,200	707,600			562,012C
	X	Low	2022	78,400	386,500	464,900			338,202C
	X	High	2021	81,200	204,500	285,700			285,578C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	RIVER							

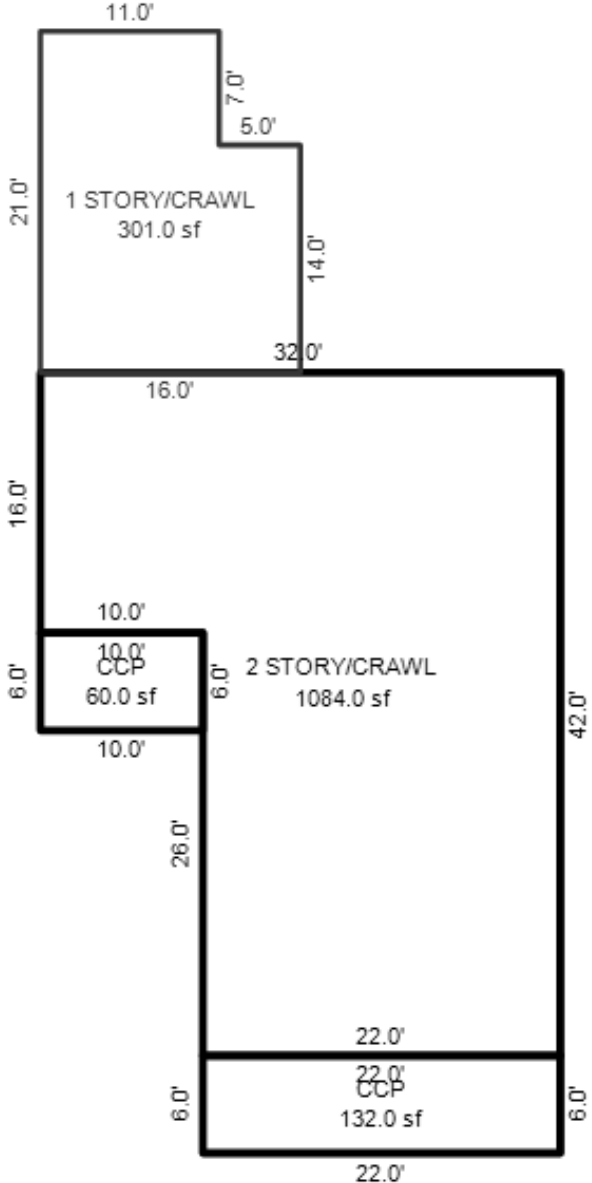


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 132 120 60	Type CCP (1 Story) CCP (1 Story) 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:						
	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 +10 Effec. Age: 20 Floor Area: 3,071 Total Base New : 418,685 Total Depr Cost: 334,949 Estimated T.C.V: 529,219			E.C.F. X 1.580			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 1870	Remodeled 2020	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 1.75 STORY			Cls C 10 Blt 1870								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Forced Heat & Cool											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 1686 SF Floor Area = 3071 SF.											
	Insulation	Ex.	Ord.	Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
(2) Windows		Many	Avg.	Few	Many	Ave.	Few	Building Areas										
	Many Avg. Few	Large Avg. Small	Basement: 1385 S.F. Crawl: 301 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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			1 Story Siding Crawl Space 2 Story Siding Mich Bsmnt. 1,385 1 Story Siding Crawl Space 301			Total: 392,981 321,823								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments											
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			Plumbing										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath											
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Average Fixture(s) 3 Fixture Bath 2 Fixture Bath											
							Porches											
							CCP (1 Story) CCP (1 Story) CPP											
							Built-Ins											
							Appliance Allow.											
							Totals:			418,685			334,949					
							Notes: 5439											
							ECF (2201 COMMERCIAL) 1.580 => TCV:						529,219					

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



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

Desc. of Bldg/Section: OLD MILL
 Calculator Occupancy: Museum

Class: D
 Floor Area: 3,600
 Gross Bldg Area: 4,593
 Stories Above Grd: 2
 Average Sty Hght : 10
 Bsmnt Wall Hght : 10

Depr. Table : 2%
 Effective Age : 25
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

1870 Year Built
 1975 Remodeled

Overall Bldg Height

Comments:
 5440 ST ADDRESS
 2018 NEW SHINGLES &
 PORCH ROOF REPLACE

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: 1800					
Ave. Perimeter: 172					
Has Elevators:					
*** Basement Info ***					
Area: 1800					
Perimeter: 172					
Type: Display Basement					
Heat: Forced Air Furnace					
* Mezzanine Info *					
Area #1:					
Type #1: Finished/Display (No Rates)					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area: 6630					
Type: Average					

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

Class: D Quality: Average
 Stories: 2 Story Height: 10 Perimeter: 172

Base Rate for Upper Floors = 164.09
 Display Basement Basement, Base Rate for Basement = 131.99
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.19 100%
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 17.18
 Adjusted Square Foot Cost for Upper Floors = 191.28
 Adjusted Square Foot Cost for Basement = 149.17

Total Floor Area: 3,600 Base Cost New of Upper Floors = 688,608
 Basement Area: 1,800 Base Cost New of Basement = 268,506

6,630 Sq.Ft. of Sprinklers @ 6.07, Cost New = 40,244

Reproduction/Replacement Cost = 997,358
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 598,415

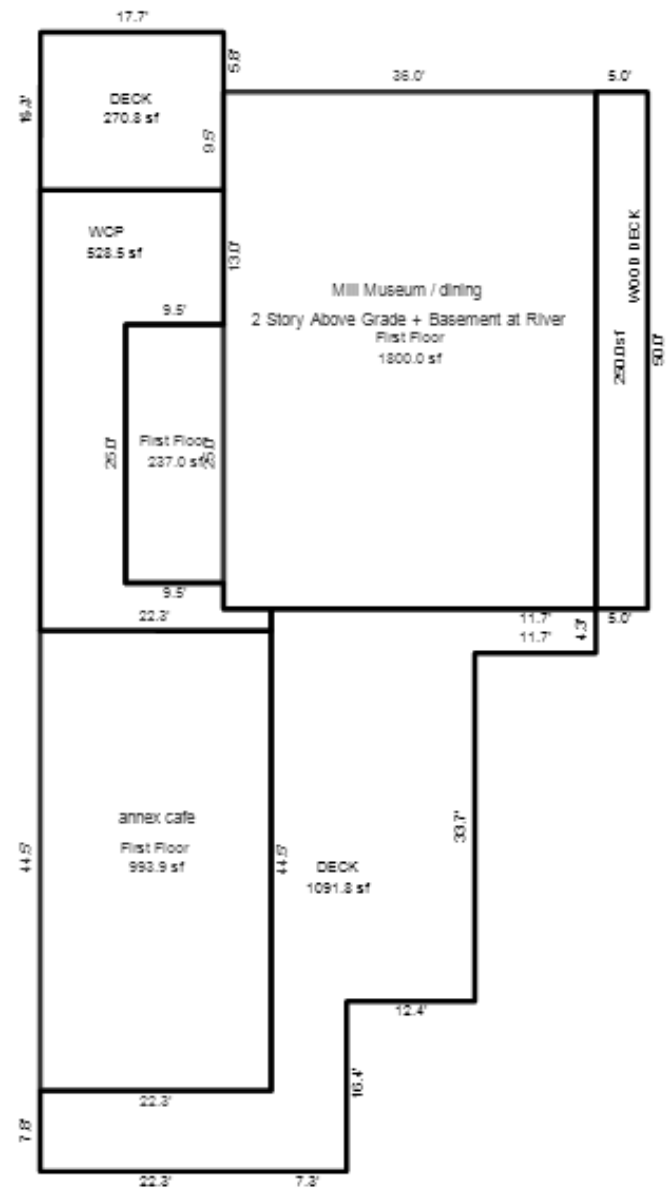
<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 6: Theaters & Auditoriums

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
<<<<< 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
(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 X Wood Joists, Wood or Composition	
	(9) Sprinklers:	(14) Roof Cover:	
	(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: ANNEX CAFE Calculator Occupancy: Restaurants		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 993 Gross Bldg Area: 4,593 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 132		Base Rate for Upper Floors = 171.08		
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.01 100% Adjusted Square Foot Cost for Upper Floors = 193.09	
2014 Year Built Remodeled		** ** Calculator Cost Data ** **		Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0%		Total Floor Area: 993 Base Cost New of Upper Floors = 191,738		
Overall Bldg Height		*** Basement Info ***		Ave. SqFt/Story: 993 Ave. Perimeter: 132 Has Elevators:		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 90,117		
Comments: ON CRAWL		* Mezzanine Info *		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>>		
		* Sprinkler Info *		Area #1: Type #1: Area #2: Type #2:		Costs taken from Segregated Cost Section 3: Stores & Commercial Item Description Cost # or Height Storyst Col. Rate SqFt Adj. Adj. Cost		
				Area: Type: Average		Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 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						Incandescent Fluorescent Mercury Sodium Vapor Transformer
(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.	

*** 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 CONSERVANCY	US GOVT NATL PARK	5,250,000	10/20/2005	WD	03-ARM'S LENGTH	877:185	OTHER	100.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)		Date	Number	Status	
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
US GOVT NATL PARK		MAP #: 38								
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		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L271 P424 L521 P605/99 L832 P487/04 L838		Gravel Road		CRYSTAL RIVER	1485.00	0.00	1.0000 1.0000	1600 100	WATER	2,376,000
P764&813&820&825 L877 P185/05 2005 DESCR		Paved Road		090 EXEMPT PARK		11.48	Acres	6000 100		68,880
REVISED PRT W 1/2 SEC 23 COM AT SW COR SD		Storm Sewer		1485 Actual Front Feet, 11.48 Total Acres Total Est. Land Value = 2,444,880						
SEC TH S 88 DEG 44'19" E ALG S SEC LN		Sidewalk								
1323.64 FT TO W 1/8 LN TH N 01 DEG 42'54"		Water								
E ALG W 1/8 LN 1320.11 FT TO S 1/8 LN TH		Sewer								
CONT ALG W 1/8 LN N 01 DEG 46'48" E		Electric								
894.33 FT TO POB TH CONT ALG W 1/8 LN N		Gas								
01 DEG 46'48" E 425.12 FT TO E-W 1/4 LN		Curb								
TH N 88 DEG 50'32" W ALG E-W 1/4 LN		Street Lights								
332.02 FT (TO POINT "A" WHERE CRYSTAL		Standard Utilities								
RIVER PASSES UNDER CO RD 675) TH ALG		Underground Utilis.								
CENTER THREAD M/L OF CRYSTAL RIVER N 42		Topography of Site								
DEG 17'09" E 273.95 FT TH CONT ALG CENTER		Level								
THREAD M/L N 18 DEG 12'42" E 405.83 FT TO		Rolling								
POINT "B" IN CRYSTAL RIVER TH N 88 DEG		Low								
39'19" W 253.56 FT TH N 36 DEG 06'41" E		High								
11.33 FT TO A POINT IN C/L ST HWY M-22 TH		Landscaped								
ALG SD C/L ON 4 COURSES: 113.46 FT ALG		Swamp								
ARC OF 544.62 FT RAD CRV TO RIGHT		Wooded								
(CHORD=N 54 DEG 18'57" E 113.26 FT) TH N		Pond								
BALANCE OF DESCRIPTION ON FILE		Waterfront								
Comments/Influences		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		RIVER		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Who	When	What	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 04/28/2017 INSPECTED			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.
MARKS MARGARET	MARKS MARGARET P LIVING T	0	08/31/2004	QC	09-FAMILY	821:1	OTHER	0.0
HARROLD JOHN SHERMAN & LO	MARKS DAVID & MARGARET	100,000	08/13/1986	WD	03-ARM'S LENGTH	267P689	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5760 W CRYSTAL VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 38					
MARKS MARGARET P LIVING TRUST P O BOX 214 GLEN ARBOR MI 49636-0214	2024 Est TCV 1,038,629 TCV/TFA: 334.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			Description	Frontage	Depth	Value
L267 P689 DC L820 P233/04 L821 P1/04 PRT NW 1/4 SEC 23 COM W 1/4 SEC COR TH N 89 DEG49' 20" E ALG E-W 1/4 LN 619.98 FT TO C/L ST HWY M-22 & FOR POB TH ALG SD C/L N 34 DEG 46' 00" E 726.28 FT TH E 253.56 FT TO CRYSTAL RIVER TH S 16 DEG 52' 00" W ALG RIVER 405.85 FT TH CONT ALG SD RIVER S 40 DEG 56' 30" W 274.13 FT TO E-W 1/4 LN & CO RD 675 TH ALG CO RD 675 S 89 DEG 49' 20" W 370.33 FT TO POB SEC 23 T29N R14W 4.8 A M/L.	X		Dirt Road	370.22	564.77	569,797
			Gravel Road	0.7209	1.0674	2000 100

Tax Description	X Improved	Vacant	* Factors * IRR			
			Description	Frontage	Depth	Value
L267 P689 DC L820 P233/04 L821 P1/04 PRT NW 1/4 SEC 23 COM W 1/4 SEC COR TH N 89 DEG49' 20" E ALG E-W 1/4 LN 619.98 FT TO C/L ST HWY M-22 & FOR POB TH ALG SD C/L N 34 DEG 46' 00" E 726.28 FT TH E 253.56 FT TO CRYSTAL RIVER TH S 16 DEG 52' 00" W ALG RIVER 405.85 FT TH CONT ALG SD RIVER S 40 DEG 56' 30" W 274.13 FT TO E-W 1/4 LN & CO RD 675 TH ALG CO RD 675 S 89 DEG 49' 20" W 370.33 FT TO POB SEC 23 T29N R14W 4.8 A M/L.	X		370 Actual Front Feet, 4.80 Total Acres	4.80	0.7209	569,797

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L267 P689 DC L820 P233/04 L821 P1/04 PRT NW 1/4 SEC 23 COM W 1/4 SEC COR TH N 89 DEG49' 20" E ALG E-W 1/4 LN 619.98 FT TO C/L ST HWY M-22 & FOR POB TH ALG SD C/L N 34 DEG 46' 00" E 726.28 FT TH E 253.56 FT TO CRYSTAL RIVER TH S 16 DEG 52' 00" W ALG RIVER 405.85 FT TH CONT ALG SD RIVER S 40 DEG 56' 30" W 274.13 FT TO E-W 1/4 LN & CO RD 675 TH ALG CO RD 675 S 89 DEG 49' 20" W 370.33 FT TO POB SEC 23 T29N R14W 4.8 A M/L.	X		LAND IMPROVEMENTS 75	7,500.00	1 100	7,500

Tax Description	X Improved	Vacant	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
L267 P689 DC L820 P233/04 L821 P1/04 PRT NW 1/4 SEC 23 COM W 1/4 SEC COR TH N 89 DEG49' 20" E ALG E-W 1/4 LN 619.98 FT TO C/L ST HWY M-22 & FOR POB TH ALG SD C/L N 34 DEG 46' 00" E 726.28 FT TH E 253.56 FT TO CRYSTAL RIVER TH S 16 DEG 52' 00" W ALG RIVER 405.85 FT TH CONT ALG SD RIVER S 40 DEG 56' 30" W 274.13 FT TO E-W 1/4 LN & CO RD 675 TH ALG CO RD 675 S 89 DEG 49' 20" W 370.33 FT TO POB SEC 23 T29N R14W 4.8 A M/L.	X		Total Estimated Land Improvements True Cash Value =			7,500



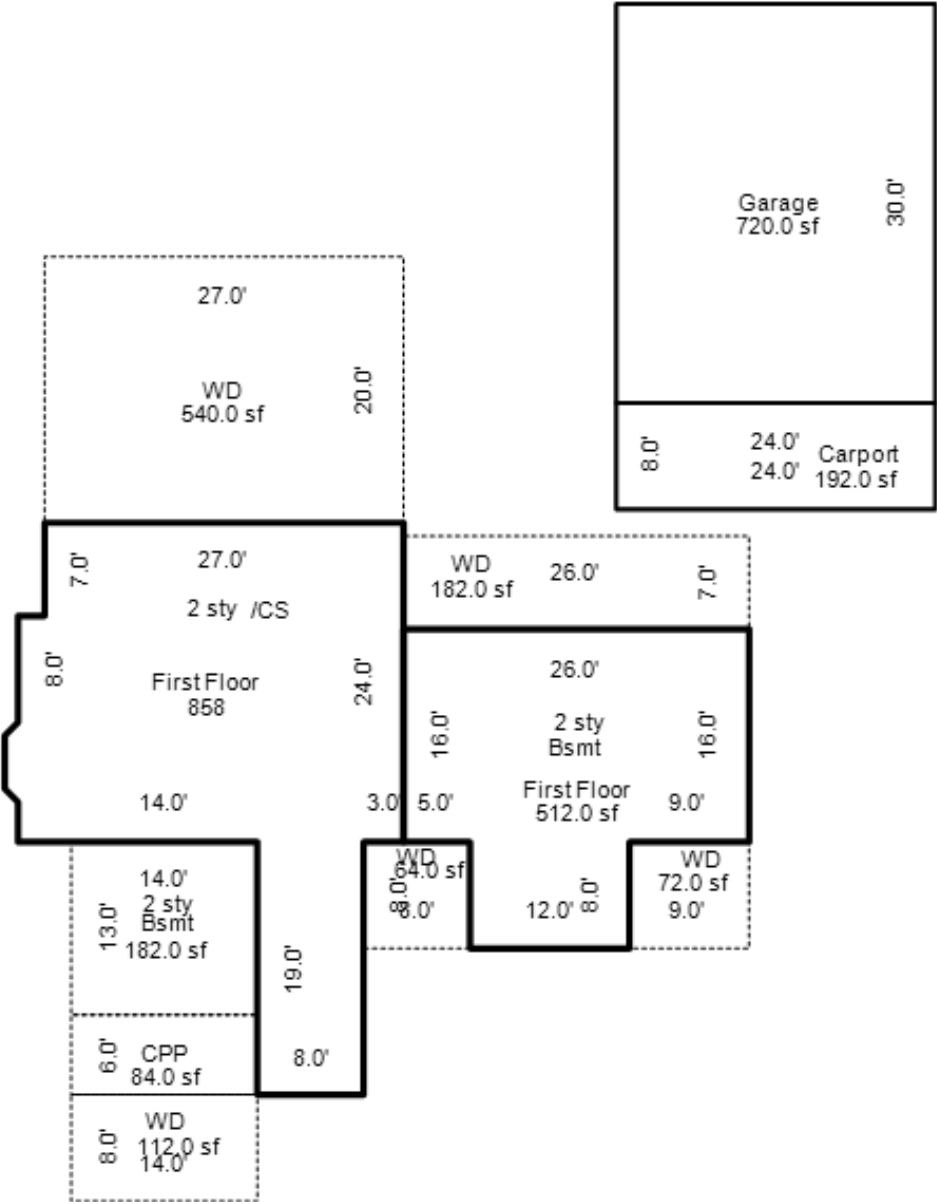
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			X		RIVER	2024	284,900	234,400	519,300			173,978C
			2023	227,900	218,500	446,400			165,694C
			2022	55,000	192,100	247,100			157,804C
			2021	55,000	171,400	226,400			152,763C

*** 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 84 112 64 72 182 540	Type CPP Treated Wood Treated Wood Treated Wood Treated Wood Wood Balcony	Year Built: 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: 720 % 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				1	1					
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace						Class: C +10 Effec. Age: 45 Floor Area: 3,104 Total Base New : 493,402 Total Depr Cost: 271,372 Estimated T.C.V: 461,332		E.C.F. X 1.700		Bsmnt Garage: Carport Area: 192 Roof: Comp.Shingle	
Yr Built 1945	Remodeled 1990	X Ex	Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY					Cls C 10 Blt 1945		
Condition: Average		Size of Closets		150 Amps Service			No./Qual. of Fixtures			Total Area = 1552 SF Floor Area = 3104 SF.					
Room List		X Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Basement 5 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Hardwood Other:		Many X Ave. Few			Building Areas							
(1) Exterior		(6) Ceilings		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			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			2 Story Siding 858 2 Story Siding 512 2 Story Siding 182							
(2) Windows		(7) Excavation		Basement: 694 S.F. Crawl: 858 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments								
X	Many Avg. X Avg. Few	Large Avg. Small			(8) Basement			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s) 3 Fixture Bath								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(10) Floor Support			Water/Sewer								
(3) Roof		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			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Balcony Wood Balcony							
X	Asphalt Shingle			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Garages								
Chimney: Metal							Deck								
							Treated Wood Treated Wood Treated Wood Treated Wood								
							Garages								
							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
							Base Cost Door Opener								
							<<<<< 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.
FIFTH THIRD BANK	RUITER RENE & TANYA	265,000	02/02/2016	CD	11-FROM LENDING INSTITUT	1264P204	PROPERTY TRANSFER	100.0
SHERIFF & KUHN	FIFTH THIRD BANK	391,782	10/17/2014	SD	10-FORECLOSURE	1212P691	DEED	0.0
BAYBERRY MILLS	KUHN	350,000	08/21/1999	LC	16-LC PAYOFF	521:609	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5219 S FACULTY ROW	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/26/2024	PM24-0158	
	P.R.E. 100% 09/19/2018		Electrical	08/03/2021	PE21-0510	100% FINIS
Owner's Name/Address	MAP #: 38		Plumbing	06/08/2018	PP18-0172	100% FINIS
RUITER RENE & TANYA 5219 S FACULTY ROW GLEN ARBOR MI 49636	2024 Est TCV 780,783 TCV/TFA: 352.34		Res. Add/Alter/Repair	04/10/2018	PB18-0144	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/	200.00	400.02	0.7463	0.9793	2000	100	RIVER	292,311	
B 100' @ 2000/	122.44	400.02	0.7463	0.9793	2000	50	ZONING: >100'	SURPLUS 89	
322 Actual Front Feet, 2.96 Total Acres			Total Est. Land Value =					381,787	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L521 P609-612/99 PRT E 1/2 OF NW 1/4 SEC 23 COM N 1/4 CORSD SEC TH S 02 DEG 09'35" W 1297.59 FT TO POB TH CONT ALG SD 1/4 LN S 02 DEG 09'35" W 470.08 FT TH N 54 DEG 06'31" W 253.72 FT TH S 89 DEG 41'01" W 133.55 FT TH N 07 DEG 41'46" W 322.44 FT TH N 89 DEG 41'53" E 400 FT TO POB SEC 23 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	Description	Rate	Size	% Good	Cash Value
		Residential Local Cost Land Improvements				
		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
		Total Estimated Land Improvements True Cash Value =				2,500



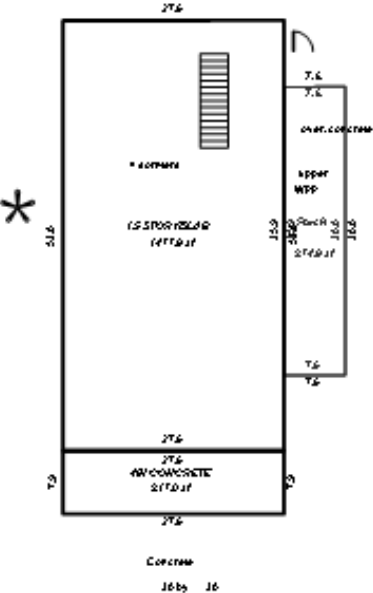
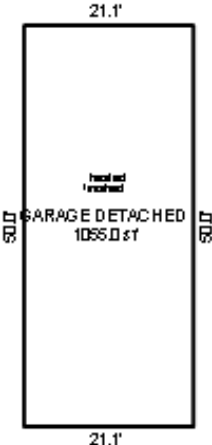
X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	190,900	199,500	390,400			224,496C
Low	2023	129,600	185,800	315,400			213,806C
High	2022	55,000	174,200	229,200			203,625C
Landscaped	2021	55,000	155,300	210,300			197,121C
Swamp							
X Wooded							
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	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: 1999 Car Capacity: 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: 1056 % Good: 0 Storage Area: 0 No Conc. Floor: 0	274	WPP	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home														0 Front 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: C -5 Effec. Age: 25 Floor Area: 2,216 Total Base New : 311,021 Total Depr Cost: 233,233 Estimated T.C.V: 396,496
	Town Home	0 Other Overhang	Drywall Paneled		Plaster Wood T&G				Trim & Decoration			E.C.F. X 1.700						
	Duplex	(4) Interior		Ex					Ord	Min		Size of Closets						
	A-Frame	Trim & Decoration		Lg					Ord	Small		Doors			Solid		H.C.	
	Wood Frame	Size of Closets		Lg					Ord	Small		Central Air Wood Furnace						
	Building Style: 1.5 STORY	Trim & Decoration		Lg					Ord	Small		(12) Electric						
	Yr Built 1999	Remodeled 2017	Kitchen: Other: Other:		0 Amps Service				No./Qual. of Fixtures									
	Condition: Average	Kitchen: Other: Other:		0 Amps Service					No./Qual. of Fixtures			Ex.			Ord.	Min		
	Room List	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors					No. of Elec. Outlets			Many			Ave.	Few		
(1) Exterior	(6) Ceilings		No. of Elec. Outlets		Many		Ave.	Few										
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1477 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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow							
Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow					
(2) Windows	(9) Basement Finish		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow					
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1477 S.F. Height to Joists: 0.0		(10) Floor Support		Lump Sum Items:		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow						
Wood Sash Metal Sash Vinyl Sash Double Hung 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)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow					
(3) Roof	(11) Heating/Cooling		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow					
Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1477 S.F. Height to Joists: 0.0		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow						
Asphalt Shingle	(12) Electric		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow					
Chimney:	(13) Plumbing		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow					
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow				
Lump Sum Items:		(15) Fireplaces		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow				
Lump Sum Items:		(16) Porches/Decks		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow				
Lump Sum Items:		(17) Garage		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow				
Lump Sum Items:		(17) Garage		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		1000 Gal Septic Water Well, 50 Feet		Porches		WPP Foundation: Shallow				

*** 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.
LEEELANAU CONSERVANCY	US GOVT NATL PARK	0	10/20/2005	WD	32-SPLIT VACANT	877:185	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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BEHIND WOODSTONE	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 39					
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US GOVT NATL PARK	2024 Est TCV 0					
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SLEEPING BEAR DUNES NATL LAKE SHR	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT		
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9922 W FRONT ST	Public Improvements		* Factors *			
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EMPIRE MI 49630	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	EXEMPT - PARK				23.990 Acres	10,000	100		239,900
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			23.99	Total Acres	Total Est.	Land Value =			239,900
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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L838 P766&806&813/05 L877													
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P158&160&162&165&167&169&185/05 2005													
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SPLIT FROM WOODSTONE CONDOMINIUM (UNITS													
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97-118 & PRT GENERAL COMMONS) PRT OF W													
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1/2 SEC 23 COM AT SW COR SD SEC TH ALG S													
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SEC LN S 88 DEG 44'19" E 722.50 FT TO POB													
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TH ALG ELY BOUNDARY WOODSTONE CONDOMINIUM													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

N 01 DEG 44'48" E 1573.88 FT TH N 42 DEG													
--	--	--	--	--	--	--	--	--	--	--	--	--	--

17'23" E 385.69 FT TH S 56 DEG 17'28" E													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

412.39 FT TO W 1/8 LN TH S 01 DEG 46'48"													
--	--	--	--	--	--	--	--	--	--	--	--	--	--

W ALG W 1/8 LN 323.47 FT TO S 1/8 LN TH													
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CONT ALG W 1/8 LN S 01 DEG 42'54" W													
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1320.11 FT TO S SEC LN TH N 88 DEG 44'19"													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

W ALG S SEC LN 601.14 FT TO POB SEC 23													
--	--	--	--	--	--	--	--	--	--	--	--	--	--

T29N R14W. 23.99 A M/L.													
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Comments/Influences	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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BEHIND WOODSTONE												
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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
--	------	--------	--------	--------	--	--	--------

	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
--	------	--------	--------	--------	--	--	--------

	2022	0	0	0			0
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	2021	0	0	0			0
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Licensed To: Township of Glen Arbor,							
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County of Leelanau, Michigan							
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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: BEHIND WOODSTONE
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 39

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

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 200.00 Acres 10,000 100 2,000,000
 200.00 Total Acres Total Est. Land Value = 2,000,000

Tax Description: L191 P661/77 L184 P43/76 SE 1/4 OF SW 1/4 & ENTIRE SE 1/4 SEC 23 T29N R14W 200 A.

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: TPC 04/28/2017 INSPECTED WAS 11/11/2007 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.
BAYBERRY MILLS INC	US GOVT NATL PARK	10	11/18/2004	WD	03-ARM'S LENGTH	832:468	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W CRYSTAL VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 39					
SLEEPING BEAR DUNES NATL LAKE SHR		2024 Est TCV 0				
9922 W FRONT ST						
EMPIRE MI 49630						

	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT			
Tax Description	Public Improvements			* Factors *			Value
				Description	Frontage	Depth	Rate %Adj. Reason
				EXEMPT - PARK			22,000 100
					22.00	Total Acres	Total Est. Land Value = 220,000

L832 P468/04 2004 SPLIT FROM
006-123-020-00 & 006-123-030-00 TRACT
40-171 PRT W 1/2 SEC 23 COM AT SW COR SD
SEC TH S 88 DEG 44'19" E ALG S SEC LN
1323.64 FT TO W 1/8 LN TH N 01 DEG 42'54"
E ALG W 1/8 LN 1320.11 FT TO S 1/8 LN TH
S 88 DEG 47'10" E ALG S 1/8 LN 1113.59 FT
TO POB TH N 02 DEG 09'14" E 982.64 FT TH
N 60 DEG 00'00" W 360.80 FT TH N 02 DEG
09'07" E 1552.51 FT TO ELY EXTENSION OF S
LN "CHAMBERLAINS GLEN ARBOR BEACH SUBDVN"
(UNRECORDED) TH ALG SD LN N 89 DEG 41'04"
E 128.70 FT TH S 07 DEG 41'45" E 322.44
FT THE N 89 DEG 41'02" E 133.55 FT TH S
54 DEG 06'31" E 253.72 FT TO N-S 1/4 LN
TH S 02 DEG 09'07" W ALG N-S 1/4 LN
932.08 FT TO SEC CENTER TH CONT ALG N-S
1/4 LN S 02 DEG 09'14" W 1320.87 FT TO S
1/8 LN TH N 88 DEG 47'10" W ALG S 1/8 LN
209.14 FT TO POB SEC 23 T29N R14W.
22.00 A M/L.

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

Comments/Influences
AREA BEHIND WOODSTONE -

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County of Leelanau, Michigan

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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEAVER ELIZABETH A	TAYLOR JOY M	0	04/21/2015	AFF	07-DEATH CERTIFICATE	1229P322	DEED	0.0
TAYLOR JOY M	TAYLOR JOY M & WEAVER BET	0	07/14/1983	WD	03-ARM'S LENGTH	1229P313	DEED	0.0
WEAVER BETTY ANN	TAYLOR JOY M & WEAVER BET	0	07/14/1983	WD	03-ARM'S LENGTH	1229P313	DEED	0.0

Property Address: 5511 W RIVER RD
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s): Electrical Date: 02/17/2010 Number: PE10-0036 Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 40

Owner's Name/Address: TAYLOR JOY M
 5511 W RIVER RD
 GLEN ARBOR MI 49636
 2024 Est TCV 669,744 TCV/TFA: 228.35

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

X B 100' @ 2000/ 100.00 44.48 0.8678 0.5655 2000 100 98,149
 B 100' @ 2000/ 76.29 44.48 0.8678 0.5655 2000 50 SURPLUS: ZONING & DEPTH
 176 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 135,588

Tax Description: 2020005008 PARCEL A (5511 W. RIVER ROAD PARCEL 006-123-023-00)
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 89'17'12" EAST, 620.14 FEET, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 23; THENCE SOUTH 42°45'45" WEST 325.79 FEET

X 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

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



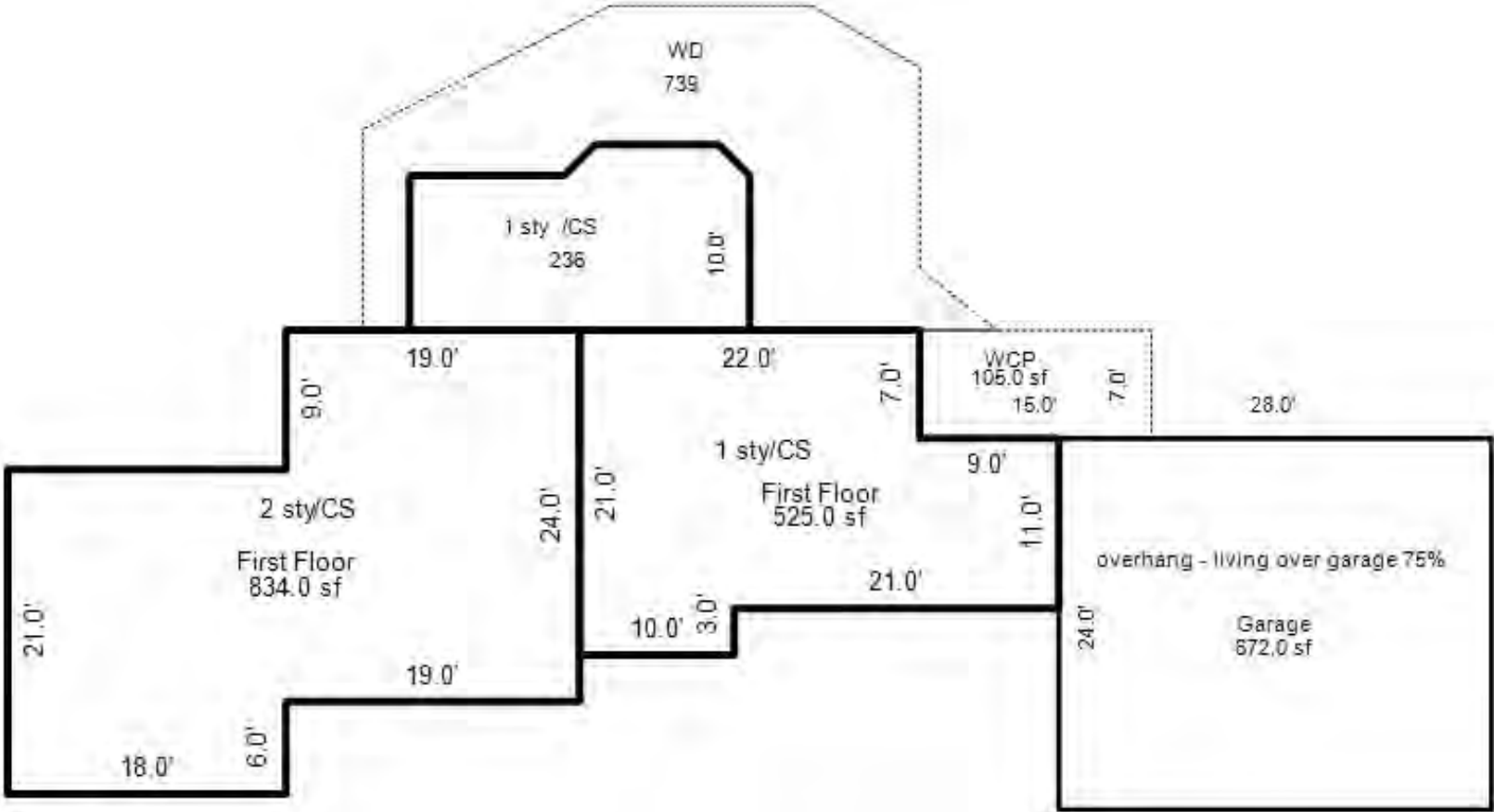
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	67,800	267,100	334,900			170,868C
2023	54,200	248,900	303,100			162,732C
2022	64,100	218,600	282,700			154,983C
2021	64,100	210,400	274,500			150,032C

*** 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 105 739	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 672 % 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: BC Effec. Age: 40 Floor Area: 2,933 Total Base New : 513,723 Total Depr Cost: 311,268 Estimated T.C.V: 529,156		E.C.F. X 1.700		Bsmnt Garage:		
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC		Blt 1940			
Yr Built 1940	Remodeled 1984	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1595 SF Floor Area = 2933 SF.								
Condition: Average		Lg		X	Ord	Small	Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Average Fixture(s)			Stories		Exterior		Foundation			
(1) Exterior		(6) Ceilings		X Drywall			2			2 Story		Siding		Crawl Space			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1595 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			1 Story		Siding		Crawl Space			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			1 Story		Siding		Crawl Space			
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1 Story		Siding		Overhang			
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			1			1 Story		Siding		Overhang			
X	Wood Sash Metal Sash Vinyl Sash	(14) Water/Sewer		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			1 Story		Siding		Overhang			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1 Story		Siding		Overhang			
(3) Roof		(16) Porches/Decks		Lump Sum Items:			1			1 Story		Siding		Overhang			
X	Gable Hip Flat	Gambrel Mansard Shed	Area 105 739		Type WCP (1 Story) Treated Wood		Total: 412,504		26,147		843		2,453		6,380		
X	Asphalt Shingle	(17) Garage		Chimney: Brick			Total: 412,504			26,147		843		2,453		6,380	
Chimney: Brick		Roof:		*** Information herein deemed reliable but not guaranteed***			Total: 412,504			26,147		843		2,453		6,380	

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

<<<<< 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.
WEAVER ELIZABETH A	TAYLOR JOY M	0	04/21/2015	AFF	07-DEATH CERTIFICATE	1229P322	DEED	0.0
WEAVER BETTY ANN & HAINES	WEAVER BETTY ANN & TAYLOR	0	07/20/1982	WD	03-ARM'S LENGTH	1229P318	DEED	0.0
WEAVER ELIZABETH	WEAVER BETTY ANN & HAINES	0	07/14/1976	WD	03-ARM'S LENGTH	1229P316	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5545 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/18/2020	PM20-0328	100% FINIS
	P.R.E. 0%		WELL/SEPTIC	07/05/2016	L16 -158	100% FINIS
Owner's Name/Address	MAP #: 40		Electrical	02/17/2010	PE10-0035	
TAYLOR JOY M 5511 W RIVER RD GLEN ARBOR MI 49636	2024 Est TCV 932,771 TCV/TFA: 227.51					

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	68.68	0.7923	0.6303	2000	100		99,891
			B 100' @ 2000/	153.71	68.68	0.7923	0.6303	2000	50	SURPLUS: ZONING & DEPTH	
			254 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =							176,662	

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
2020005008 PARCEL B (5545 W. RIVER ROAD• PARCEL 006-123-024-00)			Fencing: Wd, Solid, 6 ft.	36.49	120	0	0
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23;	X		Residential Local Cost Land Improvements				
THENCE SOUTH 89'17'12" EAST, 620.14 FEET, ALONG THE EAST-WEST 1/4 LLNE OF SAID SECTION 23;			Description	Rate	Size	% Good	Cash Value
THENCE SOUTH 42'45'45" WEST 325.79 FEET			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
2024	88,300	378,100	466,400			193,578C
2023	70,700	352,100	422,800			184,360C
2022	73,600	311,500	385,100			175,581C
2021	73,600	300,500	374,100			169,972C

Who When What

TPC 11/05/2020 INSPECTED
 TPC 04/27/2016 INSPECTED
 TPC 04/15/2015 INSPECTED

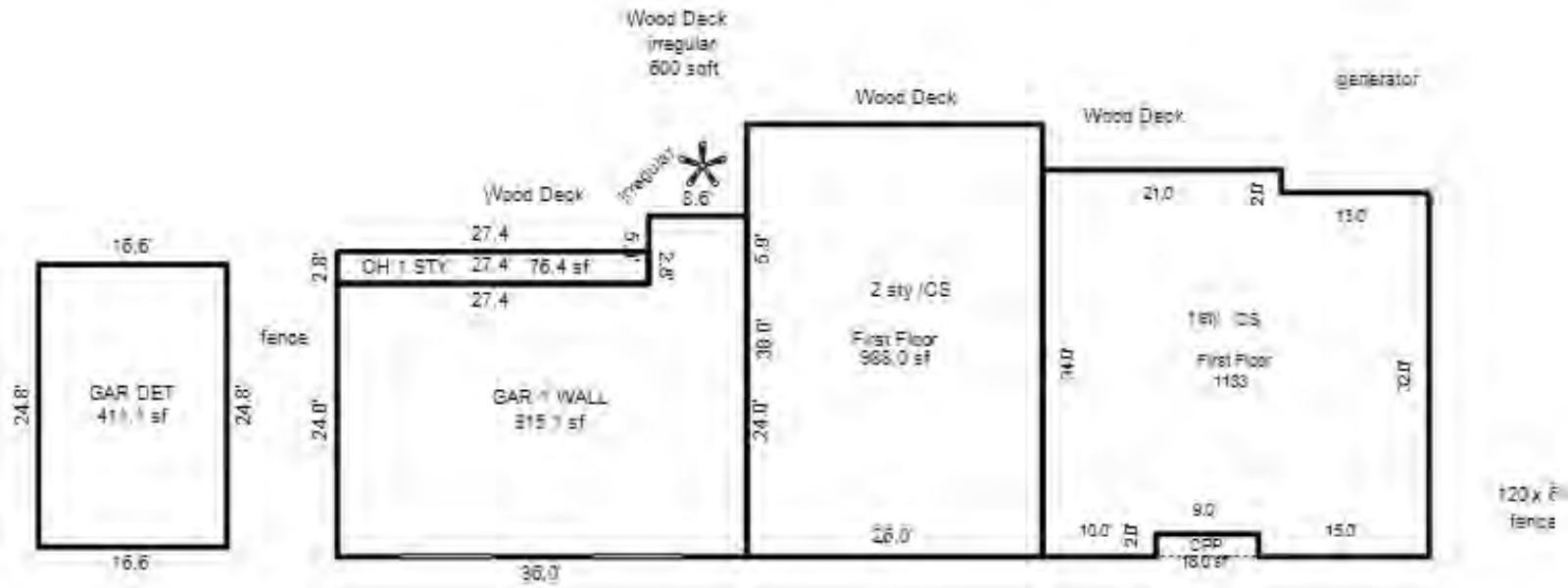


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*** Information herein deemed reliable but not guaranteed***

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	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: 1976 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																									
X	Wood Frame	(4) Interior	X Drywall X Paneled	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: BC Effec. Age: 40 Floor Area: 4,100 Total Base New : 736,380 Total Depr Cost: 441,829 Estimated T.C.V: 751,109		18 CPP 600 Treated Wood		Bsmnt Garage: Carport Area: Roof:																																																																																																									
Building Style: 1.5 STORY		Trim & Decoration		X			Central Air Wood Furnace	E.C.F. X 1.700																																																																																																														
Yr Built	Remodeled	Size of Closets		X			(12) Electric																																																																																																															
1967 197	2016	Ex	X Ord	Min	150 Amps Service																																																																																																																	
Condition: Average		Lg		X Ord	Small	No./Qual. of Fixtures																																																																																																																
Room List		Doors	Solid	X H.C.	X																																																																																																																	
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		X			Kitchen: Linoleum Other: Hardwood Other:																																																																																																															
(1) Exterior		X Drywall		X			No. of Elec. Outlets																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X			Many X Ave. Few																																																																																																															
X	Insulation	(7) Excavation		X			(13) Plumbing																																																																																																															
(2) Windows		Basement: 0 S.F. Crawl: 2121 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																															
X	Many Avg. Few X Large Avg. Small	(8) Basement		X			(14) Water/Sewer																																																																																																															
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		X			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2 2000 Gal Septic																																																																																																															
(3) Roof		(9) Basement Finish		X			Lump Sum Items:																																																																																																															
X	Gable Hip Flat X Gambrel Mansard Shed	(10) Floor Support		X																																																																																																																		
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		X																																																																																																																		
Chimney: Metal				X																																																																																																																		
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1967 (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 2121 SF Floor Area = 4100 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <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>988</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,133</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>915</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>76</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>584,002</td> <td>350,401</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,340</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3</td> <td>21,076</td> <td>12,646</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,796</td> <td>3,478</td> </tr> <tr> <td>2000 Gal Septic</td> <td>2</td> <td>22,763</td> <td>13,658</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,421</td> <td>3,853</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>600</td> <td>9,270</td> <td>5,562</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>864</td> <td>43,857</td> <td>26,314</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,205</td> <td>-1,923</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,405</td> <td>843</td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>411</td> <td>26,185</td> <td>15,711</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>703</td> <td>422</td> </tr> </tbody> </table> Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	988			1 Story	Siding	Crawl Space	1,133			1 Story	Siding	Overhang	915			1 Story	Siding	Overhang	76			Total:				584,002	350,401	Average Fixture(s)	Size	Cost New	Depr. Cost	1 Average Fixture(s)	1	2,234	1,340	3 Fixture Bath	3	21,076	12,646	Water/Sewer				1000 Gal Septic	1	5,796	3,478	2000 Gal Septic	2	22,763	13,658	Water Well, 100 Feet	1	6,421	3,853	Deck				Treated Wood	600	9,270	5,562	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	864	43,857	26,314	Common Wall: 1 Wall	1	-3,205	-1,923	Door Opener	2	1,405	843	Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	411	26,185	15,711	Door Opener	1	703	422
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUELLER NANCY	MEYERS RUSSELL D III	0	10/21/2019	QC	09-FAMILY	2019006049	PROPERTY TRANSFER	0.0
MEYERS RUSSELL D III	MEYERS RUSSELL D III TRUS	1	10/21/2019	QC	09-FAMILY	2019006050	PROPERTY TRANSFER	0.0
GOSSETT STEPHEN	MEYERS RUSSELL D III TRUS	190,000	05/26/2016	WD	03-ARM'S LENGTH	1261P818	PROPERTY TRANSFER	100.0
VANDENBELT NICHOLAS G	GOSSETT STEPHEN	240,000	12/13/2004	WD	03-ARM'S LENGTH	835:700	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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5550 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	07/15/2008	PE08-0272		
	P.R.E. 100% 06/01/2016	Res. Garage, Detached	05/07/2008	PB08-0125		

Owner's Name/Address	MAP #: 40	GARAGE	05/01/2008	2008-2138
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MEYERS RUSSELL D III TRUST PO BOX 93 GLEN ARBOR MI 49636	2024 Est TCV 316,538 TCV/TFA: 432.43	WELL/SEPTIC	09/21/1999	L99 -411	100% FINIS
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X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
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Public Improvements		* Factors *					Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B 100' @ 2000/	95.00	150.00	1.0129	0.7663	2000	100	147,477
95 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =		147,477

Tax Description		Land Improvement Cost Estimates					Cash Value
Description	Rate	Size	% Good			Cash Value	

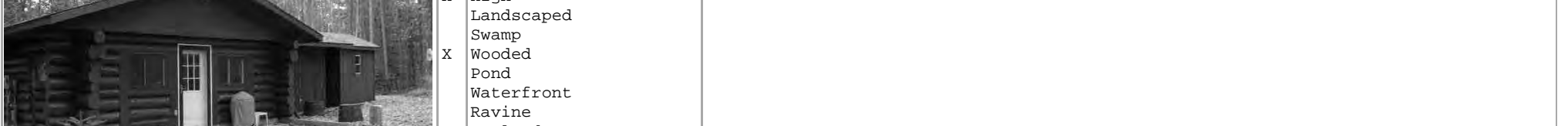
L348 P152 L381 P640/94 L479 P679 L541 P228 L549 P400/00 L661 P551/02 L835 P700/04 PRT SW 1/4 COM W 1/4 COR TH S 1 DEG 21' 30" W ALG W SEC LN 201.48 FT TH S 89 DEG 16' 15" E 194.29 FT TH S 43 DEG 19' 25" W 50.34 FT FOR POB TH S 47 DEG 09' 25" E 150.10 FT TH S 42 DEG 55' 0" W ALG NWLY LN OF HWY M-22 90.75 FT TH N 47 DEG 09' 25" W 150.75 FT TH N 43 DEG 19' 25" E 90.75 FT TO POB SEC 23 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		Total Estimated Land Improvements True Cash Value =					1,154
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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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						

	X	Who	When	What	2024	73,700	84,600	158,300			98,022C
	X	TPC	06/01/2016	INSPECTED	2023	59,000	78,700	137,700			93,355C
	X	TPC	04/17/2013	INSPECTED	2022	15,000	84,900	99,900			88,910C
	X	WAS	11/10/2007	INSPECTED	2021	15,000	75,600	90,600			86,070C

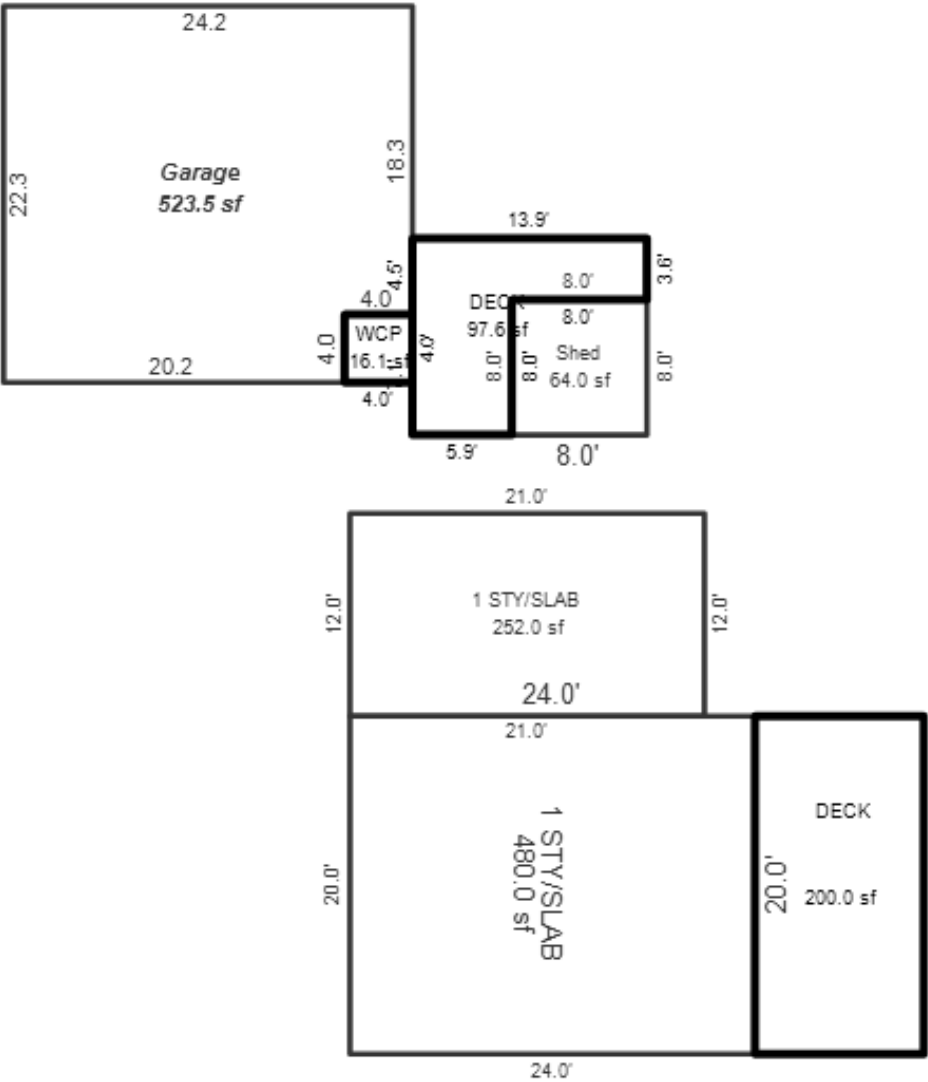


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 16 200 97	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 2008 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 523 % 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: 35 Floor Area: 732 Total Base New : 151,940 Total Depr Cost: 98,769 Estimated T.C.V: 167,907			E.C.F. X 1.700		Bsmnt Garage:			
Building Style: LOG		X	Drywall Paneled	Plaster Wood T&G										Carport Area: Roof:		
Yr Built 1986 201		Remodeled 2000		Trim & Decoration												
Condition: Average		Ex	X	Ord	Min											
Room List		Size of Closets														
Basement 1 1st Floor 2nd Floor 1 Bedrooms		Lg	X	Ord	Small											
(1) Exterior		Doors		Solid	X	H.C.										
		(5) Floors														
		Kitchen: Linoleum 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)													
		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														
		(9) Basement Finish														
		(14) Water/Sewer														
		Public Water														
		Public Sewer														
		Water Well														
		1 1000 Gal Septic														
		1 2000 Gal Septic														
		Lump Sum Items:														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		Chimney: Metal														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(3) Roof														
		X Gable Hip Flat														
		Gambrel Mansard Shed														
		X Asphalt Shingle														
		Notes: CONVERTED GARAGE ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:														
		Building Areas														
		Stories														
		Exterior														
		Foundation														
		Size														
		Cost New														
		Depr. Cost														
		1 Story														
		Pine Logs														
		Slab														
		252														
		1 Story														
		Siding														
		Slab														
		Total:														
		101,699														
		66,113														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		1														
		1,518														
		987														
		Water/Sewer														
		1000 Gal Septic														
		1														
		5,002														
		3,251														
		Water Well, 100 Feet														
		1														
		5,973														
		3,882														
		Deck														
		Treated Wood														
		200														
		4,250														
		Treated Wood														
		97														
		2,589														
		1,683														
		Garages														
		Class: C Exterior: Siding														
		Foundation: 42 Inch (Unfinished)														
		Base Cost														
		523														
		23,912														
		15,543														
		Door Opener														
		1														
		562														
		365														
		Built-Ins														
		Appliance Allow.														
		1														
		2,845														
		1,849														
		Fireplaces														
		Wood Stove														
		1														
		2,624														
		1,706														
		Porches														
		WCP (1 Story)														
		16														
		966														
		628														
		Totals:														
		151,940														
		98,769														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEUNING JAY A & CHERYL	STEWART VICKI L LIVING TR	0	05/17/2005	WD	03-ARM'S LENGTH	854:855	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					
Owner's Name/Address	P.R.E. 0%					
STEWART VICKI L LIVING TRUST 3651 FLEETWOOD PORTAGE MI 49024	MAP #: 40					
	2024 Est TCV 118,331					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *			LIMITED USE		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1000/	100.00	86.00	0.8598	0.6668	1000	100	NO DEPTH	57,331
E 200' @ 800/	266.00	86.00	0.8598	0.6668	800	50	SURPLUS: ZONING 100 FT	6
366 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 118,331

Tax Description
 L854 P855/05 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 POST TH E 619.98 FT TO C/L ST HWY M-22 TH S 42 DEG 02' W ALG C/L 579.40 FT FOR POB TH CONT ALG C/L S 42 DEG 02' W 253.76 FT M/L TO W SEC LN TH S 0 DEG 24' W 149.9 FT TO SHR CRYSTAL RIVER TH NELY ALG SHR 366 FT M/L TO PT ON SD SHR LYING S 47 DEG 43' 30" E 86.37 FT FROM POB TH N 47 DEG 43' 30" W 86.37 FT TO POB SEC 23 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
- 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
 - X RIVER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	59,200	0	59,200			24,436C
2023	42,000	0	42,000			23,273C
2022	38,800	0	38,800			22,165C
2021	38,800	0	38,800			21,457C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUELLER NANCY	MEYERS RUSSELL D III	0	10/21/2019	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
MEYERS RUSSELL D III	MEYERS RUSSELL D III TRU	0	10/21/2019	QC	09-FAMILY	2019006049	PROPERTY TRANSFER	0.0
GOSSETT STEPHEN	MEYERS NANCY M & MEYERS R	190,000	05/26/2016	WD	03-ARM'S LENGTH	1261P818	PROPERTY TRANSFER	100.0
VANDENBELT NICHOLAS G	GOSSETT STEPHEN	0	12/13/2004	WD	03-ARM'S LENGTH	835:700	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								
	P.R.E. 100% 06/01/2016								
Owner's Name/Address	MAP #: 40								
MEYERS RUSSELL D III TRUST PO BOX 93 GLEN ARBOR MI 49636	2024 Est TCV 62,687								
	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors * ACCESS SITE					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		E 200' @ 800/	100.00	82.00	1.1892	0.6589	800 100	62,687	
		100 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =	62,687	
Tax Description	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 Level X Rolling Low X High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland X Flood Plain RIVER								
NON CONFORMING LOT Parcel Map 	1003 SPLIT .19 A Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value								
	Who	When	What	2024	31,300	0	31,300		16,537C
		TPC 06/01/2016	INSPECTED	2023	19,600	0	19,600		15,750C
		WAS 11/10/2007	INSPECTED	2022	15,000	0	15,000		15,000S
		TPC 12/11/2011	INSPECTED	2021	15,000	0	15,000		15,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY MILLS INC	US GOVT NATL PARK	10	12/28/2004	WD	03-ARM'S LENGTH	837:419	OTHER	100.0
TOBIN ET AL	KURAS PROPERTIES	50,000	12/31/1986	WD	03-ARM'S LENGTH	313:626	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W CRYSTAL VIEW 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 #: 39					
	2024 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			4019 SEC 1 PRT OF>80	10000	39.00	Acres	10000	100			390,000
			39.00 Total Acres			Total Est. Land Value =					390,000

Tax Description
 L272 P971 L313 P626-629/90 L813 P322/04
 L832 P487-493/04 L837 P419/04 2005 DESCR
 REVISED (REF: PRT ADDED TO
 006-123-020-00) TRACT 40-172 PRT NE 1/4
 OF SW 1/4 SEC 23 COM AT SW SEC COR TH S
 88 DEG 44'19" E ALG S SEC LN 1323.64 FT
 TO W 1/8 LN TH N 01 DEG 42'54" E ALG W
 1/8 LN 1320.11 FT TO S 1/8 LN & POB TH
 CONT N 01 DEG 46'48" E ALG W 1/8 LN
 894.33 FT TH S 88 DEG 47'10" E 1119.42 FT
 TH S 02 DEG 09'14" W 894.41 FT TO S 1/8
 LN TH N 88 DEG 47'10" W ALG S 1/8 LN
 1113.59 FT TO POB SEC 23 T29N R14W.
 22 92 A M/L

- 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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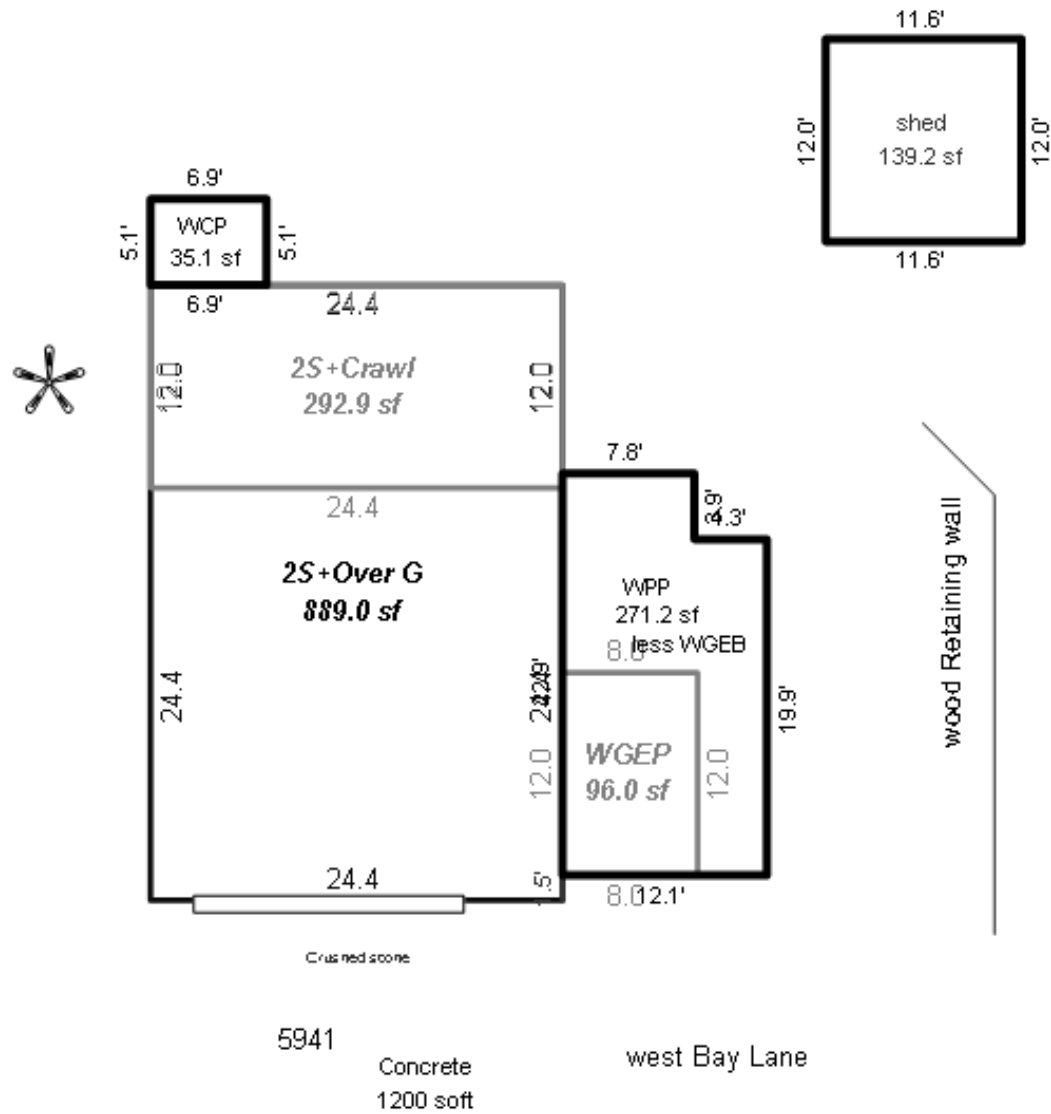
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
AYOTTE LAWRENCE X JR & MA	AYOTTE LAWRENCE X JR & MA	0	12/04/2021	QC	09-FAMILY	2021009317	PROPERTY TRANSFER	0.0		
AYOTTE LAWRENCE X JR &		0	09/02/2011	OTH	33-TO BE DETERMINED	10-472 SURVEY	DEED	0.0		
WHITMAN WHILLIAM & MILDRE	AYOTTE LAWRENCE X JR & MA	67,500	11/15/2001	WD	03-ARM'S LENGTH	614:45	PROPERTY TRANSFER	0.0		
ROSI	WHITMAN	30,000	11/03/1993	WD	03-ARM'S LENGTH	375:221	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
5941 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		FENCE		07/18/2020	LU20-13	100% FINIS		
Owner's Name/Address		P.R.E. 100% 07/23/2015		Electrical		04/10/2018	PE18-0163	100% FINIS		
AYOTTE LAWRENCE X JR & MAUREEN T PO BOX 482 GLEN ARBOR MI 49636		MAP #: 40		DECK/PORCH		03/23/2018	LU18-05	100% FINIS		
		2024 Est TCV 426,187 TCV/TFA: 289.33		Res. Add/Alter/Repair		03/14/2018	PB18-0117	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		* Factors *				IRREGULAR SHAPE		
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				D 200' @ 1000/	100.00	135.04	1.1892 0.7464	1000 100	88,766	
				100 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =	88,766	
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Fencing: Wd, Solid, 6 ft.	31.76	31	50	492		
				D/W/P: Crushed Rock	2.33	480	0	0		
				Wood Frame	27.98	139	50	1,944		
				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 =				3,861		
		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	44,400	168,700	213,100		173,297C
		TPC 05/10/2021 INSPECTED			2023	35,500	157,100	192,600		165,045C
		TPC 10/29/2018 INSPECTED			2022	35,000	141,300	176,300		157,186C
		TPC 04/27/2016 INSPECTED			2021	35,000	125,700	160,700		151,971C




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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 Type	96 WGEP (2 Story) 35 WCP (1 Story) 175 WPP	Year Built: 2002 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: 889 % 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: 2 STORY	Drywall Paneled	Plaster Wood T&G		Trim & Decoration															
	Yr Built 2002	Remodeled 2018	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 3 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric											
	(1) Exterior	0 Amps Service			No./Qual. of Fixtures															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings	X	Ex.		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: 292 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												
	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				(13) Plumbing											
	(3) Roof	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 292 SF Floor Area = 1473 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:				Stories Exterior Foundation Size Cost New Depr. Cost											
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:							2 Story Siding Crawl Space 292 1 Story Siding Overhang 889 Total: 161,196 128,955											
	Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 889 Common Wall: 1 Wall 1 Door Opener 1 562 450		Built-Ins Appliance Allow. 1 2,845 2,276 Fireplaces Direct-Vented Gas 1 3,107 2,486			Totals: 245,266 196,212											
<p>*** Information herein deemed reliable but not guaranteed***</p>																				



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


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
QUICK BONNIE J TRUST	ORIEL PATRICK J & SHARON	198,000	12/08/2017	WD	03-ARM'S LENGTH	1315P562	PROPERTY TRANSFER	100.0			
QUICK BONNIE J IRR TRUST	QUICK BONNIE J	0	11/25/2013	QC	09-FAMILY	1186P28	PROPERTY TRANSFER	0.0			
QUICK BONNIE J	QUICK BONNIE J TRUST	0	11/25/2013	QC	09-FAMILY	1186P30	OTHER	0.0			
QUICK BONNIE J TRUST	QUICK BONNIE J	0	09/23/2013	QC	09-FAMILY	1183P550	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-4 (	Building Permit(s)	Date	Number	Status		
W TREESONG LN		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		02/15/2008	L05-169				
Owner's Name/Address		P.R.E. 0%		MAP #: 40		2024 Est TCV 212,863					
ORIEL PATRICK J & SHARON L PO BOX 182 GLEN ARBOR MI 49636		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Tax Description		Public Improvements		* Factors *							
L861P748 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSFFIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 89°16'15" EAST, 1322.23 FEET, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 23, TO THE WEST EIGHTH CORNER OF SAID SECTION 23; THENCE SOUTH 01°20'05" WEST, 996.46 FEET, ALONG		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
				A 100' @ 2200/	100.00	348.48	0.8409	0.9461	2200	100	175,020
				E 200' @ 800/	100.00	348.48	1.0000	0.9461	800	50	SURPLUS: ZONING 100' 37,
				200 Actual Front Feet, 1.60 Total Acres			Total Est. Land Value =		212,863		
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	106,400	0	106,400			71,662C	
		Rolling		2023	95,500	0	95,500			68,250C	
		Low		2022	65,000	0	65,000			65,000S	
		High		2021	65,000	0	65,000			65,000S	
Landscaped		Who When What									
Swamp		TPC 01/03/2018 INSPECTED									
Wooded		TPC 01/20/2016 INSPECTED									
Pond		PSC 09/05/2015 INSPECTED									
Waterfront											
Ravine											
Wetland											
Flood Plain											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON KAREN	HUMPHREY TYLER R	470,000	09/12/2021	WD	03-ARM'S LENGTH	2021007966	PROPERTY TRANSFER	100.0
HAWKINS BARBARA J	WATSON KAREN	0	12/20/2020	QC	09-FAMILY	L1306P359	PROPERTY TRANSFER	100.0
HAWKINS BARBARA J	HAWKINS BARBARA J	1	09/06/2017	QC	09-FAMILY	1306P359	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5794 W TREESONG LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/17/2023	PM23-0624	100% FINIS
	P.R.E. 0%		Mechanical	05/24/2023	PM23-0458	100% FINIS
Owner's Name/Address	MAP #: 40		Electrical	01/03/2023	PE23-0003	100% FINIS
HUMPHREY TYLER R 155 GARLAND ST UNIT 307 TRAVERSE CITY MI 49684	2024 Est TCV 557,935 TCV/TFA: 425.90					

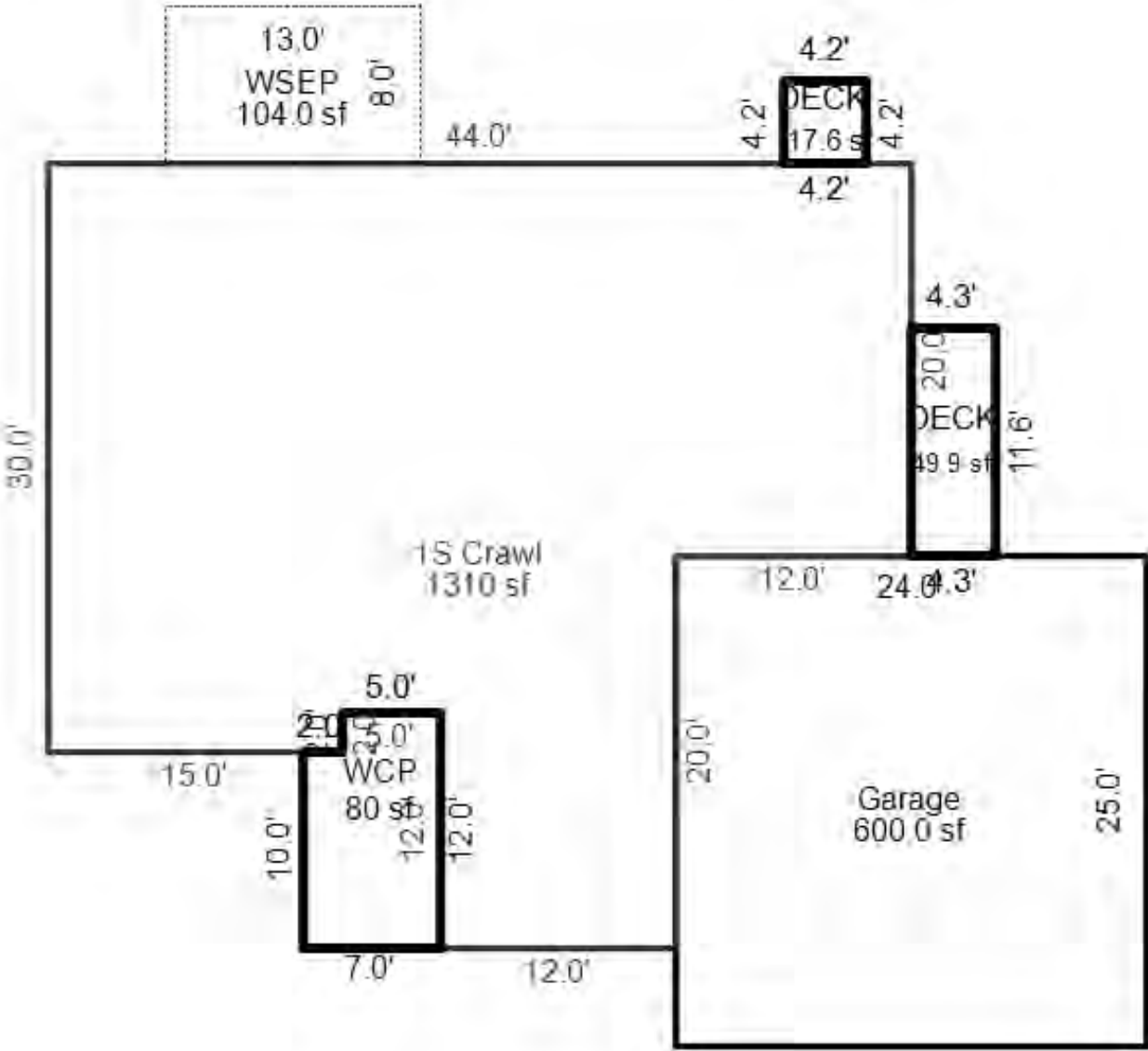
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				* Factors *		200*350						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L267 P817 L197 P519 PRT OF SW 1/4 COM W 1/4 COR TH ALG E & W 1/4 LN S 89 DEG 16' 15" E 1322.23 FT TO W 1/8 COR TH ALG W 1/8 LN S 01 DEG 20' 05" W 996.46 FT TH N 56 DEG 42' 15" W 413.09 FT FOR POB TH CONT N 56 DEG 42' 15" W 350 FT TO SHR CRYSTAL RIVER TH ALG SHR S 41 DEG 20' 00" W 200 FT TH S 56 DEG 45' 10" E 348.07 FT TH N 41 DEG 53' 25" E 200 FT TO POB SEC 23 T29N R14W.	X	Dirt Road		A 100' @ 2200/	100.00	350.00	0.8409	0.9471	2200	100		175,210
	X	Gravel Road		E 200' @ 800/	100.00	350.00	1.0000	0.9471	800	50	SURPLUS: ZONING 100 FT	3
	X	Paved Road		200 Actual Front Feet, 1.61 Total Acres		Total Est. Land Value =						213,094
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description								
	X	Water		Rate								
	X	Sewer		Size % Good								
	X	Electric		Cash Value								
	X	Gas		D/W/P: Crushed Rock								
	X	Curb		Residential Local Cost Land Improvements								
	X	Street Lights		Description								
	X	Standard Utilities		Rate								
	X	Underground Utils.		Size % Good								
	X			Cash Value								
	X			LAND IMPROVEMENTS 25								
	X			2,500.00								
	X			1 100								
	X			2,500								
	X			Total Estimated Land Improvements True Cash Value =								
	X			2,500								

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								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	X RIVER								
	Who	When	What	2024	106,500	172,500	279,000		210,714C
	TPC	11/07/2023	INSPECTED	2023	95,600	146,800	242,400		186,585C
	WAS	10/22/2007	INSPECTED	2022	48,700	129,000	177,700		177,700S
				2021	48,700	115,000	163,700		163,700S


*** 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 104 WSEP (1 Story) 80 WCP (1 Story) 17 Treated Wood 49 Treated Wood 20 Roof Cover Onl	Type E.C.F. X 1.700	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior X Drywall X Paneled 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 +5 Effec. Age: 20 Floor Area: 1,310 Total Base New : 251,749 Total Depr Cost: 201,377 Estimated T.C.V: 342,341			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration				Central Air Wood Furnace								
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		(12) Electric	Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 1990				
1990	2023	Ex	X Ord	Min	Ex.	X Ord.	Min	(11) Heating System: Forced Heat & Cool			Ground Area = 1310 SF Floor Area = 1310 SF.			
Condition: Average		Lg		X Ord	Small	150 Amps Service	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas				
Room List		Doors		Solid	X H.C.		Stories Exterior Foundation Size		Cost New		Depr. Cost			
Basement 5 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen:			1 Story	Siding	Crawl Space	1,310	Total:	188,569	150,835	
(1) Exterior		Other: Carpeted		Other: Linoleum		No. of Elec. Outlets		Other Additions/Adjustments						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				Many X Ave.		Plumbing						
X	Insulation	X	Drywall			2 Average Fixture(s)		Plumbing						
(2) Windows		(7) Excavation		Basement: 0 S.F.		3	3 Fixture Bath	Average Fixture(s)						
X	Many Avg. X Avg. Few	Large Avg. Small		Crawl: 1310 S.F.		2	2 Fixture Bath	3 Fixture Bath						
Wood Sash Metal Sash Vinyl Sash		(8) Basement		Slab: 0 S.F.		Softener, Auto		Solar Water Heat						
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc.		Height to Joists: 0.0		Softener, Manual		Solar Water Heat						
X	Double Glass Patio Doors Storms & Screens	Stone Treated Wood Concrete Floor				No Plumbing		Water/Sewer						
(3) Roof		(9) Basement Finish				Extra Toilet Extra Sink		1000 Gal Septic						
X	Gable Hip Flat	Gambrel Mansard Shed				Separate Shower		Water Well, 100 Feet						
X	Asphalt Shingle	(10) Floor Support				Ceramic Tile Floor		Porches						
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		WSEP (1 Story) WCP (1 Story)						
						(14) Water/Sewer		Deck						
						Public Water		Treated Wood						
						Public Sewer		Treated Wood						
						Water Well		w/Roof (Roof portion)						
						1 1000 Gal Septic		Garages						
						2000 Gal Septic		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
						Lump Sum Items:		Base Cost						
								Common Wall: 1 Wall						
								Door Opener						
								Built-Ins						
								Appliance Allow.						
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



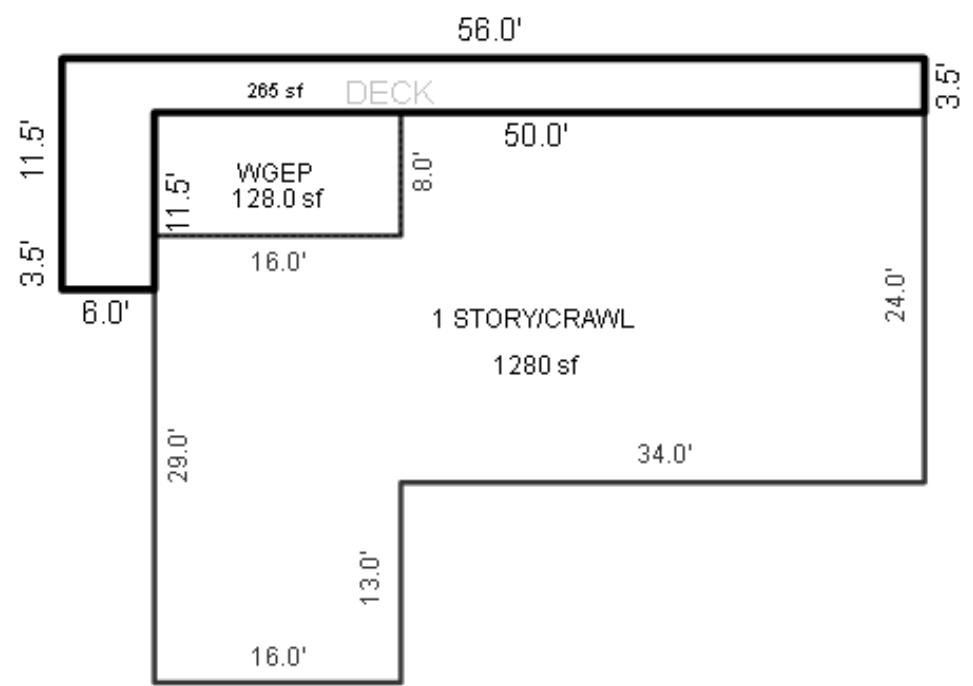
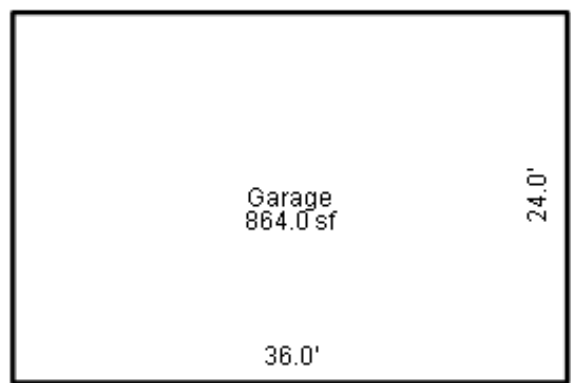
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHROYER MICHAEL MURRAY II	SHROYER MICHAEL MURRAY II	0	03/20/2023	QC	09-FAMILY	2023001232	PROPERTY TRANSFER	0.0				
DEWITT ANDREW R & ANGELA	SHROYER MICHAEL MURRAY II	735,000	11/22/2021	WD	03-ARM'S LENGTH	2021009075	PROPERTY TRANSFER	100.0				
DEWITT ANGELA M FKA BROWN	DEWITT ANDREW R & ANGELA	0	04/22/2021	QC	09-FAMILY	2021003582	DEED	0.0				
PELHAM JOHN R & ANNAMARIE	BROWN ANGELA M	295,000	04/08/2016	WD	03-ARM'S LENGTH	1257P534	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-4 (	Building Permit(s)	Date	Number	Status			
5780 W TREESONG LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		02/19/2019	PE19-0077	100% FINIS				
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		03/10/2016	L16 -028	100% FINIS				
SHROYER MICHAEL MURRAY II & DESIRAE TRUST 947 WALNUT ST PERRYSBURG OH 43551		MAP #: 40		2024 Est TCV 754,624 TCV/TFA: 589.55								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L240 P455/83 L311 P883/90 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN S 89 DEG 16' 15" E 1322.23 FT TO W 1/8 COR TH ALGW 1/8 LN S 01 DEG 20' 05" W 526.43 FT TOPOB TH N 56 DEG 30' 40" W TO SHR CRYSTALRIVER TH S 33 DEG 36' 20" W ALG SHR 240.18 FT TH S 56 DEG 42' 15" E 665.70 FT TH N 01 DEG 20' 05" E 277.4 FT TO POB SEC 23 T29N R14W.		Public Improvements		* Factors * 240*660								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 2200/	200.00	660.00	0.8034	1.1098	2200	100		392,341
		Paved Road		E 200' @ 800/	40.00	660.00	0.9554	1.1098	800	50	EXCESS&SURPLUS	16,966
		Storm Sewer		240 Actual Front Feet, 3.64 Total Acres				Total Est. Land Value =		409,307		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description			Rate	Size	% Good	Cash Value		
		Sewer		D/W/P: 3.5 Concrete			6.77	720	0	0		
		Electric		D/W/P: Crushed Rock			2.33	1800	0	0		
		Gas		Residential Local Cost Land Improvements								
		Curb		Description			Rate	Size	% Good	Cash Value		
		Street Lights		LAND IMPROVEMENTS 25			2,500.00	1	100	2,500		
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,500								
		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										
		X RIVER		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	204,700	172,600	377,300			213,333C	
		TPC 10/07/2021	INSPECTED		2023	156,900	160,900	317,800			203,175C	
		TPC 10/19/2016	INSPECTED		2022	52,300	141,200	193,500			193,500S	
		WAS 11/27/2007	INSPECTED		2021	52,300	109,400	161,700			153,524C	


*** 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 1 Wood Stove Direct-Vented Ga	Area 128 365	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 1 Area: 864 % 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 +10 Effec. Age: 25 Floor Area: 1,280 Total Base New : 268,885 Total Depr Cost: 201,657 Estimated T.C.V: 342,817		E.C.F. X 1.700		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		Cls C 10 Blt 1969					
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Floor Area = 1280 SF		Floor Area = 1280 SF.					
1969 201	2019	Size of Closets		Lg		X	Ord	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg		X	Ord	Small	(13) Plumbing		1 Story Siding Slab 1,280		Total: 187,597 140,691		Other Additions/Adjustments				
Room List		Doors	Solid	H.C.	(5) Floors		Average Fixture(s)		Plumbing		Average Fixture(s)		1,518 1,138				
3	Basement	(6) Ceilings		Kitchen:		3 Fixture Bath		Average Fixture(s)		1,518		1,138		3,583			
3	1st Floor	X Tile		Other:		2 Fixture Bath		3 Fixture Bath		4,777		3,583		Water/Sewer			
3	2nd Floor	X		Other:		Softener, Auto		Solar Water Heat		9,941		7,456		2000 Gal Septic			
3	Bedrooms	X		Other:		Softener, Manual		No Plumbing		9,941		7,456		2000 Gal Septic			
(1) Exterior		X		Other:		Solar Water Heat		No Plumbing		9,941		7,456		2000 Gal Septic			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1280 S.F. Height to Joists: 0.0		Extra Toilet		Extra Sink		5,973		4,480		Water Well, 100 Feet			
X	Insulation	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink		Separate Shower		11,732		8,799		Porches			
(2) Windows		X		(8) Basement		Separate Shower		Ceramic Tile Floor		11,732		8,799		WGEP (1 Story)			
Many	Avg.	X	Avg.	Small	(9) Basement Finish		Ceramic Tile Wains		Deck		6,322		4,741		Treated Wood		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Concrete Floor		Ceramic Tub Alcove		Vent Fan		Garages		30,663		22,997		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)	
(3) Roof		X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water		Base Cost		864		Common Wall: 1 Wall		1 -2,282 -1,711	
X	Gable Hip Flat	X		Gambrel Mansard Shed		Public Sewer		1 Water Well		Door Opener		1,686		1,264		Built-Ins	
X	Asphalt Shingle	X		Chimney: Metal		1000 Gal Septic		1 2000 Gal Septic		Appliance Allow.		2,845		2,134		Fireplaces	
Chimney: Metal		X		(10) Floor Support		Lump Sum Items:		Interior 1 Story		Wood Stove		5,489		4,117		Interior 1 Story	
Joists: Unsupported Len: Cntr.Sup:		X		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Wood Stove		2,624		1,968		Totals: 268,885 201,657		Totals: 268,885 201,657	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

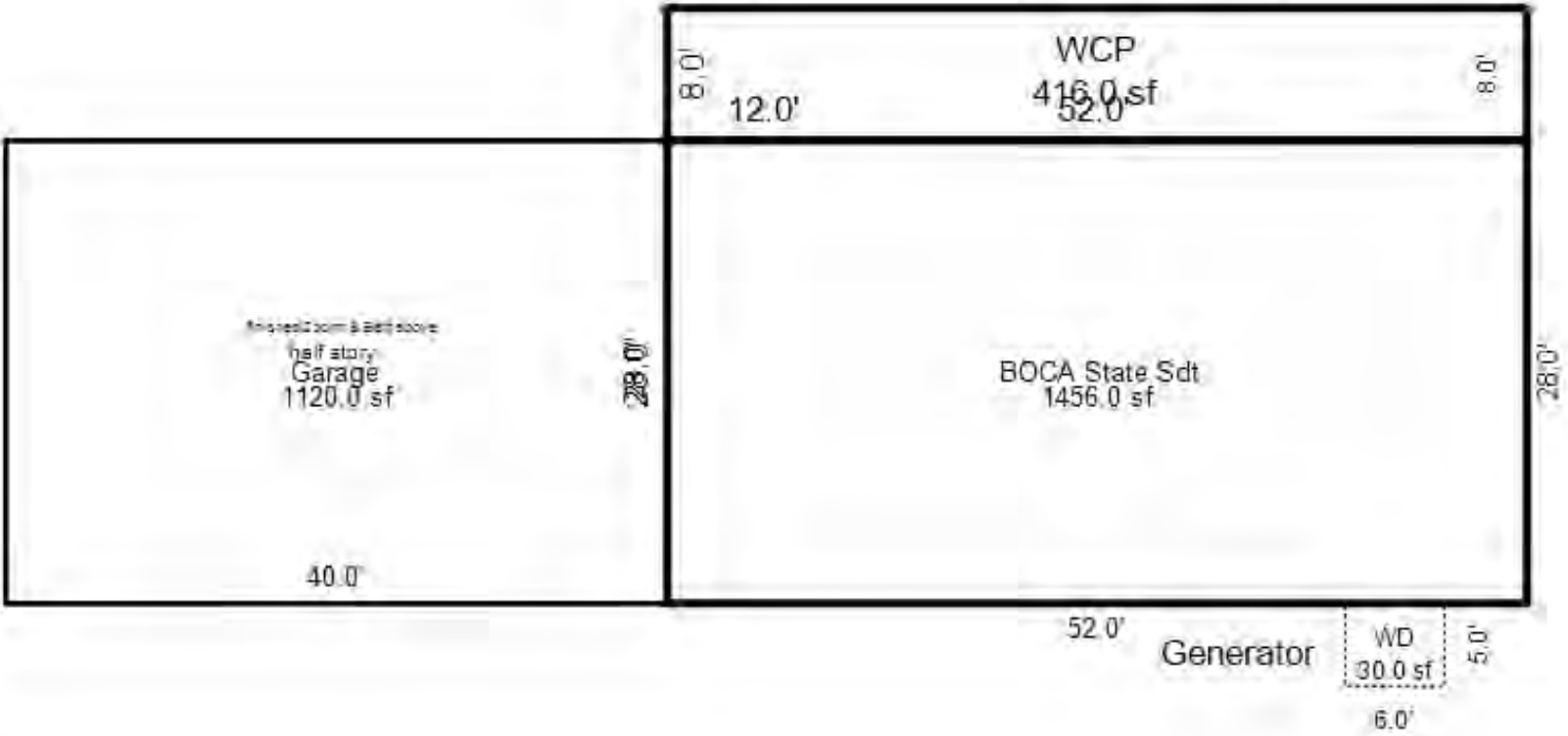
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SHIELDS EDWARD P & LAURA	SHIELDS EDWARD P & LAURA	0	11/08/2023	QC	15-LADY BIRD	2023005465	PROPERTY TRANSFER	0.0					
FULTON JANET E TRUST	SHIELDS EDWARD P & LAURA	368,300	10/05/2017	WD	03-ARM'S LENGTH	1309P496	PROPERTY TRANSFER	100.0					
HOLMES FULTON SUSAN E & R	FULTON JANET E TRUST	0	04/03/2014	WD	09-FAMILY	1244P930	DEED	0.0					
FULTON FAMILY TRUST	HOLMES FULTON SUSAN E & R	0	01/26/2009	WD	03-ARM'S LENGTH	2009 1004/30WD	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-4 (	Building Permit(s)	Date	Number	Status				
5788 W TREESONG LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		03/07/2018	PM18-0158	100% FINIS					
Owner's Name/Address		P.R.E. 0%		Plumbing		03/07/2018	PP18-0064	100% FINIS					
SHIELDS EDWARD P & LAURA A 5225 W MCMILLIAN RD MUSKEGON MI 49445		MAP #: 40		Res. Add/Alter/Repair		03/07/2018	PB18-0101	100% FINIS					
		2024 Est TCV 806,406 TCV/TFA: 293.88		ADDITION/ALTERATION		02/28/2018	LU18-03	100% FINIS					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements		* Factors * 160*700									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		A 100' @ 2200/	100.00	700.00	0.8891	1.1263	2200	100		220,315	
		Paved Road		E 200' @ 800/	60.00	700.00	1.0574	1.1263	800	50	SURPLUS: ZONING 100 FT	2	
		Storm Sewer		160 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 248,897									
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description	Rate	Size	% Good	Cash Value					
		Sewer		Dock: Light posts	44.14	53	0	0					
		Electric		D/W/P: 4in Concrete	7.16	2700	0	0					
		Gas		Residential Local Cost Land Improvements									
		Curb		Description	Rate	Size	% Good	Cash Value					
		Street Lights		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500					
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,500									
		Underground Utils.											
Comments/Influences		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
Wetland													
X Flood Plain													
RIVER		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	124,400	278,800	403,200				233,846C		
TPC 10/12/2017 INSPECTED		2023	123,700	244,400	368,100						222,711C		
WAS 10/19/2007 INSPECTED		2022	45,200	209,500	254,700						212,106C		
		2021	45,200	167,100	212,300						205,331C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON CHARLES JR & CONSTA	SOLLER ERIC & STEPHANIE	530,000	07/28/2021	WD	03-ARM'S LENGTH	2021006173	PROPERTY TRANSFER	100.0
OLSON CHARLES JR & CONSTA	OLSON CHARLES JR & CONSTA	1	06/06/2019	QC	09-FAMILY	1363P335	PROPERTY TRANSFER	0.0
OLSON CHARLES JR & CONSTA	OLSON CHARLES JR & CONSTA	1	06/06/2019	WD	09-FAMILY	1363P337	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5757 W TREESONG LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/22/2022	PE22-0438	100% FINIS
	P.R.E. 0%		Plumbing	06/23/2005	PP05-0215	
Owner's Name/Address	MAP #: 40					
SOLLER ERIC & STEPHANIE 1100 OAKWOOD AVE DAYTON OH 45419	2024 Est TCV 638,975 TCV/TFA: 389.86					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
L276 P521 L521 P802/99 PRT NW 1/4 OF SW 1/4 COM W 1/4 POST SEC TH E 1075.23 FT TO POB TH E 246.97 FT TH S 526.43 FT TH N 33 DEG 30' 40" W TO BANK CRYSTAL RIV TH N 33 DEG 36' 20" E ALG BANK 300 FT TO POB SEC 23 T29N R14W.	X			A 100' @ 2200/	200.00	250.00	0.7598	0.8707	2200	100		291,095
	X			E 200' @ 800/	100.00	250.00	0.9036	0.8707	800	50	SURPLUS: ZONING	100' R-4
	X			300 Actual Front Feet, 1.72 Total Acres				Total Est. Land Value =				322,565
	X			Land Improvement Cost Estimates								
	X			Description			Rate	Size	% Good	Cash Value		
	X			D/W/P: Crushed Rock			2.33	2352	0	0		
	X			Wood Frame			28.79	120	50	1,727		
	X			Residential Local Cost Land Improvements								
	X			Description			Rate	Size	% Good	Cash Value		
	X			LAND IMPROVEMENTS 25			2,500.00	1	100	2,500		
	X			Total Estimated Land Improvements True Cash Value =								4,227



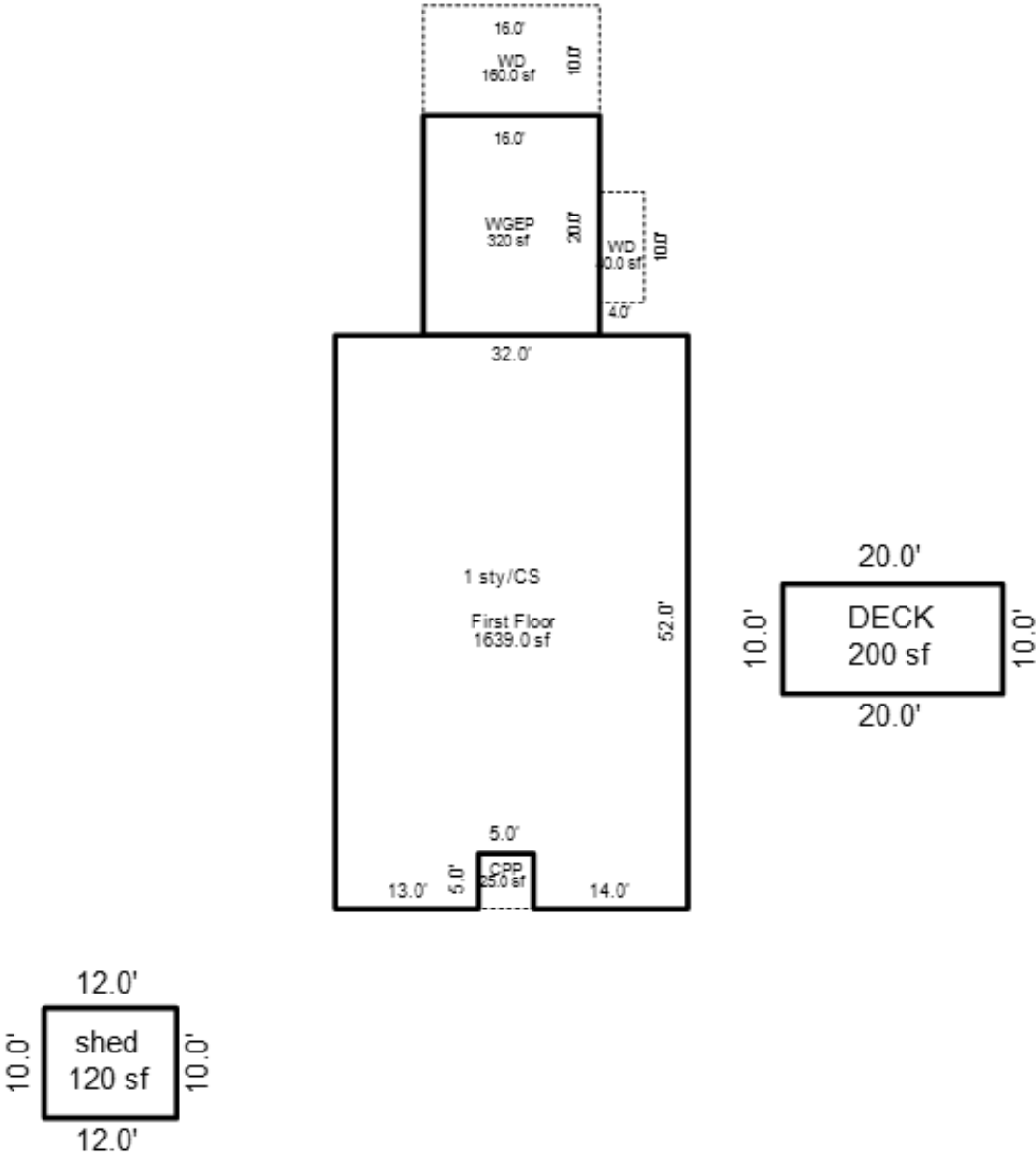
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	161,300	158,200	319,500			204,163C
X	Low	High	2023	132,300	139,200	271,500			186,060C
X	Landscaped	Swamp	2022	55,000	122,200	177,200			177,200S
X	Wooded	Pond	2021	55,000	68,800	123,800			98,610C
X	Waterfront	Ravine							
X	Wetland								
X	Flood Plain								
	Who	When	What	2024	161,300	158,200	319,500		204,163C
	TPC	06/24/2022	INSPECTED	2023	132,300	139,200	271,500		186,060C
	TPC	06/05/2021	INSPECTED	2022	55,000	122,200	177,200		177,200S
	TPC	06/27/2019	INSPECTED	2021	55,000	68,800	123,800		98,610C

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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 2 Wood Stove Direct-Vented Ga	Area 25 320 200 40	Type CPP WGEP (1 Story) 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 1973 201		Remodeled 2023			Ex	X	Ord							
Condition: Average		Size of Closets			Lg	X	Ord							
Room List		Doors		X	Solid	X	H.C.							
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Carpeted Other:									
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.							
X	Insulation	(7) Excavation			No. of Elec. Outlets									
(2) Windows		Many Avg.	X	Large Avg.										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1639 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.							
(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) 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								
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: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1639 SF Floor Area = 1639 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,639 Total: 225,634 146,662 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 CPP 25 740 481 WGEP (1 Story) 320 21,693 14,100 Deck Treated Wood 200 4,250 2,762 Treated Wood 40 1,644 1,069 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Wood Stove 2 5,248 3,411 Totals: 282,521 183,637 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 312,183														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON FRANK & MARY LYNN	BROTSCHUL STEPHEN J III &	207,000	05/22/2013	WD	03-ARM'S LENGTH	1167P359	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5779 W CRYSTAL VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/21/2020	PM20-0900	100% FINIS
Owner's Name/Address	P.R.E. 100% 08/14/2019		Plumbing	11/24/2014	PP14-0263	
BROTSCHUL STEPHEN J III & AMY A 5779 W CRYSTAL VIEW RD MAPLE CITY MI 49664	MAP #: 40		Res. Add/Alter/Reair	11/20/2014	PB14-0448	100% FINIS
	2024 Est TCV 316,893 TCV/TFA: 210.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			Public Improvements		* Factors *		132 ACTUAL FRONTAGE				
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BEG IN CEN OF CO HWY AT A PT 769 FT E OF W 1/4 POST SEC 23 TH S 32 1/2 DEG W ALG BANK CRYSTAL R 132.3 FT S 43 DEG E 93.8 FT TO PT 8.5 FT W OF CEN OF PRIVATE ROAD N 33 DEG E 229.7 FT TO CEN CO HWY N 86 DEG W 113.2 FT ALG HWY TO BEG SEC 23 T29N R1JW .25 A.	X		Dirt Road	100.00	103.00	0.9329	0.6976	2000	100		130,159
	X		Gravel Road	32.00	103.00	0.9329	0.6976	2000	50	SURPLUS & CNR M22	20,825
			132 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 150,984								
			Land Improvement Cost Estimates								
			Description					Rate	Size	% Good	Cash Value
	X		D/W/P: 3.5 Concrete					6.34	29	0	0
			Residential Local Cost Land Improvements								
			Description					Rate	Size	% Good	Cash Value
			LAND IMPROVEMENTS 15					1,500.00	1	100	1,500
			Total Estimated Land Improvements True Cash Value = 1,500								



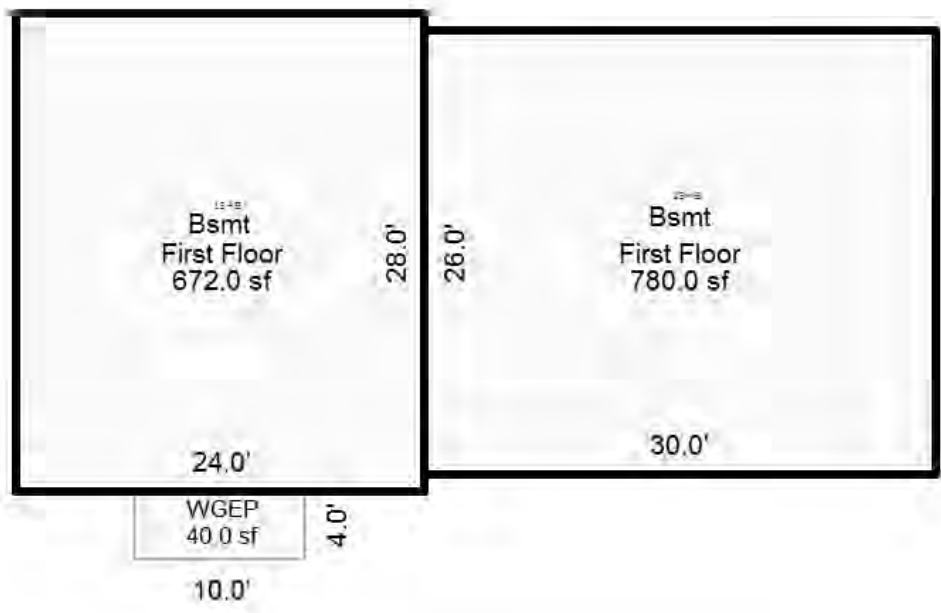
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	75,500	82,900	158,400			120,048C
	Rolling		2023	60,400	77,300	137,700			114,332C
	Low		2022	55,000	67,900	122,900			108,888C
	High		2021	55,000	60,500	115,500			105,410C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC 10/19/2016		INSPECTED						
	TPC 12/30/2014		INSPECTED						
	TPC 12/11/2014		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	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 174 160	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	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		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,509 Total Base New : 214,910 Total Depr Cost: 96,711 Estimated T.C.V: 164,409						
Yr Built 1931 REM	Remodeled 2014	Ex	X Ord		Min	Size of Closets			E.C.F. X 1.700							
Condition: Average		Lg	X Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1509 SF Floor Area = 1509 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45							
Room List		Doors	Solid X		H.C.	No. of Elec. Outlets			Building Areas							
	Basement 4 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Carpeted Other:			150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			1 Story Siding Mich Bsmnt. 724					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	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			1 Story Siding Mich Bsmnt. 785						
X	Insulation	(7) Excavation			Basement: 1509 S.F. Crawl: 0 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 183,692 88,196					
(2) Windows		Many Avg. X Few	Large Avg. X Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Plumbing					
(3) Roof		(10) Floor Support			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			Average Fixture(s) 3 Fixture Bath					
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Lump Sum Items:			Porches							
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			WPP Treated Wood			1 1,265 569 1 3,969 1,786 1 4,679 2,106 1 5,800 2,610 174 3,877 1,745 160 3,597 1,619 1 1,989 895 1 6,042 2,719					
Chimney: Brick		Totals: 214,910 96,711			Notes: 1/7/2015 SOME REPAIRS 2014 SEE 2014 MISSING PERMIT DETAILS. PART OF A 5 YR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 164,409			Totals: 214,910 96,711			Totals: 214,910 96,711					

*** 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.
MYERS MATTHEW B & MYERS K	GLEN ARBOR 22 LLC	206,380	03/19/2011	QC	09-FAMILY	1081-506	DEED	100.0
SEARTH LLC	MYERS MATTHEW B & MYERS K	1	03/18/2011	QC	09-FAMILY	1081-504	OTHER	0.0
HOWARD STEPHEN L & NANCY	SEARTH LLC	105,000	10/24/2008	WD	03-ARM'S LENGTH	2008 990/665 W	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5921 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	08/21/2020	PP20-0231	100% FINIS
	P.R.E. 0%		Electrical	08/20/2020	PE20-0389	100% FINIS
Owner's Name/Address	MAP #: 40		Mechanical	08/19/2020	PM20-0492	100% FINIS
GLEN ARBOR 22 LLC 432 FIFTH ST TRAVERSE CITY MI 49684	2024 Est TCV 495,894 TCV/TFA: 397.03		Electrical	07/17/2020	PE20-0321	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			Description	Frontage	Depth	Rate %Adj.	Reason	Value		
L259 P428 L484 P477/98 COM AT THE NW COR OF THE SW 1/4 OF SEC 23 TH E 36 RODS TH W 43 1/4 DEG S 16 RODS TH N 47 DEG W 10 RODS TH E 43 1/4 DEG N 8 RODS TH S 47 DEG E 10 RODS TH W 43 1/4 DEG TH S 8 RODS TO POB SEC 23 T29N R14W.	X		Dirt Road	100.00	165.00	0.9329	0.7848	1400	100	102,502
	X		Gravel Road	32.00	165.00	0.9329	0.7848	1400	50	SURPLUS: ZONING 100 FT 1
	X		Paved Road	132	Actual Front Feet,	0.50	Total Acres	Total Est.	Land Value =	118,903
	X		Storm Sewer	Land Improvement Cost Estimates						
	X		Sidewalk	Description						
	X		Water	Rate						
	X		Sewer	Size % Good						
	X		Electric	Cash Value						
	X		Gas	D/W/P: Crushed Rock						
	X		Curb	Residential Local Cost Land Improvements						
	X		Street Lights	Description						
	X		Standard Utilities	Rate						
	X		Underground Utils.	Size % Good						
	X			Cash Value						
	X			LAND IMPROVEMENTS 15						
	X			1,500.00						
	X			1 100						
	X			1,500						
	X			Total Estimated Land Improvements True Cash Value =						
	X			1,500						



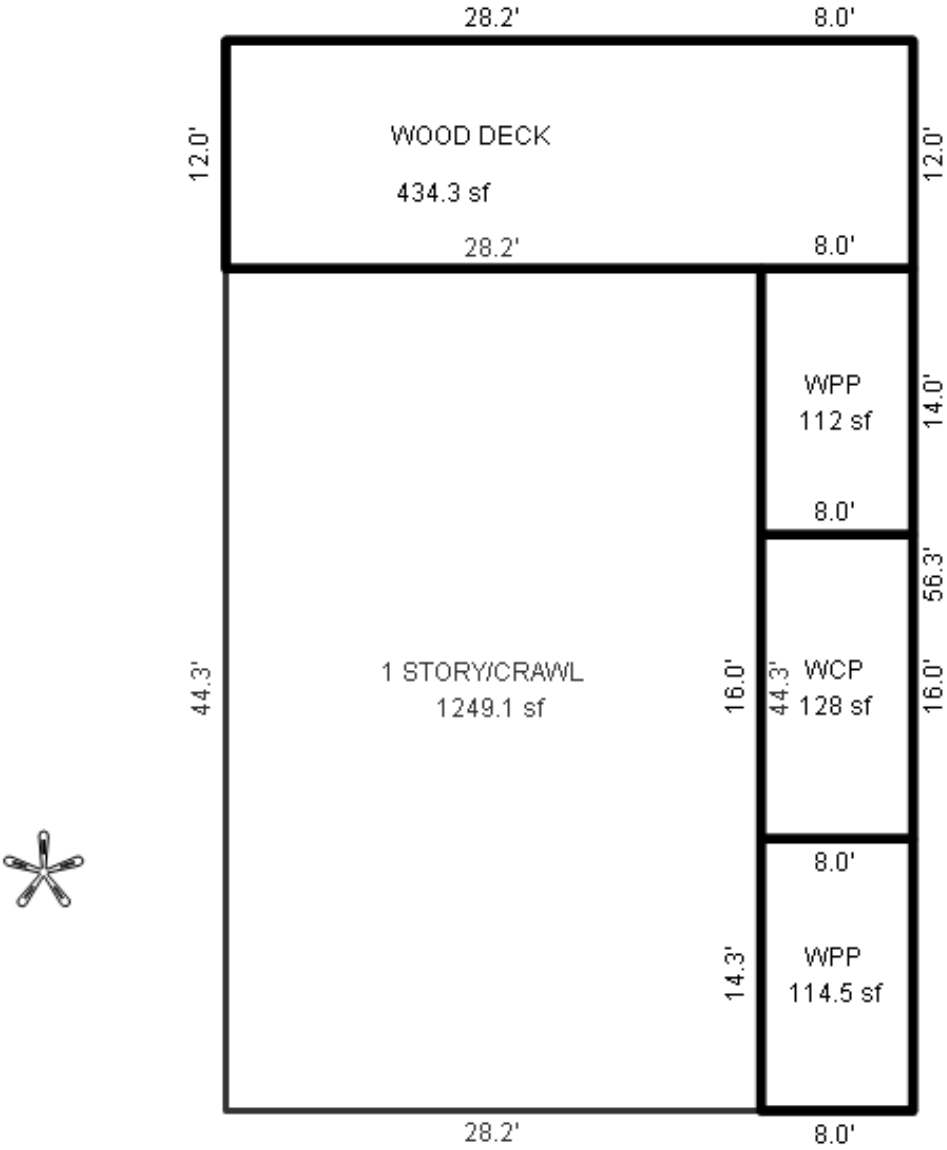
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	59,500	188,400	247,900			199,126C
X Rolling	2023	46,700	175,600	222,300			189,644C
X Low	2022	36,900	155,600	192,500			180,614C
X High	2021	36,900	110,300	147,200			144,157C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC 05/10/2021	INSPECTED						
TPC 11/05/2020	INSPECTED						
TPC 10/27/2018	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	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 128 112 114 434	Type WCP (1 Story) WPP 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:						
	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: 2 Floor Area: 1,249 Total Base New : 225,389 Total Depr Cost: 220,877 Estimated T.C.V: 375,491			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			No. of Elec. Outlets			Cls C 5 Blt 2021					
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY							
Condition: Average		Lg	Ord	Small	Doors			0 Amps Service			Ground Area = 1249 SF Floor Area = 1249 SF.							
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98								
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		0			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Story Siding Crawl Space 1,249			Total: 185,739 182,020								
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many Ave. Few			Other Additions/Adjustments			Plumbing								
(2) Windows		(8) Basement		(13) Plumbing			Average Fixture(s)			Average Fixture(s)								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1249 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			1000 Gal Septic Water Well, 100 Feet			1 1,518 1,488 1 4,777 4,681								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Porches			Water/Sewer								
(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			WCP (1 Story) WPP WPP			1000 Gal Septic 1 5,002 4,902 1 5,973 5,854								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Decks			Built-Ins							
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood 1 7,079 6,937			Appliance Allow. 1 2,845 2,788								
Chimney:							Totals: 225,389 220,877			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 375,491								

*** 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.
WEAVER ELIZABETH A	TAYLOR JOY M	0	04/21/2015	AFF	07-DEATH CERTIFICATE	1229P322	DEED	0.0
WEAVER ELIZABETH A	WEAVER ELIZABETH A & TAYL	0	12/20/1994	WD	03-ARM'S LENGTH	1229P320	OTHER	0.0
WEAVER ELIZABETH A	WEAVER ELIZABETH A & TAYL	0	12/20/1994	WD	03-ARM'S LENGTH	1229P320	OTHER	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 #: 40

Owner's Name/Address: TAYLOR JOY M
 5511 W RIVER RD
 GLEN ARBOR MI 49636
 2024 Est TCV 134,756

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

Tax Description: GA 236-1 L282 P844 L398 P213-216/94 PRT SW 1/4 COM W 1/4 COR SD SEC TH ALG W SEC LN S 1 DEG 21' 30" W 201.48 FT TH S 89 DEG 16' 15" E 194.29 FT TO POB TH N 43 DEG 19' 25" E 147.66 FT TH S 47 DEG 09' 25" E 181.69 FT TO NWLY C/L ST HWY M-22 TH ALG SD C/L S 42 DEG 55' 00" W 198 FT TH N 47 DEG 09' 25" W 183.10 FT TH N 43 DEG 19' 25" E 50.34 FT TO POB SEC 23 T29N R14W.

Comments/Influences: DRAIN FIELD OR HOUSE ACCESS THE STREET

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	67,400	0	67,400			29,877C
2023	52,900	0	52,900			28,455C
2022	41,400	0	41,400			27,100C
2021	41,400	0	41,400			26,235C

Who When What: TPC 02/05/2020 INSPECTED TPC 10/27/2018 INSPECTED TPC 04/27/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MYERS MATTHEW B & MYERS K	GLENN ARBOR 22 LLC	206,390	03/19/2011	QC	09-FAMILY	1081-506	OTHER	100.0
SEARTH LLC	MYERS MATTHEW B & MYERS K	1	03/18/2010	QC	09-FAMILY	1081-504	OTHER	0.0
HOWARD STEPHEN L & NANCY	SEARTH LLC	105,000	10/24/2008	WD	03-ARM'S LENGTH	2008 990/665 W	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5504 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	09/01/2009	PB09-0188	100% FINIS

Owner's Name/Address	MAP #: 40	2024 Est TCV 528,460 TCV/TFA: 173.84
GLEN ARBOR 22 LLC 432 FIFTH ST TRAVERSE CITY MI 49684		

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI

Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L259 P428 L484 P477/98 PRT OF THE NW 1/4 OF SW 1/4 COM 594 FT E OF THE SW COR OF THE NW 1/4 TH S 43 1/4 DEG W 132 FT TH N 47 DEG W 165 FT TH E TO POB ALSO A STRIP OF LAND LYING NWLY OF RIVER AND SWLY OF M-22 132 FT ON THE RIVER SEC 23 T29N R14W.	Dirt Road	47.67	306.76	1.2035	0.9164	2000	100	105,140

X	Public Improvements	* Factors *

X	Comments/Influences	Residential Local Cost Land Improvements
	INCLUDED IN MLS 1685892 \$259,000 BLDG & STORAGE SHED CNR PARCEL, PART OF DRAIN FILED ON 036-00	



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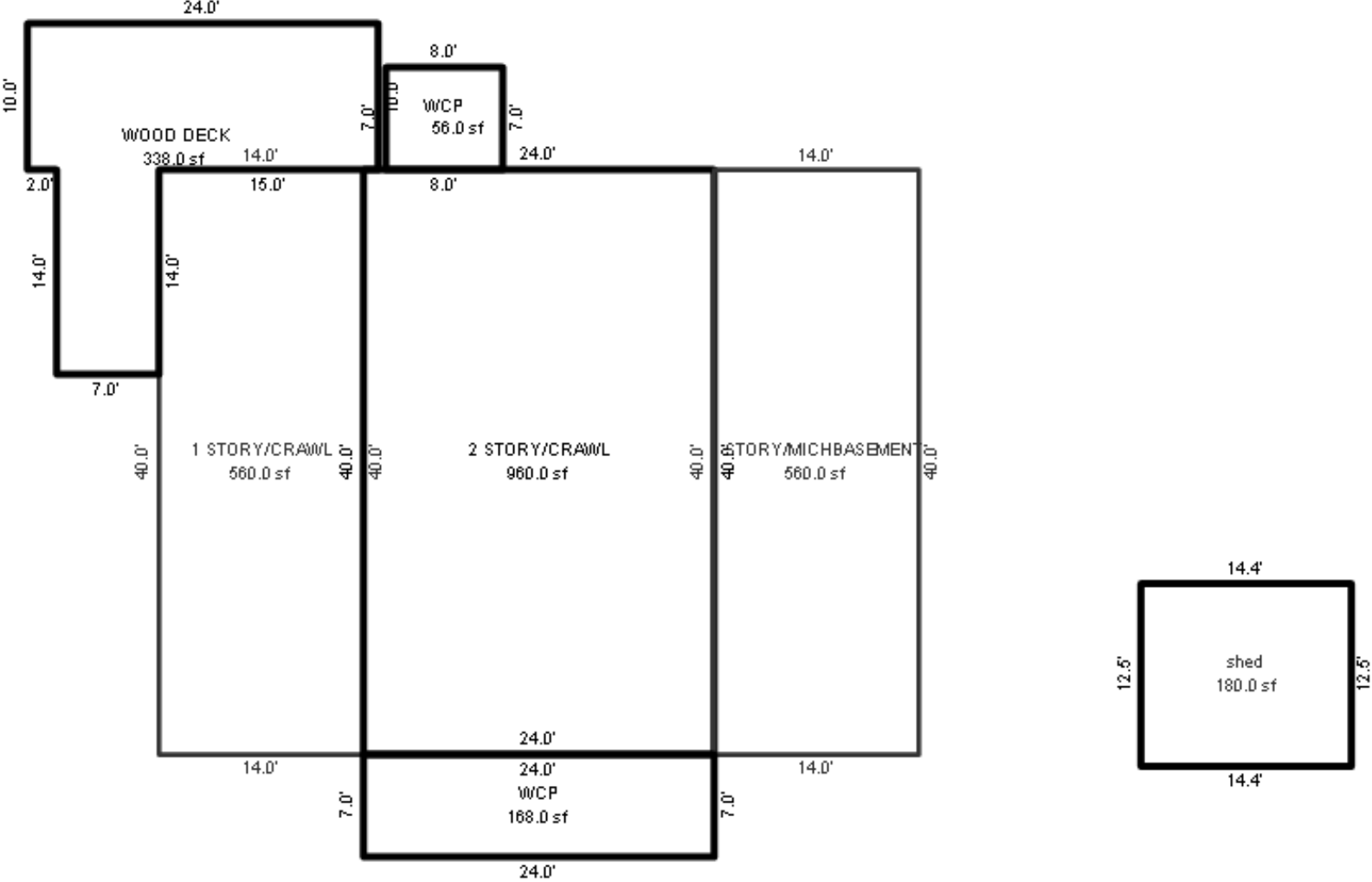
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2024	52,600	211,600	264,200			134,486C
	Low	2023	42,100	197,100	239,200			128,082C
	High	2022	22,600	173,000	195,600			121,983C
	Landscaped	2021	22,600	154,100	176,700			118,087C
	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	05/10/2021	INSPECTED	2023	42,100	197,100	239,200			128,082C
TPC	11/05/2020	INSPECTED	2022	22,600	173,000	195,600			121,983C
TPC	05/10/2018	INSPECTED	2021	22,600	154,100	176,700			118,087C

*** 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		Gas	Oil	Elec.	1	Appliance Allow.	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	Insulation		Wood	Coal	Steam										168 WCP (1 Story)																											
	Town Home	0	Front Overhang	Forced Air w/o Ducts								56 WPP																															
	Duplex	0	Other Overhang	Forced Air w/ Ducts								338 Treated Wood																															
	A-Frame	(4) Interior			Forced Hot Water																																						
	Wood Frame	Drywall		Electric Baseboard																																							
		Paneled		Elec. Ceil. Radiant																																							
	Building Style: 1.75 STORY		Plaster Wood T&G		Radiant (in-floor)																																						
	Yr Built	Remodeled	Trim & Decoration			Electric Wall Heat																																					
	1900	2009	Ex	Ord	Min	Space Heater																																					
Condition: Average		Size of Closets			Wall/Floor Furnace																																						
		Lg	Ord	Small	Forced Heat & Cool																																						
Room List		Doors	Solid	H.C.	Heat Pump																																						
Basement		(5) Floors			No Heating/Cooling																																						
1st Floor		Kitchen:			Central Air																																						
2nd Floor		Other:			Wood Furnace																																						
Bedrooms		Other:			(12) Electric																																						
(1) Exterior		No./Qual. of Fixtures			0 Amps Service																																						
Wood/Shingle		Ex.																																									
Aluminum/Vinyl		Ord.																																									
Brick		Min																																									
Insulation		No. of Elec. Outlets																																									
		Many			Ave.																																						
		Few																																									
(2) Windows		(7) Excavation			(13) Plumbing																																						
Many		Basement: 560 S.F.			1 Average Fixture(s)																																						
Avg.		Crawl: 1520 S.F.			2 3 Fixture Bath																																						
Few		Slab: 0 S.F.			2 Fixture Bath																																						
Large		Height to Joists: 0.0			Softener, Auto																																						
Avg.					Softener, Manual																																						
Small					Solar Water Heat																																						
Wood Sash		(8) Basement			No Plumbing																																						
Metal Sash		Conc. Block			Extra Toilet																																						
Vinyl Sash		Poured Conc.			Extra Sink																																						
Double Hung		Stone			Separate Shower																																						
Horiz. Slide		Treated Wood			Ceramic Tile Floor																																						
Casement		Concrete Floor			Ceramic Tile Wains																																						
Double Glass		(9) Basement Finish			Ceramic Tub Alcove																																						
Patio Doors					Vent Fan																																						
Storms & Screens					(14) Water/Sewer																																						
(3) Roof		Recreation SF			Public Water																																						
Gable		Living SF			Public Sewer																																						
Hip		Walkout Doors (B)			Water Well																																						
Flat		No Floor SF			1 1000 Gal Septic																																						
Gambrel		Walkout Doors (A)			1 2000 Gal Septic																																						
Mansard		(10) Floor Support			Lump Sum Items:																																						
Shed																																											
Asphalt Shingle		Joists:																																									
		Unsupported Len:																																									
Chimney:		Cntr.Sup:																																									
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2080 SF Floor Area = 3040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										E.C.F. X 1.700		Cls C -5 Blt 1900																															
<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>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>560</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Mich Bsmnt.</td> <td>560</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>343,192</td> <td>225,879</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	960			1 Story	Siding	Crawl Space	560			1 Story	Siding	Mich Bsmnt.	560			Total:				343,192	225,879				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
2 Story	Siding	Crawl Space	960																																								
1 Story	Siding	Crawl Space	560																																								
1 Story	Siding	Mich Bsmnt.	560																																								
Total:				343,192	225,879																																						
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 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 WCP (1 Story) 168 7,340 4,771 WPP 56 2,285 1,485 Deck Treated Wood 338 6,010 3,906 Built-Ins Appliance Allow. 1 2,845 1,849 Totals: 378,942 246,326																																											
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 418,754																																											

*** 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 LAKE PROPERTIES LLC	CROUCH CHARLES W & CELEST	1	06/26/2014	QC	09-FAMILY	1210P223	PROPERTY TRANSFER	1.0
STOCKMAN DAVID L & JOYCE	GLEN LAKE PROPERTIES LLC	400,000	10/17/2008	WD	03-ARM'S LENGTH	2008 990/146WD	DEED	100.0
STOCKMAN DAVID & JOYCE	LEELANAU CONSERVANCY	0	09/05/2008	OTH	03-ARM'S LENGTH	987P418	DEED	0.0
STOCKMAN	STOCKMAN	40,000	06/30/1990	WD	03-ARM'S LENGTH	313:969	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5787 W CRYSTAL VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/17/2008	PM08-0578	
	P.R.E. 100% 10/01/2014		Res. Add/Alter/Repair	12/08/2008	PB08-0470	100% FINIS
Owner's Name/Address	MAP #: 40		Plumbing	12/08/2008	PP08-0262	
GLEN LAKE PROPERTIES LLC & CROUCH CHARLES W & CELESTE M P O BOX 99 GLEN ARBOR MI 49636	2024 Est TCV 862,588 TCV/TFA: 321.62		GARAGE	07/06/1998	98000363	

Tax Description	Land Value Estimates for Land Table 4120.4120 RESI																																					
	X Improved	Vacant																																				
L267 P196 L313 P969/90 PRT NW 1/4 OF SW 1/4 SEC 23 COM 882.7 FT M/L E OF THE NW COR OF THE SW 1/4 FOR POB TH CONT E 114.54 FT TH S 34 DEG 48' 20" W 411.23 FT TH S 42 DEG 06'10" W 585.82 FT TH S 37 DEG 47'35" W 162.09 FTTH S 54 DEG 00'25" W 192.19 FT TH S 41 DEG 33'25" W 219.52 FT TH N 01 DEG 41' 55" E 226.79 FT TH N 56 DEG 50'35" E 174.38 FT TH N 31 DEG 10'45" E 158.42 FTTH N 39 DEG 08'35" E 286.4 FT TH N 56 DEG 59'20" E 137.88 FT TH N 41 DEG 54' 40" E 141.61 FT TH N 23 DEG 16'00" E 99 88 FT TH CONTINUING NELY	<p style="text-align: center;">* Factors *</p> <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>B 100' @ 2000/</td> <td>113.93</td> <td>148.35</td> <td>0.7359</td> <td>0.7642</td> <td>2000</td> <td>100</td> <td></td> <td>128,148</td> </tr> <tr> <td>E 200' @ 800/</td> <td>226.96</td> <td>573.48</td> <td>0.8752</td> <td>1.0715</td> <td>800</td> <td>50</td> <td>SURPLUS: CONSERVATION EASE</td> <td></td> </tr> <tr> <td colspan="8">341 Actual Front Feet, 3.38 Total Acres</td> <td>Total Est. Land Value = 213,286</td> </tr> </tbody> </table>		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 100' @ 2000/	113.93	148.35	0.7359	0.7642	2000	100		128,148	E 200' @ 800/	226.96	573.48	0.8752	1.0715	800	50	SURPLUS: CONSERVATION EASE		341 Actual Front Feet, 3.38 Total Acres								Total Est. Land Value = 213,286
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																														
B 100' @ 2000/	113.93	148.35	0.7359	0.7642	2000	100		128,148																														
E 200' @ 800/	226.96	573.48	0.8752	1.0715	800	50	SURPLUS: CONSERVATION EASE																															
341 Actual Front Feet, 3.38 Total Acres								Total Est. Land Value = 213,286																														



X	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
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.				

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2024	106,600	324,700	431,300			304,605C
X	Rolling	2023	77,900	302,300	380,200			290,100C
X	Low	2022	67,000	265,300	332,300			276,286C
X	High	2021	67,000	236,300	303,300			267,460C
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 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 94	Type WCP (1 Story) WCP (1 Story)	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: 317 % Good: 100 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: 942 Total Base New : 178,169 Total Depr Cost: 145,599 Estimated T.C.V: 247,518		E.C.F. X 1.700		Bsmnt Garage:		
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 5 Blt 1930			
Yr Built 1930 199	Remodeled 2009	Ex	Ord	X	Min	No./Qual. of Fixtures			Ground Area = 754 SF Floor Area = 942 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Crawl Space 754		Total: 130,011 104,004		
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Plumbing		Water/Sewer			
Basement 3 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			60 Amps Service			Average Fixture(s)		Average Fixture(s)		1 1,518 1,214		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water Well, 100 Feet		Porches		WCP (1 Story) 264 9,618 7,694 WCP (1 Story) 94 4,752 3,802		
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			Plumbing		Solar Water Heat		1000 Gal Septic 1 5,002 4,002 Water Well, 100 Feet 1 5,973 4,778		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 317 15,343 15,343 *		
(2) Windows		(9) Basement Finish		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. 1 2,845 2,276		Fireplaces		
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support			Lump Sum Items:			Direct-Vented Gas 1 3,107 2,486		Totals: 178,169 145,599		Notes: NORTH WING ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 247,518		
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			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 317 15,343 15,343 *		
(3) Roof		(9) Basement Finish		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. 1 2,845 2,276		Fireplaces		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Direct-Vented Gas 1 3,107 2,486		Totals: 178,169 145,599		Notes: NORTH WING ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 247,518		
X	Asphalt Shingle	Joists: 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			Built-Ins		Appliance Allow. 1 2,845 2,276		Fireplaces		
Chimney: Metal		Joists: 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			Built-Ins		Appliance Allow. 1 2,845 2,276		Fireplaces		

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

See sketch on South Wing

Sketch by Apex Medina™

*** 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 214 131 15 517	Type WSEP (1 Story) WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1177 % 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: 1 STORY				Ex	X	Ord	Min								
	Yr Built 1996	Remodeled 2008			Size of Closets											
	Condition: Average				Lg	X	Ord	Small								
	Room List	Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Hardwood Other: Tile Other:														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Drywall													
	(2) Windows	(7) Excavation														
X	Many Avg.	X	Large Avg.													
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1740 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	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														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		0 Amps Service														
		No./Qual. of Fixtures														
		X	Ex.		Ord.		Min									
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		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													
		(14) Water/Sewer														
		Public Water														
		Public Sewer														
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 2 Single Family 1 STORY														
		(11) Heating System: Forced Air w/ Ducts														
		Ground Area = 1740 SF Floor Area = 1740 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74														
		Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		1 Story Siding Crawl Space 1,740														
		Total: 223,633 165,488														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		1	1,518													
		3 Fixture Bath														
		2	9,555													
		2 Fixture Bath														
		1	3,197													
		Porches														
		WSEP (1 Story)														
		214	11,025													
		WGEP (1 Story)														
		131	11,897													
		WCP (1 Story)														
		15	1,164													
		Deck														
		Treated Wood														
		517	7,941													
		Garages														
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Door Opener														
		3	1,686													
		Base Cost														
		1177	42,996													
		Built-Ins														
		Appliance Allow.														
		1	2,845													
		Totals:														
		317,457	234,917													
		Notes: SOUTH WING														
		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv:														

*** 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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FARM 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 #: 42					
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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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L196 P968/78 L205 P535/78 L264 P258/86	Gravel Road	EXEMPT - PARK			415.256	Acres	10,000	100		4,152,560
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L209 P836/79 L190 P944/77 L221 P220/81	Paved Road	415.26 Total Acres		Total Est. Land Value =		4,152,560
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L184 P83/76 L188 P892/77 NW 1/4 & NE 1/4	Storm Sewer									
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SEC 24 ALSO SE 1/4 OF SE 1/4 & ALL THAT	Sidewalk									
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PRT GOVT LOT 1 LYING NELY OF CO HWY 616	Water									
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ALSO ENTIRE NW 1/4 OF SE 1/4 SEC 24 SEC	Sewer									
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24 T29N R14W 415.256 A M/L.	Electric									
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Comments/Influences	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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			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								
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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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School: GLEN LAKE COMMUNITY SCH DIST						
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P.R.E. 0%						
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Owner's Name/Address						
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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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2024 Est TCV 0						
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Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT			
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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	090 EXEMPT PARK			0.59 Acres	6000	100		3,552
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	0.59 Total Acres Total Est. Land Value =							3,552
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Tax Description								
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L189 P827 5-9-77 PRT GOVT LOT 2 COM CEN								
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POST TH S ON N & S 1/4 LN 1320 FT TO POB								
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TH W TO CEN LN CO HWY TH SELY ALG CEN								
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LINE HWY TO INT WITH N & S 1/4 LINE SEC								
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24 TH N TO POB SEC 24 T29N R14W 0.592 A								
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M/L.								
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Comments/Influences								
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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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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						
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TPC 04/28/2017 INSPECTED						
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Who When What						
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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.				
WEICK MARK C & MARGARET L	WEICK C & MCMANUS WEICK M	0	02/21/2017	WD	09-FAMILY	1294P448	OTHER	0.0				
KINT PAUL W	WEICK MARK C & MARGARET L	575,000	08/18/2014	WD	03-ARM'S LENGTH	1206P669	PROPERTY TRANSFER	100.0				
TRIPPE SARAH WATKINS REVO	KINT PAUL W	540,000	05/29/2003	WD	03-ARM'S LENGTH	734:367	PROPERTY TRANSFER	100.0				
PHINNY MOLLY L	TRIPPE STEPHEN & SARAH	245,000	05/10/2002	WD	03-ARM'S LENGTH	644:280	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
5776 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL		10/21/2002	PM02-0747					
Owner's Name/Address		P.R.E. 100% 01/12/2022		PLUMBING		10/09/2002	PP02-0363					
WEICK C & MCMANUS WEICK M TRUST 5776 S DUNNS FARM RD MAPLE CITY MI 49664		MAP #: 43		ELECTRICAL		10/07/2002	PE02-0631					
		2024 Est TCV 1,154,261 TCV/TFA: 981.51		ELECTRICAL		06/13/2002	PE02-0318					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	GROUP A 7000/	100.00	295.00	1.0364	0.8764	7000	100	DUNNS FARM RD	635,840
		X	Paved Road	GROUP A 7000/	17.00	295.00	1.0364	0.8764	7000	50	SURPLUS: ZONING 100 FT	5
			Storm Sewer	117 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 689,887								
			Sidewalk	Land Improvement Cost Estimates								
			Water	Description	Rate	Size	% Good	Cash Value				
			Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
			Curb	Total Estimated Land Improvements True Cash Value = 2,500								
			Street Lights									
			Standard Utilities									
			Underground Utils.									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	344,900	232,200	577,100			278,355C		
		Rolling		2023	187,300	174,800	362,100			265,100C		
		X	Low	2022	175,400	143,300	318,700			252,477C		
			High	2021	154,200	146,200	300,400			244,412C		
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What								
				TPC 04/20/2017 INSPECTED								
				TPC 08/21/2014 INSPECTED								
				WAS 11/03/2007 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	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 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			Class: C +5 Effec. Age: 15 Floor Area: 1,176 Total Base New : 215,390 Total Depr Cost: 177,644 Estimated T.C.V: 461,874			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: LOG		Drywall Paneled	X Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 784 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 2002					
Yr Built 2002	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		200 Amps Service			No./Qual. of Fixtures			Total: 784		169,582		144,163	
Room List		Lg	X Ord	Small	No. of Elec. Outlets			1.5 Story Pine Logs Basement			784				
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 784		15,586		7,793	
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Plumbing			Basement, Outside Entrance, Below Grade 1		2,632		2,237	
(1) Exterior		(6) Ceilings		Average Fixture(s)			Plumbing			Average Fixture(s) 1		1,518		1,290	
Wood/Shingle	Aluminum/Vinyl	X Drywall		3 Fixture Bath			Water/Sewer			3 Fixture Bath 1		4,777		4,060	
Brick	Pine/Cedar	X Drywall		2 Fixture Bath			Deck			1000 Gal Septic 1		5,002		4,252	
Insulation	Insulation	X Drywall		Softener, Auto			Deck			Water Well, 100 Feet 1		5,973		5,077	
(2) Windows		(7) Excavation		Softener, Manual			Built-Ins			Pine w/Roof (Deck Portion) 224		3,674		3,123	
Many	X Avg.	Basement: 784 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Solar Water Heat			Appliance Allow. 1			Pine w/Roof (Roof portion) 224		3,801		3,231	
X	X Large Avg.	(8) Basement		No Plumbing			Totals: 215,390								
Wood Sash	Metal Sash	Conc. Block		Extra Toilet			Notes:								
Vinyl Sash	Vinyl Sash	Poured Conc.		Extra Sink			ECF (4082 FISHER LAKE) 2.600 => TCV: 461,874								
X	X Double Hung	Stone		Separate Shower											
X	X Horiz. Slide	Treated Wood		Ceramic Tile Floor											
X	X Casement	Concrete Floor		Ceramic Tile Wains											
X	X Double Glass	(9) Basement Finish		Ceramic Tub Alcove											
X	X Patio Doors	784 Recreation SF		Vent Fan											
X	X Storms & Screens	1 Living SF		(14) Water/Sewer											
(3) Roof		1 Walkout Doors (B)		Public Water											
X	X Gable	No Floor SF		Public Sewer											
X	X Hip	Walkout Doors (A)		Water Well											
X	X Flat	1 1000 Gal Septic		Ceramic Tile Floor											
X	X Asphalt Shingle	1 2000 Gal Septic		Ceramic Tile Wains											
Chimney: Brick		(10) Floor Support		Ceramic Tub Alcove											
		Joists: Unsupported Len: Cntr.Sup:		Vent Fan											
		Lump Sum Items:													

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



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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.
KORKUS PATRICIA M TRUST A	DECONINCK DERIK & LISA	700,000	03/29/2017	WD	19-MULTI PARCEL ARM'S LE	1291P255	REALTOR	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DECONINCK DERIK & LISA 1980 HILLWOOD CT BLOOMFIELD HILLS MI 48304	MAP #: 43					
	2024 Est TCV 687,536					

	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				GROUP A 7000/	100.00	291.00	1.0364	0.8734	7000	100	DUNNS FARM RD	633,674
				GROUP A 7000/	17.00	291.00	1.0364	0.8734	7000	50	SURPLUS: ZONING 100 FT	5
				117 Actual Front Feet, 0.78 Total Acres					Total Est. Land Value =	687,536		

Tax Description
 L209 P671 L348 P227/92 L717 P531/03 PRT OF GOVT LOT 2 SEC 24 BEG AT NW COR PLAT OF FISHER SHORES TH N 69 DEG 16'45" W 65.75 FT ALG C/L CO RD 675 TH S 44 DEG 14'15" W 293.70 FT TO PT NEAR SHR FISHER LAKE TH ALG SD SHR S 52 DEG 40'45" E 34.49 FT & S 65 DEG 27'45" E 108.33 FT TO SW COR SD PLAT TH N 29 DEG 03'15" E 289.38 FT TO POB SEC 24 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
- 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	343,800	0	343,800			141,225C
2023	186,600	0	186,600			134,500C
2022	175,400	0	175,400			128,096C
2021	154,200	0	154,200			124,004C

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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 DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	Demolish		07/20/2006	PB06-0367	
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 43					
SLEEPING BEAR DUNES NATL LAKE SHR		2024 Est TCV 0				
9922 W FRONT ST						
EMPIRE MI 49630						

	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT						
Tax Description	Public Improvements			* Factors *						
L184 P231/76 L216 P653/80 L218 P609/80	Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L166 P921/73 L179 P873/75 L181 P799/76 SW	Gravel Road			EXEMPT - PARK			96.121 Acres	10,000	100	961,210
1/4 OF SW 1/4 LYING W OF FISHER RD EXC	Paved Road						96.12 Total Acres	Total Est. Land Value =		961,210
PRIVATELY OWNED PROPERTY ALSO NW 1/4 OF	Storm Sewer									
SW 1/4 LYING WLY OF FISHER RD & SLY OF CO	Sidewalk									
RD #675 ALSO PRT OF NW 1/4 OF SW 1/4 AND	Water									
PRT OF NE 1/4 OF SW 1/4 ALL LYING NLY OF	Sewer									
CO RD #675 EXC PRIVATELY OWNED PROPERTY	Electric									
SEC 24 T29N R14W 96.1209 A M/L.	Gas									
Comments/Influences	Curb									
CANOE LAUNCH SITE	Street Lights									
	Standard Utilities									
	Underground Utils.									

L184 P231/76 L216 P653/80 L218 P609/80
 L166 P921/73 L179 P873/75 L181 P799/76 SW
 1/4 OF SW 1/4 LYING W OF FISHER RD EXC
 PRIVATELY OWNED PROPERTY ALSO NW 1/4 OF
 SW 1/4 LYING WLY OF FISHER RD & SLY OF CO
 RD #675 ALSO PRT OF NW 1/4 OF SW 1/4 AND
 PRT OF NE 1/4 OF SW 1/4 ALL LYING NLY OF
 CO RD #675 EXC PRIVATELY OWNED PROPERTY
 SEC 24 T29N R14W 96.1209 A M/L.

Comments/Influences
 CANOE LAUNCH 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
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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Who	When	What
TPC	04/28/2017	INSPECTED
WAS	06/16/2007	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.
COLLINS	SLACK	68,000	01/28/1994	LC	16-LC PAYOFF	355:889	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5972 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	07/23/2007	PP07-0166	
	P.R.E. 100% 05/10/1994		Electrical	07/16/2007	PE07-0339	
Owner's Name/Address	MAP #: 43		HOUSE	05/24/2007	PB07-0186	INSPECTED
SLACK DAVID B & MARY BETH 5972 S FISHER RD MAPLE CITY MI 49664	2024 Est TCV 342,466 TCV/TFA: 252.18					

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
L264 P759 L355 P889&890 L380 P394/94 L418 P393&394/96 PRT OF GOVT LOT 3 SEC 24 COM AT SW COR SEC 24 TH S 87 DEG 39' E ON S SEC LN 1172 FT TO C/L GLEN EDEN HWY TH N 10 DEG W ON C/L 100.0 FT TO POB TH N 10 DEG W ON C/L 100 FT TH N 87 DEG 39' W 225 FT TH S 10 DEG E 100 FT TH S 87 DEG 39' E 225 FT TO POB SEC 24 T29N R14W .52 A M/L.	X	Dirt Road		C 100' @ 1400/	100.00	225.00	1.0000	0.8481	1400	100	118,728
	X	Gravel Road		100 Actual Front Feet, 0.52 Total Acres						Total Est. Land Value =	118,728
	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value			
	X	Sidewalk		Wood Frame	33.22	80	50	1,329			
	X	Water		Residential Local Cost Land Improvements							
	X	Sewer		Description	Rate	Size	% Good	Cash Value			
	X	Electric		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
	X	Gas		Total Estimated Land Improvements True Cash Value = 3,829							
	X	Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



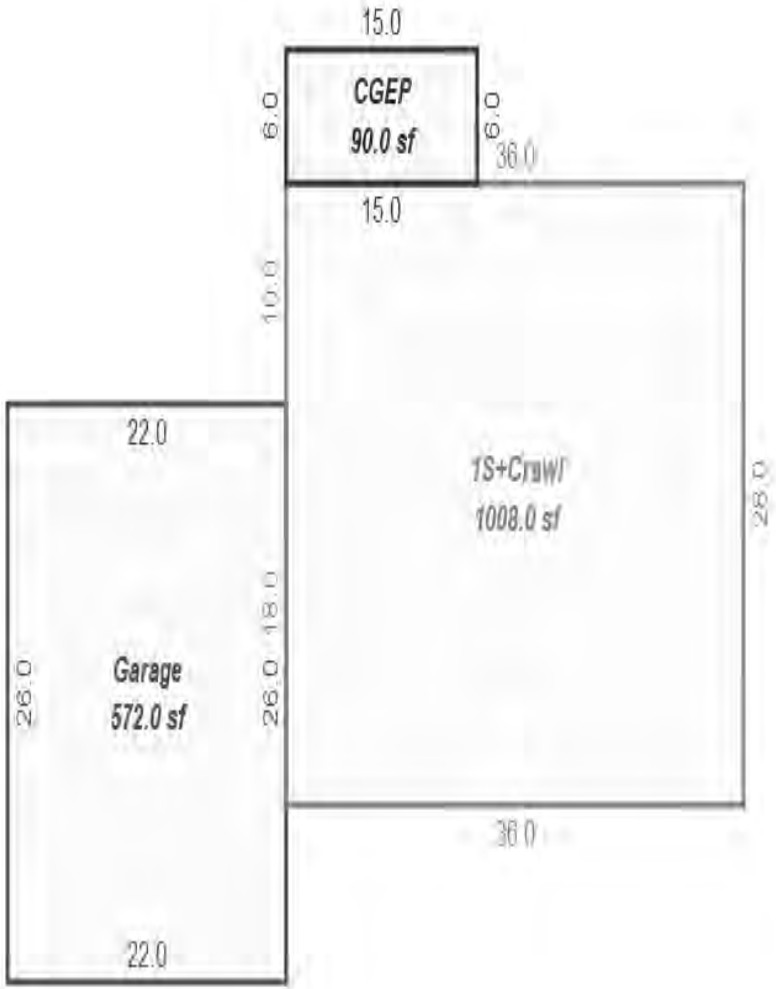
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	59,400	111,800	171,200			82,601C
	Rolling	2023	46,600	104,300	150,900			78,668C
	Low	2022	44,000	71,200	115,200			74,922C
	High	2021	30,000	70,800	100,800			72,529C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who When What							
	TPC 04/06/2011 INSPECTED							
	WAS 11/03/2007 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	Type	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 572 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 -5 Effec. Age: 40 Floor Area: 1,358 Total Base New : 229,033 Total Depr Cost: 137,443 Estimated T.C.V: 219,909	E.C.F. X 1.600		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace						Roof:	
Yr Built 1965	Remodeled 2007	Ex	X	Ord	Min	Size of Closets		100							
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY						Cls C -5 Blt 1965	
Room List		Doors	Solid	X	H.C.	(12) Electric		Ground Area = 1358 SF Floor Area = 1358 SF.							
4	Basement	(5) Floors		No. of Elec. Outlets		100		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
1	1st Floor	Kitchen: Tile		Many		X	Ave.	Building Areas							
2	2nd Floor	Other: Hardwood		X		Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost							
3	Bedrooms	Other:		X		Ex.		1 Story Siding Crawl Space 1,008							
(1) Exterior		(6) Ceilings		X		Drywall		1 Story Siding Crawl Space 350							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets		Many		Other Additions/Adjustments							
X	Insulation	X Drywall		Many		X	Ave.	Plumbing							
(2) Windows		(7) Excavation		Many		X	Ave.	Average Fixture(s)							
Many	X	Large	Basement: 0 S.F.		1		Average Fixture(s)	3 Fixture Bath							
Avg.		Avg.	Crawl: 1358 S.F.		2		3 Fixture Bath	2 Fixture Bath							
Few		Small	Slab: 0 S.F.		2		Softener, Auto	Softener, Manual							
Wood Sash		Height to Joists: 0.0		2		No Plumbing	Solar Water Heat								
Metal Sash		(8) Basement		2		Extra Toilet	No Plumbing								
Vinyl Sash		Conc. Block		2		Extra Sink	Water/Sewer								
Double Hung		Poured Conc.		2		Separate Shower	2000 Gal Septic								
Horiz. Slide		Stone		2		Ceramic Tile Floor	Water Well, 100 Feet								
Casement		Treated Wood		2		Ceramic Tile Wains	Garages								
Double Glass		Concrete Floor		2		Ceramic Tub Alcove	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
Patio Doors		(9) Basement Finish		2		Vent Fan	Base Cost								
Storms & Screens		Recreation SF		2		Public Water	Storage Over Garage								
(3) Roof		Living SF		2		Public Sewer	Common Wall: 1/2 Wall								
X	Gable	Gambrel	Walkout Doors (B)		2		Water Well	Door Opener							
	Hip	Mansard	No Floor SF		2		1000 Gal Septic	Built-Ins							
	Flat	Shed	Walkout Doors (A)		2		2000 Gal Septic	Appliance Allow.							
X	Asphalt Shingle	(10) Floor Support		2		Lump Sum Items:	Fireplaces								
Chimney: Brick		Joists: 2X8X16		2			Wood Stove								
		Unsupported Len:		2			Notes:								
		Cntr.Sup:		2			ECF (4031 RURAL) 1.600 => TCV:								

*** 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: NONE	Building Permit(s)		Date	Number	Status			
S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
GLEN LAKE ASSOCIATION INC DAM SITE P O BOX 245 GLEN ARBOR MI 49636		MAP #:		2024 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
BEG AT PT ON C/L HWY LOCATED THUS: BEG AT SW COR SEC 24 TH E 1172 FT TH N 10 DEG W 1221 FT TO SAID POB TH S 80 DEG W 255.4 FT TH S 50 DEG 01' W 74.0 FT TH N 89 DEG 07' W 109.15 FT TH N 17 DEG 30' W 65.1 N 29 DEG 02' E 60.0 FT TH N 34 DEG 33' E 62.7 FT TH S 40 DEG 36' E 120.0 FT TH N 80 DEG 47' E 292.0 FT TO C/L HWY TH S 10 DEG E 33.0 FT TO BEGINNING SEC 24 T29N R14W 1.0 A.		Public Improvements		* Factors * ACCESS TO DAM							
Comments/Influences		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
THE CRYSTAL RIVER DAM		Topography of Site		A 100' @ 2200/	100.00	435.60	1.0000	1.0003	2200	100	220,076
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		100 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =				220,076	
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		TPC 06/18/2015 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		WAS 07/01/2007 INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
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				2021	0	0	0			0	

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Desc. of Bldg/Section: DAM
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D
 Floor Area: 100
 Gross Bldg Area: 100
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 25
 Physical %Good: 36
 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 0%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 100
 Ave. Perimeter: 40
 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: 40

Base Rate for Upper Floors = 53.86
 Adjusted Square Foot Cost for Upper Floors = 53.86

Total Floor Area: 100 Base Cost New of Upper Floors = 5,386
 Reproduction/Replacement Cost = 5,386
 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 1,939

<<<<< 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
Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0						0
Total Depreciated Cost =						0

Architectural Multiplier: 0.00

Unit in Place Items Rate Quantity Arch %Good Depr. Cost
 <<<<< 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	
(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	(14) Roof Cover:
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler		

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

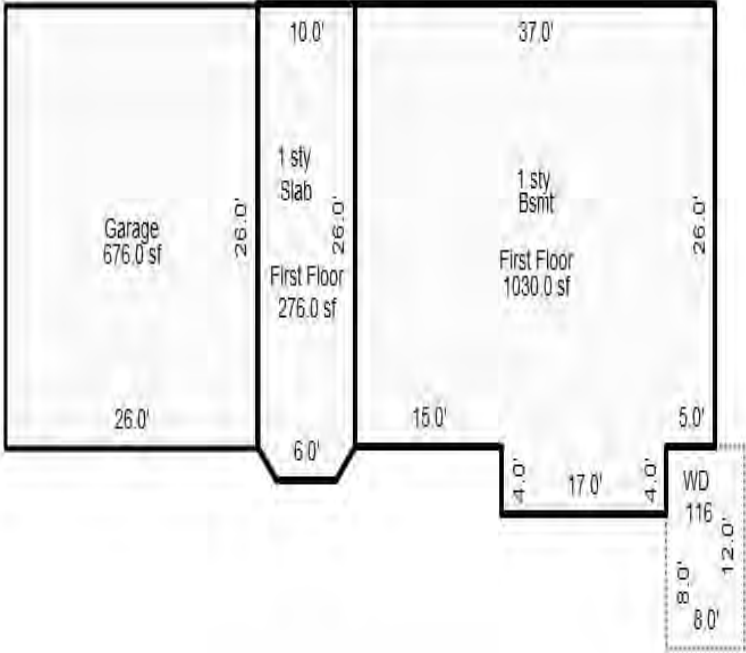
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WIESEN	LAWRENCE	5,000	03/03/1994	WD	03-ARM'S LENGTH	314:707	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5883 S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/31/2008	PM08-0590						
Owner's Name/Address		P.R.E. 100% 02/10/2004											
LAWRENCE RONALD C & DIANE S 5883 S FISHER RD MAPLE CITY MI 49664		MAP #: 43		2024 Est TCV 1,191,903 TCV/TFA: 913.34									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
L334 P463 L387 P152 DC L382 P892 L405 P151/95 L415 P63/95 L819 P755/04 2005 DESCR REVISED PRT OF GOVT LOT 3 SEC 24 COM SW SEC COR TH S 87 DEG 39'20" E ALG S SEC LN 1170.46 FT TO C/L FISHER RD TH N 10 DEG 00'00" W ALG SD C/L 817.82 FT TO POB TH N 10 DEG 00'00" W ALG SD C/L 121.60 FT TH N 80 DEG 00'00" E 214.59 FT TH N 67 DEG 24'03" E 150.09 FT TO SHR FISHER LAKE TH ALG SD SHR S 25 DEG 17'09" E 34.50 FT TH ALG SD SHR S 35 DEG 00'40" E 105.85 FT TH S 52 DEG 43'30" W 10 FT TH S 76 DEG 28'30" W 15 52 FT TH S 52 DEG		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					GROUP A 7000/	100.00	443.82	0.9903	0.9706	7000	100		672,882
					GROUP A 7000/	40.35	443.82	0.9903	0.9706	7000	50	SURPLUS: ZONING 100 FT	13
					140 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 808,636								
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
					Fencing: Wd, Solid, 5 ft.	26.93	50	0	0				
					Gazebo(s): Standard	6,597.40	1	50	3,298				
					D/W/P: Asphalt Paving	2.97	3200	0	0				
					Residential Local Cost Land Improvements								
					Description	Rate	Size	% Good	Cash Value				
					LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
					Total Estimated Land Improvements True Cash Value = 8,298								
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	404,300	191,700	596,000			198,534C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		WAS 02/09/2008	INSPECTED	2023	219,500	145,000	364,500			189,080C			
				2022	201,000	119,200	320,200			180,077C			
				2021	187,400	115,200	302,600			174,325C			

*** 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		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 116	Type WPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Ex	X	Ord		Min					
	Building Style: 1 STORY	Size of Closets				Lg	X	Ord		Small									
	Yr Built 1955	Remodeled 1989	Condition: Average																
	Room List	Doors		Solid	X	H.C.													
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric														
	(1) Exterior	Kitchen: Other: Hardwood Other:			150	Amps Service	No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																	
X	Insulation	No. of Elec. Outlets																	
	(2) Windows	(7) Excavation																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1030 S.F. Crawl: 0 S.F. Slab: 275 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)	(14) Water/Sewer												
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath													
	(3) Roof	(9) Basement Finish				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	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support												
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1305 SF Floor Area = 1305 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas											
	Chimney: Brick							Stories Exterior Foundation Size Cost New Depr. Cost											
											1	Siding	Basement	1,030					
											1	Siding	Slab	275					
											Total:				169,456		101,676		
											Other Additions/Adjustments								
											Plumbing								
											Average Fixture(s)			1		1,265		759	
											2 Fixture Bath			1		2,670		1,602	
											Water/Sewer								
											1000 Gal Septic			1		4,679		2,807	
											Water Well, 100 Feet			1		5,800		3,480	
											Porches								
											WPP			116		2,958		1,775	
											Garages								
											Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
											Base Cost			676		25,620		15,372	
											Common Wall: 1 Wall			1		-2,583		-1,550	
											Door Opener			1		499		299	
											Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
											Base Cost			648		22,142		13,285	
											Built-Ins								
											Appliance Allow.			1		1,989		1,193	
											Fireplaces								
											Exterior 1 Story			1		5,869		3,521	
											Totals:					240,364		144,219	

<<<< 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.
DEVARTI DAVID A &	DEVARTI RICHARD & MEI SHE	0	03/28/2008	QC	09-FAMILY	974/865	DEED	50.0
SIPPERLEY ALTA M ESTATE	DEVARTI DAVID A & DEVARTI	0	05/23/2003	WD	03-ARM'S LENGTH	738:5	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DEVARTI RICHARD & MEI SHENG 2205 BROCKMAN BLVD ANN ARBOR MI 48104-4702	MAP #: 43					
	2024 Est TCV 164,434					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors * NO LAKE FRONTAGE					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			C 100' @ 1400/	100.00	538.23	0.8506 1.0547	1400 100	125,600
			E 200' @ 800/	91.00	538.23	1.0116 1.0547	800 50 ZONING 100': SURPLUS	38,
			191 Actual Front Feet, 2.36 Total Acres				Total Est. Land Value =	164,434

Tax Description
 L738 P1&2/03 L738 P5/03 PRT OF GOVT LOT 3 SEC 24 COM AT PT IN CENTER OF HWY 1172 FT E OF SW SEC COR TH N 10 DEG W 208 FT TH S 88 DEG 3' E 502 FT TH S 36 DEG 13' E 157.5 FT TH S 58 DEG 2' W 145 FT TO S LN SD SEC TH N 88 DEG 3' W ALG SEC LINE TO POB CONSISTING OF INTEREST TO DAVID A DEVARTI & RICHARD DEVARTI (AS TENANTS IN COMMON) SEC 24 T29N R14W 2.36 A.

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	82,200	0	82,200			18,759C
2023	61,500	0	61,500			17,866C
2022	45,000	0	45,000			17,016C
2021	40,000	0	40,000			16,473C



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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 DANIEL J & ANNE E	WIESEN DANIEL J & ANNE E	0	01/29/2024	WD	15-LADY BIRD	2024000584	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5899 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	04/23/2003	PM03-0242	
	P.R.E. 100% 05/10/1994		ELECTRICAL	01/16/2003	PE03-0030	
Owner's Name/Address	MAP #: 43		MECHANICAL	12/18/2002	PM02-0951	
WIESEN DANIEL J & ANNE E P O BOX 272 GLEN ARBOR MI 49636-0272	2024 Est TCV 1,852,421 TCV/TFA: 715.77		Res. Add/Alter/Repair	12/18/2002	PB02-0745	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value

			GROUP A 7000/	100.00	430.81	1.0779 0.9634 7000 100 726,959	
			100 Actual Front Feet, 0.99 Total Acres			Total Est. Land Value =	726,959

Tax Description	X		Land Improvement Cost Estimates			
L274 P768/87 L275 P948/87 L330 P839/91 PRT GOVT LOT 3 COM SW COR SEC 24 TH S 87 DEG 39' 20" E ALG S SEC LN 1170.46 FT TO C/L FISHER RD TH N 10 DEG W ALG C/L 717.82 FT TO POB TH N 10 DEG W ALG SD C/L 100 FT TH S 87 DEG 06' 50" E 138.16 FT TH S 37 DEG 24' 10" E 67 FT TH N 52 DEG 43' 30" E 168.07 FT TH S 82 DEG 16' 30" E 6.72 FT TH N 52 DEG 43' 30" E 77.45 FT TH N 76 DEG 28' 30" E 15.52 FT TO SHR FISHER LAKE TH S 37 DEG 16' 30" EALG SD SHR 100 FT M/L TH S 52 DEG 43' 30" W 264.28 FT TH N 37 DEG 24' 10" W 50 20 FT TH N 87 DEG		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: Asphalt Paving	3.71	5300 0	0
			D/W/P: 4in Ren. Conc.	10.56	524 0	0
			D/W/P: Flagstone/Sand	26.87	750 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
			Total Estimated Land Improvements True Cash Value =			10,000



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	363,500	562,700	926,200			243,369C
		TPC 11/01/2016 INSPECTED	2023	197,300	424,400	621,700			231,780C
		TPC 12/31/2015 INSPECTED	2022	190,000	347,900	537,900			220,743C
		TPC 04/15/2015 INSPECTED	2021	180,000	336,400	516,400			213,692C

*** 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		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 88 364	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: 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: 584 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Class: BC Effec. Age: 25 Floor Area: 2,588 Total Base New : 572,036 Total Depr Cost: 429,024 Estimated T.C.V: 1,115,462			E.C.F. X 2.600		Bsmnt Garage: Carport Area: 192 Roof: Comp.Shingle										
Building Style: 2 STORY		Size of Closets			Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Hot Water Ground Area = 1494 SF Floor Area = 2588 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls BC		Blt 1987									
Yr Built 1987	Remodeled 2002	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Condition: Average		Lg	X	Ord		Small	200 Amps Service			No. of Elec. Outlets			2 Story			Siding		Basement		1,094					
Room List		Doors	X	Solid		H.C.	(13) Plumbing			1 Story			Siding		Basement		120								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			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			1 Story			Siding		Crawl Space		280		Total:		413,999		310,498	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments			Exterior			Stone Veneer		125		5,995		4,496		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Many			X Ave.			Few			Plumbing			Average Fixture(s)		1		2,234		1,675		
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			3 Fixture Bath			1		7,025		5,269				
(2) Windows		(9) Basement Finish			Lump Sum Items:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath			1		4,707		3,530							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1214 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water Well			1000 Gal Septic			Porches			WCP (1 Story)		112		6,873		5,155			
X	Wood Sash Metal Sash Vinyl Sash Double Hung 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)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood			364		6,687		5,015				
(3) Roof		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Ceramic Tub Alcove Vent Fan			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		584		39,438		29,578		
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Ceramic Tub Alcove Vent Fan			Common Wall: 1 Wall			1		-3,205		-2,404							
X	Asphalt Shingle	Lump Sum Items:			Ceramic Tub Alcove Vent Fan			Ceramic Tub Alcove Vent Fan			Door Opener			1		703		527							
Chimney: Brick		Lump Sum Items:			Ceramic Tub Alcove Vent Fan			Ceramic Tub Alcove Vent Fan			<<<<< 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.				
GILLULA PATRICIA MCDANIEL	GUILLULA TRUST	0	06/01/2016	WD	09-FAMILY	1262P505	DEED	0.0				
WILLIAMS JOHN & ANDROMEDA	GILLULA PATRICIA MCDANIEL	865,000	10/08/2014	WD	03-ARM'S LENGTH	1211P180	PROPERTY TRANSFER	100.0				
IHME LINDA L	WILLIAMS JOHN & ANDROMEDA	755,000	05/18/2012	WD	03-ARM'S LENGTH	L1125P13	PROPERTY TRANSFER	100.0				
PARENT,OLD KENT BANK	IHME	178,525	05/15/1992	WD	03-ARM'S LENGTH	342:435	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5911 S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		03/18/2016	PE16-0105					
Owner's Name/Address		P.R.E. 0%		Mechanical		03/09/2016	PM16-0151					
GUILLULA TRUST 107 WATERS EDGE DR JUPITER FL 33477		MAP #: 43		Plumbing		03/09/2016	PP16-0050					
		2024 Est TCV 4,694,728 TCV/TFA: 552.58		Res. Single Family Dwellin		08/14/2015	PB15-0264	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 7000/	100.00	581.53	1.0003	1.0385	7000	100		727,170
				GROUP A 7000/	34.83	581.53	1.0003	1.0385	7000	50	SURPLUS: ZOINING	100 ft 1
				135 Actual Front Feet, 1.80 Total Acres					Total Est. Land Value =	853,806		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Fencing: Vnyl, Slat, 4-5'	49.24	300	0	0				
				D/W/P: 4in Concrete	9.14	2100	0	0				
				D/W/P: Asphalt Paving	4.05	4730	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 10	10,000.00	1	95	9,500				
				Total Estimated Land Improvements True Cash Value =					9,500			
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	426,900	1,920,500	2,347,400			1,221,637C		
		X Rolling		2023	231,700	1,445,400	1,677,100			1,163,464C		
		X Low		2022	207,000	1,197,400	1,404,400			1,108,061C		
		X High		2021	196,100	1,157,600	1,353,700			1,072,664C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	2024	426,900	1,920,500	2,347,400		1,221,637C		
		TPC 03/31/2017	INSPECTED		2023	231,700	1,445,400	1,677,100		1,163,464C		
		TPC 10/28/2016	INSPECTED		2022	207,000	1,197,400	1,404,400		1,108,061C		
		TPC 05/18/2016	INSPECTED		2021	196,100	1,157,600	1,353,700		1,072,664C		

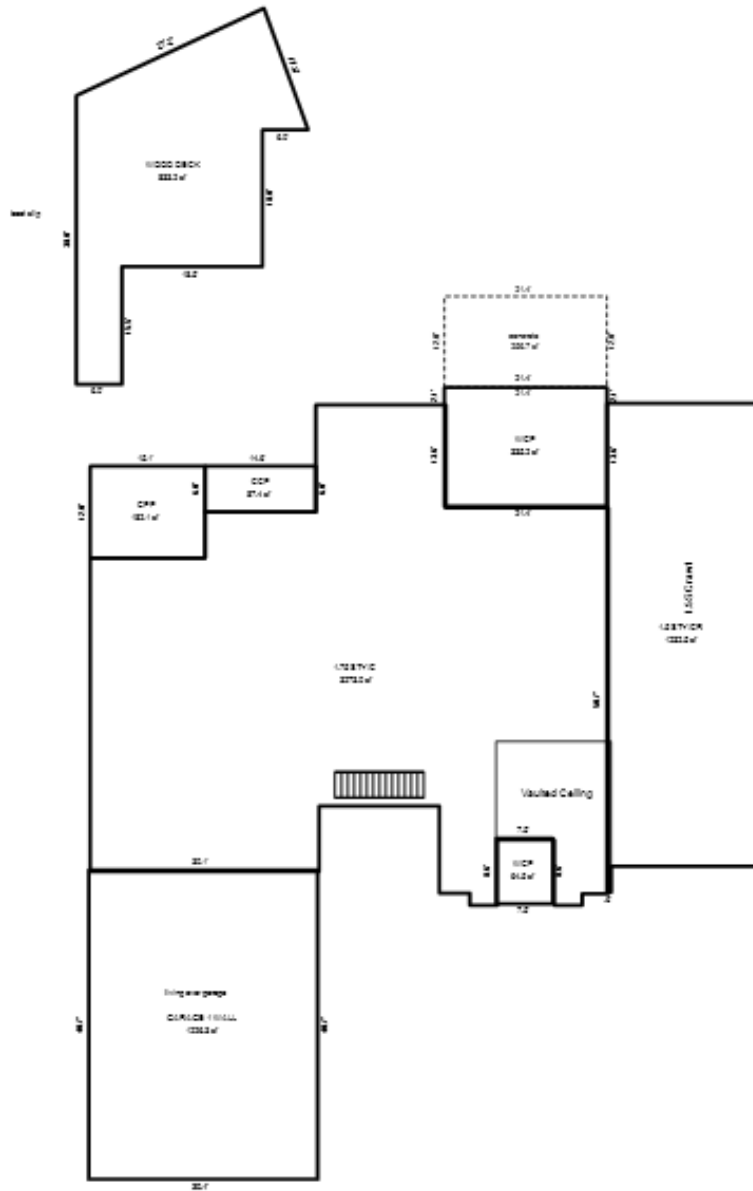


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*** Information herein deemed reliable but not guaranteed***

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	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: 2015 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1226 % 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: 6 Floor Area: 8,496 Total Base New : 1,567,069 Total Depr Cost: 1,473,624 Estimated T.C.V: 3,831,422			64 WCP (1 Story) 335 CCP (1 Story) 95 CCP (1 Story) 190 CPP 833 Treated Wood			Bsmnt Garage: Carport Area: Roof:																																																																																																										
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.600			Bsmnt Garage:																																																																																																										
Yr Built 2017	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls B			Blt 2017																																																																																																									
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B			Blt 2017																																																																																																									
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 4505 SF Floor Area = 8496 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas																																																																																																									
	Basement 1st Floor 2nd Floor 8 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas																																																																																																										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1.75 Story Siding Crawl Space 3,273																																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	X	Drywall	Many Ave. Few			(13) Plumbing			1.5 Story Siding Crawl Space 1,232			1 Story Siding Overhang 920																																																																																																										
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 4505 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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 1,276,302 1,199,723			Other Additions/Adjustments																																																																																																										
Many Avg. Few	Large Avg. Small	(8) Basement		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			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath																																																																																																										
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			(14) Water/Sewer			Water/Sewer			1000 Gal Septic 1 6,288 5,911 2000 Gal Septic 1 12,259 11,523 Water Well, 100 Feet 1 6,732 6,328																																																																																																											
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Porches			WCP (1 Story) 64 5,366 5,044 CCP (1 Story) 335 12,382 11,639 CCP (1 Story) 95 3,913 3,678 CPP 190 5,084 4,779																																																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle Metal			Chimney:			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,749 -3,524 Door Opener 1 787 740 Base Cost 1226 79,408 74,644																																																																																																											
<p>Buildings: 1.75 STORY</p> <p>Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 4505 SF Floor Area = 8496 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94</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>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>3,273</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,232</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>920</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>1,276,302</td> <td>1,199,723</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>3,407</td> <td>3,407</td> </tr> <tr> <td>3 Fixture Bath</td> <td>6</td> <td>64,494</td> <td>60,624</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>7,166</td> <td>6,736</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>6,288</td> <td>5,911</td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>12,259</td> <td>11,523</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,732</td> <td>6,328</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>64</td> <td>5,366</td> <td>5,044</td> </tr> <tr> <td>CCP (1 Story)</td> <td>335</td> <td>12,382</td> <td>11,639</td> </tr> <tr> <td>CCP (1 Story)</td> <td>95</td> <td>3,913</td> <td>3,678</td> </tr> <tr> <td>CPP</td> <td>190</td> <td>5,084</td> <td>4,779</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,749</td> <td>-3,524</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>787</td> <td>740</td> </tr> <tr> <td>Base Cost</td> <td>1226</td> <td>79,408</td> <td>74,644</td> </tr> </tbody> </table> <p>Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	3,273			1.5 Story	Siding	Crawl Space	1,232			1 Story	Siding	Overhang	920			Total:				1,276,302	1,199,723	Item	Quantity	Unit Cost	Total Cost	Average Fixture(s)	1	3,407	3,407	3 Fixture Bath	6	64,494	60,624	2 Fixture Bath	1	7,166	6,736	Water/Sewer				1000 Gal Septic	1	6,288	5,911	2000 Gal Septic	1	12,259	11,523	Water Well, 100 Feet	1	6,732	6,328	Porches				WCP (1 Story)	64	5,366	5,044	CCP (1 Story)	335	12,382	11,639	CCP (1 Story)	95	3,913	3,678	CPP	190	5,084	4,779	Garages				Class: B Exterior: Siding Foundation: 42 Inch (Finished)				Common Wall: 1 Wall	1	-3,749	-3,524	Door Opener	1	787	740	Base Cost	1226	79,408	74,644
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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.
DEVARTI DAVID A & RABINOW	DEVARTI RICHARD & MEI SHE	0	03/28/2008	QC	09-FAMILY	974/860	DEED	50.0
SIPPERLEY ALTA M ESTATE	DEVARTI DAVID A & DEVARTI	0	05/23/2003	WD	03-ARM'S LENGTH	738:4	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6003 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/01/2011	11-117	100% FINIS

Owner's Name/Address	MAP #: 43	2024 Est TCV 934,796 TCV/TFA: 898.84
DEVARTI RICHARD & MEI SHENG 2205 BROCKMAN BLVD ANN ARBOR MI 48104-4702		

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L738 P1&2/03 L738 P4/03 PRT OF GOVT LOT 3 SEC 24 BEG AT PT ON SEC LN 1610.56 FT S 88 DEG 03' E OF SW COR SEC 24 TH N 58 DEG 02' E 145.0 FT TH N 58 DEG 40' E 212.25 FT M/L TH S 47 DEG E 168.0 FT TO SHR FISHER LAKE TH S 35 DEG W ALG SD SHR 100 FT TH WLY 356.0 FT TO POB SEC 24 T29N R14W.	X		Dirt Road	100.00	435.60	1.0779	0.9661	7000	100		728,972
	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.								

Comments/Influences	Topography of Site
EASEMENT DIVIDES PARCEL	



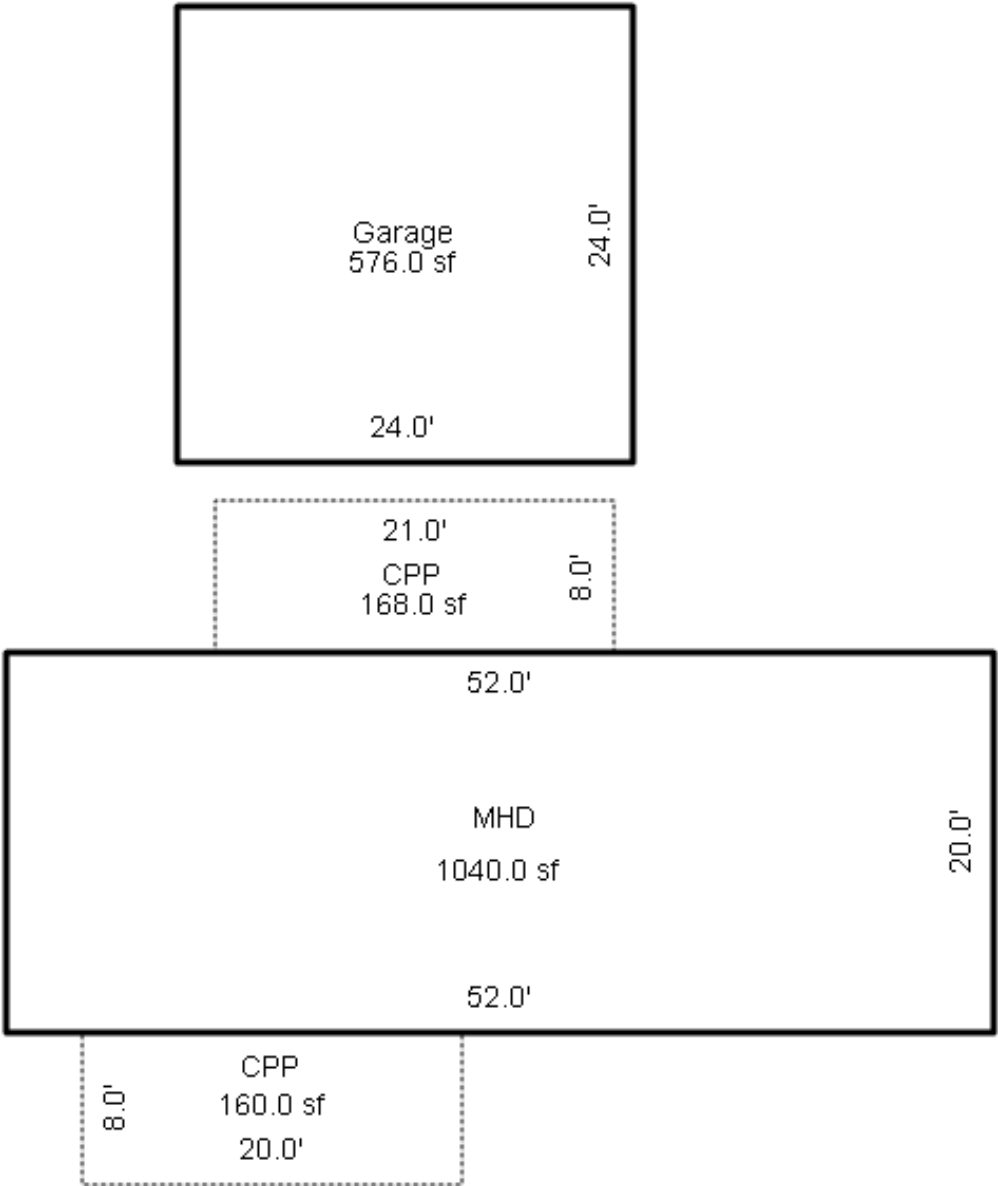
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Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	364,500	102,900	467,400			180,915C
Low	2023	197,900	77,500	275,400			172,300C
High	2022	190,000	63,600	253,600			164,096C
Landscaped	2021	180,000	61,500	241,500			158,854C
Swamp							
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	Gas Wood	X	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 168 160	Type CPP 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: 576 % 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			Class: D -10 Effec. Age: 45 Floor Area: 1,040 Total Base New : 142,875 Total Depr Cost: 78,586 Estimated T.C.V: 204,324		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		Cls D-10 Blt 1971		
Yr Built 1971	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas				
Condition: Average		Size of Closets		Lg	X	Ord	Small	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Crawl Space 1,040			Total: 103,172 56,749				
6	Basement	(5) Floors		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments						
1	1st Floor	Kitchen: Hardwood		Many			X	Ave.	Few	Plumbing			Average Fixture(s)		1 1,054 580	
2	2nd Floor	Other: Hardwood		100			(13) Plumbing			Water/Sewer			1000 Gal Septic		1 4,384 2,411	
3	Bedrooms	Other: Carpeted		1			1			Solar Water Heat			Water Well, 100 Feet		1 5,662 3,114	
(1) Exterior		(6) Ceilings		1			1			Porches			CPP		168 2,607 1,434	
X	Wood/Shingle	X Wood		1			1			Garages			CPP		160 2,509 1,380	
X	Aluminum/Vinyl Brick	X		1			1			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		576 17,556 9,656	
X	Insulation	(7) Excavation		1			1			Built-Ins			Appliance Allow.		1 1,685 927	
(2) Windows		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			1			Fireplaces			Interior 1 Story		1 4,246 2,335	
X	Many Avg. Few	X	Large Avg. Small	1			1			Notes:			Totals:		142,875 78,586	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			1			ECF (4082 FISHER LAKE) 2.600 => TCV:					204,324	
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			1									
(3) Roof		(9) Basement Finish		1			1									
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			1									
X	Asphalt Shingle	(10) Floor Support		1			1									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			1									
				Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVARTI ALICE JEAN	DEVARTI RICHARD A	0	08/23/2000	AFF	07-DEATH CERTIFICATE	783P217	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 43	2024 Est TCV 425,337
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE
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DEVARTI RICHARD A DEVARTI ALICE J 2205 BROCKMAN BLVD ANN ARBOR MI 48104-4702	Public Improvements	* Factors *	SMALL FRONTAGE
	Dirt Road	GROUP A 7000/	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	Gravel Road	32.461476.16	1.4281 1.3108 7000 100 425,337
	Paved Road	32 Actual Front Feet, 1.10 Total Acres	Total Est. Land Value = 425,337
	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
	Electric		
	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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GA 253-3 L402 P995-996/95 LAND IN GOVT LOT 3 COM AT SW COR SEC 24 TH S 86 DEG 58' 10" E ALG S SEC IN 1972.68 FT TO MEANDER COR ON SHR FISHER LAKE TH N 31 DEG 44' 30" E 103.20 FT TH N 46 DEG 05' 30" E ALG SHR 100.35 FT TH N 44 DEG 03' 40" W 130.40 FT TO POB TH CONT N 44 DEG 03' 40" W 153.80 FT TO SHR FISHER LAKE TH S 85 DEG 29' 20" W ALG SHR 32.46 FT TH S 54 DEG 07' 30" W 264.00 FT TH S 35 DEG 53' E 144.23 FT TH N 58 DEG 40' E 314.50 FT TO POB SEC 24 T29N R14W 1.08 A M/L.

Comments/Influences	Level	Who	When	What
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	Rolling			
	Low			
	High			
	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	TPC 06/30/2023 INSPECTED	2024	212,700	0	212,700			39,845C
	TPC 05/30/2021 INSPECTED	2023	72,700	0	72,700			37,948C
	TPC 05/09/2019 INSPECTED	2022	55,000	0	55,000			36,141C
		2021	50,000	0	50,000			34,987C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEEP ALICE REVOCABLE TRUS	GLASS GEOFF & LINDA	850,000	08/20/2019	WD	03-ARM'S LENGTH	2019004623	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5965 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	09/17/2018	L18 -239	100% FINIS
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	07/09/2014	2014-0125	100% FINIS
GLASS GEOFF & LINDA 34 ESSEX LN LINCOLNSHIRE IL 60069	MAP #: 43					
	2024 Est TCV 1,655,211 TCV/TFA: 1379.3					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
	Public Improvements		* Factors *		DUAL FRONTAGE	
			Description	Frontage	Depth	Value
			GROUP A 7000/	200.00	685.20	1,372,985
			200 Actual Front Feet, 3.15 Total Acres		Total Est. Land Value =	1,372,985

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
DC L492 P706 L492 P707-710/98 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ON SEC LN 1972.68 FT ON SHR FISHER LK TH N 31 DEG 45' E 103.35 FT TH N 46 DEG 10' E 100.35 FT TH N 44 DEG 53' E 125 FT TO POB TH N 44 DEG 02' W TO INTER SHR SD LK ON OPP SIDE OF PT TH NELY & SWLY AROUND PT TO POB SEC 24 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			
	X	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =			2,500

Comments/Influences



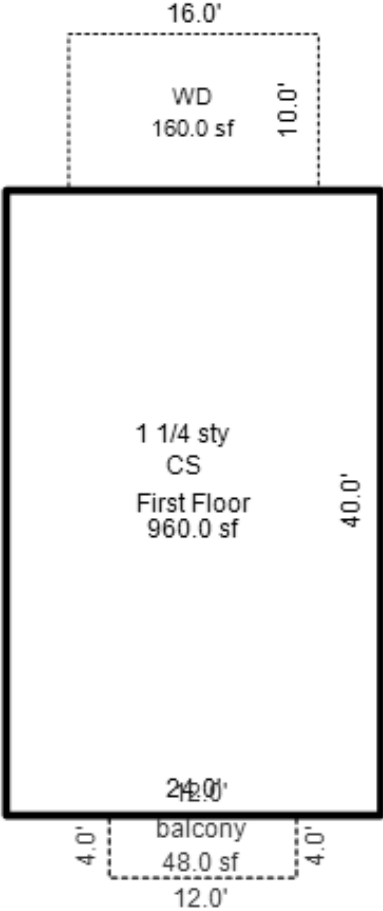
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 County of Leelanau, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	686,500	141,100	827,600			370,467C
X Rolling	2023	372,700	106,400	479,100			352,826C
X Low	2022	280,500	87,300	367,800			336,025C
X High	2021	247,500	84,400	331,900			325,291C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What	2024	686,500	141,100	827,600			370,467C
TPC 11/07/2023 INSPECTED	2023	372,700	106,400	479,100			352,826C
TPC 10/01/2014 INSPECTED	2022	280,500	87,300	367,800			336,025C
TPC 09/16/2012 INSPECTED	2021	247,500	84,400	331,900			325,291C

*** 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 160	Type Treated Wood Wood Balcony	Year Built: 1976 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 70 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: Fair Effec. Age: 40 Floor Area: 1,200 Total Base New : 176,195 Total Depr Cost: 107,587 Estimated T.C.V: 279,726		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: A-FRAME		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 A-Frame A-FRAME (11) Heating System: Wall/Floor Furnace Ground Area = 960 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Cls Good		Blt 1971			
Yr Built 1971	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing		Total: 137,448		82,464				
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments						
4	Basement	(5) Floors		150			Amps Service		Plumbing						
1st Floor		Kitchen: Tile		Ex.			X	Ord.	Min	Average Fixture(s)					
2nd Floor		Other: Carpeted		Many			X	Ave.	Few	3 Fixture Bath					
3	Bedrooms	Other:		No./Qual. of Fixtures			Plumbing		Water/Sewer						
(1) Exterior		(6) Ceilings		1			Average Fixture(s)		Solar Water Heat						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		1			3 Fixture Bath		No Plumbing						
X	Insulation	X Drywall		1			2 Fixture Bath		Extra Toilet						
(2) Windows		(7) Excavation		1			Softener, Auto		Extra Sink						
X	Many Avg. X Few	Large Avg. X Small		1			Softener, Manual		Separate Shower						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			No Plumbing		Ceramic Tile Floor						
(3) Roof		(8) Basement		1			Extra Toilet		Ceramic Tile Wains						
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Extra Sink		Ceramic Tub Alcove Vent Fan						
X	Asphalt Shingle	(9) Basement Finish		1			Separate Shower		Vent Fan						
(3) Roof		(10) Floor Support		1			Ceramic Tile Floor		Ceramic Tub Alcove Vent Fan						
X	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tile Wains		Ceramic Tub Alcove Vent Fan						
(3) Roof		(14) Water/Sewer		1			Ceramic Tub Alcove Vent Fan		Vent Fan						
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		Lump Sum Items:						
X	Asphalt Shingle	(10) Floor Support		1			1000 Gal Septic 2000 Gal Septic		Notes:		ECF (4082 FISHER LAKE) 2.600 => TCV: 279,726				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic		Totals:		176,195 107,587				

*** 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.
DUBRUL MICHAEL J & SUSAN	DUBRUL SUSAN S TRUST & DU	0	01/05/2011	QC	09-FAMILY	2010 1076-98CD	PROPERTY TRANSFER	0.0
ARNDT ROBERT D & VALERIE	DUBRUL MICHAEL J & SUSAN	949,900	04/28/2006	WD	03-ARM'S LENGTH	899:551	OTHER	100.0
LEEP	VANCE (NKA ARNDT)	92,500	07/19/1996	WD	03-ARM'S LENGTH	427:161	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5985 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	01/01/1997	97000543	INSPECTED

Owner's Name/Address	P.R.E.	MAP #:
DUBRUL SUSAN S TRUST & DUBRUL MICHAEL J TRUST 17716 JETTON GREEN LOOP CORNELIUS NC 28031	0%	43

2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC
1,659,027	1,659,027	1,659,027	1,659,027
TCV/TFA: 737.35	TCV/TFA: 737.35	TCV/TFA: 737.35	TCV/TFA: 737.35

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
X	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: Patio Blocks	19.40	250	50	2,425
	Wood Frame	49.83	48	50	1,196

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500

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

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

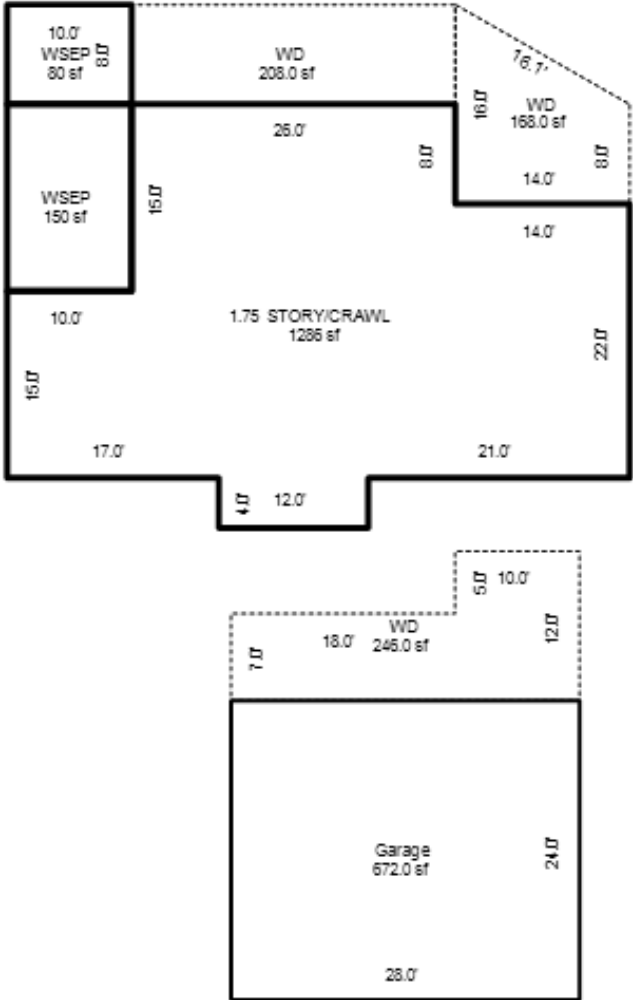
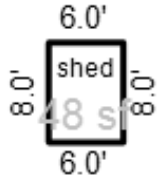
Who	When	What	2024	2023	2022	2021
			343,700	186,600	202,200	191,500
			485,800	359,700	294,800	285,100
			829,500	546,300	497,000	476,600
			460,564C	438,633C	417,746C	404,401C

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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 Type	Year Built: 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: 672 % Good: 0 Storage Area: 672 No Conc. Floor: 0	
		0	Front Overhang										150	WGEP (1 Story)		
		0	Other Overhang										80	WGEP (1 Story)		
X	Wood Frame												208	Treated Wood		
													168	Treated Wood		
													80	Treated Wood		
													246	Treated Wood		
Building Style: 1.75 STORY		(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: 20 Floor Area: 2,250 Total Base New : 461,810 Total Depr Cost: 369,448 Estimated T.C.V: 960,565			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built Remodeled 1997 0		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997									
Condition: Average		Size of Closets		(12) Electric			(11) Heating System: Forced Heat & Cool									
		Lg X Ord Small		200 Amps Service			Ground Area = 1286 SF Floor Area = 2250 SF.									
Room List		Doors Solid X H.C.		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		X Ex. Ord. Min			Building Areas									
		Kitchen: Other: Other:		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost									
(1) Exterior		(6) Ceilings		X Many Ave. Few			1.75 Story Siding Crawl Space 1,286									
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		(13) Plumbing			Total: 324,514 259,612									
X Insulation				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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 2 Fixture Bath 1 4,707 3,766 Separate Shower 1 2,845 2,276 Water/Sewer 1000 Gal Septic 1 5,796 4,637 Water Well, 100 Feet 1 6,421 5,137 Porches WGEP (1 Story) 150 15,824 12,659 WSEP (1 Story) 80 6,600 5,280 Deck Treated Wood 208 4,659 3,727 Treated Wood 168 4,024 3,219 Treated Wood 80 2,466 1,973 Treated Wood 246 5,171 4,137 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 43,579 34,863 Storage Over Garage 672 12,419 9,935 Door Opener 1 703 562									
(2) Windows		(7) Excavation		(14) Water/Sewer			Garages									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1286 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			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 43,579 34,863 Storage Over Garage 672 12,419 9,935 Door Opener 1 703 562						
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)			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support												
Chimney: Brick		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.				
MCDONALD FAMILY TRUST	MCDONALD MICHAEL T & KENN	0	09/15/2020	QC	09-FAMILY	2020005826	PROPERTY TRANSFER	0.0				
MCDONALD MICHAEL & KENNA	MCDONALD MICHAEL T & KENN	0	03/29/2017	QC	09-FAMILY	1291P286	PROPERTY TRANSFER	0.0				
MCDONALD MICHAEL & KENNA	DTE GAS EASEMENT	0	05/15/2013	OTH	33-TO BE DETERMINED	1167P169	OTHER	0.0				
SEMPLE D&J H/W &MCDONALD	MCDONALD MICHAEL & KENNA	630,000	09/04/2012	WD	09-FAMILY	1173P215 WD	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5921 S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		11/02/2020	PE20-0578	100% FINIS				
		P.R.E. 100% 10/09/2012		Res. Porch/Deck		06/26/2018	LU18-16	100% FINIS				
Owner's Name/Address		MAP #: 43		Electrical		12/14/2017	PE17-0703					
MCDONALD MICHAEL T & KENNA L 5921 S FISHER RD MAPLE CITY MI 49664		2024 Est TCV 1,977,194 TCV/TFA: 733.38		Plumbing		02/22/2017	PP17-0045					
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 7000/	100.00	533.97	1.0299	1.0166	7000	100		732,864
				GROUP A 7000/	20.00	533.97	1.0299	1.0166	7000	50	SURPLUS: ZONING 100 ft	7
				120 Actual Front Feet, 1.47 Total Acres				Total Est. Land Value =			806,151	
Tax Description				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Ren. Conc.	10.56	720	0	0				
				D/W/P: 3.5 Concrete	7.80	500	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
				Total Estimated Land Improvements True Cash Value =				5,000				
		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	403,100	585,500	988,600			281,802C	
		TPC 03/23/2017	INSPECTED		2023	218,800	440,900	659,700			268,383C	
		TPC 10/28/2016	INSPECTED		2022	199,700	361,000	560,700			255,603C	
		TPC 04/15/2015	INSPECTED		2021	189,200	358,300	547,500			247,438C	

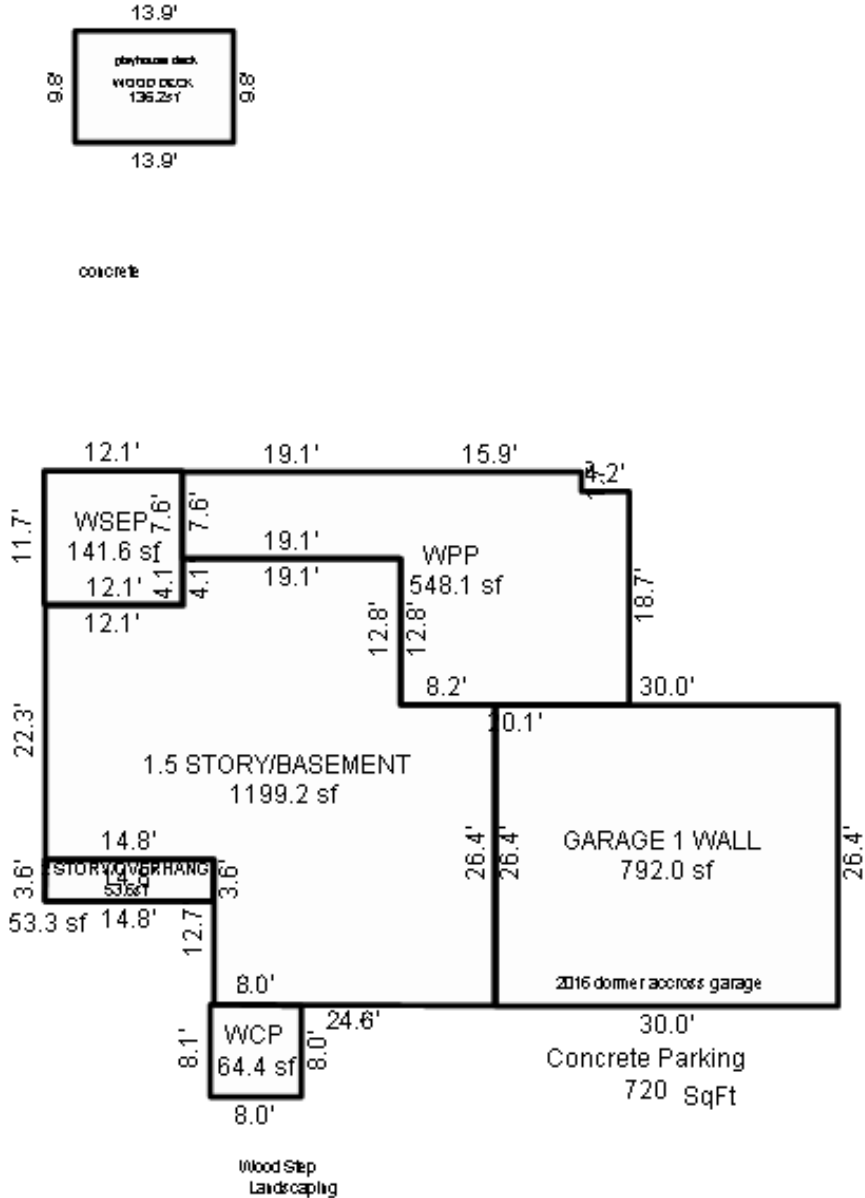


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 792 % 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							64 WCP (1 Story) 141 WSEP (1 Story) 548 WPP 136 Treated Wood				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 26 Floor Area: 2,696 Total Base New : 606,050 Total Depr Cost: 448,478 Estimated T.C.V: 1,166,043			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1980 199	Remodeled 2017	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 1980			
Condition: Average		Size of Closets		200 Amps Service			Ground Area = 1199 SF Floor Area = 2696 SF.									
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		No. of Elec. Outlets			Building Areas									
(1) Exterior		Kitchen: Tile Other: Carpeted Other:		Many			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Ave.			1.5 Story Siding Basement 1,199									
X	Insulation	X Drywall		Few			1 Story Siding Overhang 792									
(2) Windows		(7) Excavation		(13) Plumbing			2 Story Siding Overhang 53									
X	Many Avg. X Avg. Few Small	Basement: 1199 S.F. Crawl: 0 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			Total: 384,870 284,805									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments									
(3) Roof		682 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Recreation Room 682 19,164 14,181 Basement, Outside Entrance, Below Grade 1 3,695 2,734 Plumbing Average Fixture(s) 1 2,234 1,653 3 Fixture Bath 1 7,025 5,198 Water/Sewer 1000 Gal Septic 1 5,796 4,289 Water Well, 100 Feet 1 6,421 4,752 Porches WCP (1 Story) 64 4,814 3,562 WSEP (1 Story) 141 10,321 7,638 WPP 548 12,144 8,987 Deck Treated Wood 136 3,505 2,594 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 792 48,779 36,096 Common Wall: 1 Wall 1 -3,205 -2,372 Door Opener 2 1,405 1,040									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Porches WCP (1 Story) 64 4,814 3,562 WSEP (1 Story) 141 10,321 7,638 WPP 548 12,144 8,987 Deck Treated Wood 136 3,505 2,594 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 792 48,779 36,096 Common Wall: 1 Wall 1 -3,205 -2,372 Door Opener 2 1,405 1,040								
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 792 48,779 36,096 Common Wall: 1 Wall 1 -3,205 -2,372 Door Opener 2 1,405 1,040									
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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRULASKE SARAH H	TRULASKE SARAH HAGER TRUS	1	03/08/2011	WD	03-ARM'S LENGTH	1081-780	OTHER	0.0
SEEBURGER DEXTER J	TRULASKE SARAH H	500,000	11/18/2009	WD	03-ARM'S LENGTH	2009 1033-666W	DEED	100.0
SEEBURGER DEXTER W TRUST	SEEBURGER DEXTER J	0	09/18/2006	QC	09-FAMILY	921:37	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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5933 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/02/2013	PM13-0148	
	P.R.E. 0%		Mechanical	03/28/2013	PM13-0140	

Owner's Name/Address	MAP #: 43	Plumbing	Date	Number	Status
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TRULASKE SARAH HAGER TRUST 3 HUNTLEIGH MANOR LN SAINT LOUIS MO 63131	2024 Est TCV 1,609,258 TCV/TFA: 861.49	Res. Single Family	11/13/2012	PB12-0331	100% FINIS
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE				
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Public Improvements	* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

X	Dirt Road	100.00	586.97	1.0299	1.0409	7000 100	750,409
X	Gravel Road	20.00	586.97	1.0299	1.0409	7000 50 SURPLUS: ZONING 100 ft	7
X	Paved Road	120 Actual Front Feet, 1.62 Total Acres				Total Est. Land Value =	825,450

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
---------------------------------	--	-------------	------	-------------	------------

X	Water	Dock: Light posts	44.14	120 50	2,648
X	Sewer	Total Estimated Land Improvements True Cash Value =			2,648

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	412,700	391,900	804,600			443,681C
2023	224,100	294,900	519,000			422,554C
2022	199,700	241,300	441,000			402,433C
2021	189,200	246,000	435,200			389,577C

Who When What

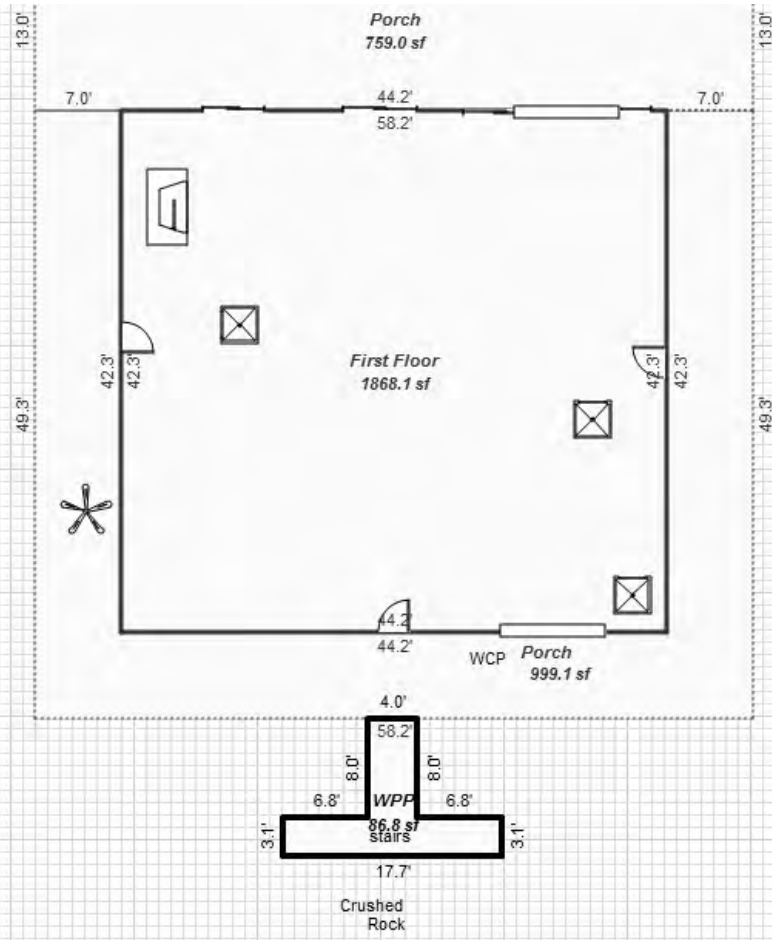
TPC 10/30/2013 INSPECTED
TPC 04/16/2013 INSPECTED
TPC 01/02/2013 INSPECTED

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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		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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 759 999 139 86	Type WCP (1 Story) WCP (1 Story) WPP WPP	Year Built: 2013 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: 1868 % 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: C +10 Effec. Age: 10 Floor Area: 1,868 Total Base New : 333,829 Total Depr Cost: 300,446 Estimated T.C.V: 781,160	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Ex	Ord	Min				
Building Style: 2 STORY		Size of Closets			Lg	Ord	Small					Room List		Doors	Solid	H.C.							
Yr Built 2013	Remodeled 0	Condition: Average			(5) Floors							(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. Ord. Min		
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			No. of Elec. Outlets							Many Ave. Few			(13) Plumbing			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			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1868 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Overhang 1868 Total: 166,962 150,266		
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			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			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,555 8,599 Water/Sewer 1000 Gal Septic 1 5,002 4,502 Water Well, 50 Feet 1 2,762 2,486 Porches WPP 139 3,766 3,389 WPP 86 2,843 2,559 WCP (1 Story) 759 24,212 21,791 WCP (1 Story) 999 31,868 28,681 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,124 1,012 Base Cost 1868 83,070 74,763 Fireplaces Prefab 1 Story 1 2,665 2,398 Totals: 333,829 300,446							
X	(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,555 8,599 Water/Sewer 1000 Gal Septic 1 5,002 4,502 Water Well, 50 Feet 1 2,762 2,486 Porches WPP 139 3,766 3,389 WPP 86 2,843 2,559 WCP (1 Story) 759 24,212 21,791 WCP (1 Story) 999 31,868 28,681 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,124 1,012 Base Cost 1868 83,070 74,763 Fireplaces Prefab 1 Story 1 2,665 2,398 Totals: 333,829 300,446			Notes: ECF (4082 FISHER LAKE) 2.600 => TCv: 781,160										
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			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			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,555 8,599 Water/Sewer 1000 Gal Septic 1 5,002 4,502 Water Well, 50 Feet 1 2,762 2,486 Porches WPP 139 3,766 3,389 WPP 86 2,843 2,559 WCP (1 Story) 759 24,212 21,791 WCP (1 Story) 999 31,868 28,681 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,124 1,012 Base Cost 1868 83,070 74,763 Fireplaces Prefab 1 Story 1 2,665 2,398 Totals: 333,829 300,446			Notes: ECF (4082 FISHER LAKE) 2.600 => TCv: 781,160										
X	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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			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			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,555 8,599 Water/Sewer 1000 Gal Septic 1 5,002 4,502 Water Well, 50 Feet 1 2,762 2,486 Porches WPP 139 3,766 3,389 WPP 86 2,843 2,559 WCP (1 Story) 759 24,212 21,791 WCP (1 Story) 999 31,868 28,681 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,124 1,012 Base Cost 1868 83,070 74,763 Fireplaces Prefab 1 Story 1 2,665 2,398 Totals: 333,829 300,446			Notes: ECF (4082 FISHER LAKE) 2.600 => TCv: 781,160										
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,555 8,599 Water/Sewer 1000 Gal Septic 1 5,002 4,502 Water Well, 50 Feet 1 2,762 2,486 Porches WPP 139 3,766 3,389 WPP 86 2,843 2,559 WCP (1 Story) 759 24,212 21,791 WCP (1 Story) 999 31,868 28,681 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,124 1,012 Base Cost 1868 83,070 74,763 Fireplaces Prefab 1 Story 1 2,665 2,398 Totals: 333,829 300,446			Notes: ECF (4082 FISHER LAKE) 2.600 => TCv: 781,160										
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			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			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,555 8,599 Water/Sewer 1000 Gal Septic 1 5,002 4,502 Water Well, 50 Feet 1 2,762 2,486 Porches WPP 139 3,766 3,389 WPP 86 2,843 2,559 WCP (1 Story) 759 24,212 21,791 WCP (1 Story) 999 31,868 28,681 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,124 1,012 Base Cost 1868 83,070 74,763 Fireplaces Prefab 1 Story 1 2,665 2,398 Totals: 333,829 300,446			Notes: ECF (4082 FISHER LAKE) 2.600 => TCv: 781,160										

*** 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.
PACZAS ELEANOR A	PACZAS FAMILY LLC	0	04/30/2016	QC	09-FAMILY	1261P386	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5959 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST	MECHANICAL	07/01/2004	PM04-0400		
	P.R.E. 0%	ELECTRICAL	11/04/2002	PE02-0711		
	MAP #: 43	Res. Add/Alter/Repair	10/18/2002	PB02-0617		
	2024 Est TCV 1,201,676 TCV/TFA: 927.22	RELOCATION	10/15/2002	1966		100% FINIS

Owner's Name/Address	MAP #:	Res. Add/Alter/Repair	Date	Number	Status
PACZAS FAMILY LLC 2550 GROVE CIR COMMERCE TOWNSHIP MI 48382	2024 Est TCV 1,201,676 TCV/TFA: 927.22	RELOCATION	10/15/2002	1966	100% FINIS

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 FISHER LAKE
L417 P63/96 PRT GOVT LOT 3 SEC 24 COM 1172 FT E OF SW SEC COR TH N 10 DEG W ALG C/L CO RD 200.00 FT TO POB TH N 10 DEG W ON C/L 108 FT TH S 87 DEG 58' E 438.83 FT TH S 36 DEG 13'E 22.18 FT TH N 53 DEG 47' E 264 FT TO SHR FISHER LK TH ON SHR S 36 DEG 13' E 121.23 FT TH S 53 DEG 47' W 264 FT TH N 36 DEG 13' W 13.41 FT TH N 88 DEG 03' W 502 FT TO POB. SEC 24 T29N R14W 3.54 A M/L.	X Improved X Vacant 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 GROUP A 7000/ 100.00 694.78 1.0299 1.0857 7000 100 782,719 GROUP A 7000/ 20.00 694.78 1.0299 1.0857 7000 50 SURPLUS: ZONING 100 ft 7 120 Actual Front Feet, 1.91 Total Acres Total Est. Land Value = 860,991 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

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 X Wooded Pond X Waterfront Ravine Wetland Flood Plain	2024	430,500	170,300	600,800			110,802C
	2023	233,700	127,600	361,300			105,526C
	2022	199,700	104,600	304,300			100,501C
	2021	189,200	102,100	291,300			97,291C

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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	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: 1981 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	Drywall Paneled	Plaster Wood T&G	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 Effec. Age: 40 Floor Area: 1,296 Total Base New : 216,783 Total Depr Cost: 130,071 Estimated T.C.V: 338,185		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1957	Remodeled 0	Ex	X	Ord	Min	(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,296 170,143 102,087			Cls C Blt 1957			
Condition: Average		Size of Closets		(13) Plumbing 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,494 896 2 Fixture Bath 1 3,148 1,889 Water/Sewer 1000 Gal Septic 1 4,926 2,956 Water Well, 100 Feet 1 6,055 3,633 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,568 13,541 Built-Ins Appliance Allow. 1 2,884 1,730 Fireplaces Interior 1 Story 1 5,565 3,339 Totals: 216,783 130,071			E.C.F. X 2.600					
Room List		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes: ECF (4082 FISHER LAKE) 2.600 => TCV: 338,185					
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings X Tile		No. of Elec. Outlets Many X Ave. Few			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1296 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(3) Roof Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small	
Wood/Shingle Aluminum/Vinyl Brick X Other X Insulation		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small	
Gable Hip Flat X Asphalt Shingle		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small	
Chimney: Brick		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small			(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small		(2) Windows Many Avg. X Large Avg. Small	

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



Sketch by Apex Maps™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEEBURGER WILLIAM A TRUST	TRULASKE SARAH HAGER TRUS	375,000	07/31/2013	WD	03-ARM'S LENGTH	1173P842	PROPERTY TRANSFER	100.0
SEEBURGER DEXTER W TRUST	SEEBURGER WILLIAM A TRUST	0	09/18/2006	QC	09-FAMILY	921:40	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TRULASKE SARAH HAGER TRUST 3 HUNTLEIGH MANOR LN SAINT LOUIS MO 63131	MAP #: 43					
	2024 Est TCV 830,357					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 7000/	100.00	601.05	1.0299	1.0471	7000	100		754,870	
GROUP A 7000/	20.00	601.05	1.0299	1.0471	7000	50	SURPLUS: ZONING 100 ft	7	
120 Actual Front Feet, 1.66 Total Acres								Total Est. Land Value = 830,357	

Tax Description
 L1173P842 A PART OF GOVERNMENT LOT 3 OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE EAST 1172 FEET TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY; THENCE NORTH 1 00 WEST, ALONG THE CENTERLINE OF SAID PUBLIC HIGHWAY, 315.77 FEET AS THE POINT OF BEGINNING; THENCE NORTH 10° WEST ALONG THE CENTERLINE OF SAID HIGHWAY, 108 FEET; THENCE SOUTH 88°3' EAST, 380.0 FEET; THENCE SOUTH 36°13' EAST, ALONG CENTER OF PRIVATE ROAD, 129.1 FEET; THENCE WESTERLY IN A STRAIGHT LINE, 440 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



- 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	415,200	0	415,200			215,475C
2023	225,400	0	225,400			205,215C
2022	199,700	0	199,700			195,443C
2021	189,200	0	189,200			189,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEEBURGER WILLIAM	SEEBURGER WILLIAM TRUST	0	04/25/2014	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	OTHER	100.0
SEEBURGER WILLIAM A	SEEBURGER WILLIAM A TRUST	0	11/20/1998	WD	03-ARM'S LENGTH	496P200	DEED	0.0
SEEBURGER ELIZABETH A	SEEBURGER WILLIAM	0	07/25/1998	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5807 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 43					
SEEBURGER WILLIAM TRUST SEEBURGER JOHN 509 E MELODY AVE PORTAGE MI 49002	2024 Est TCV 606,322 TCV/TFA: 1179.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
			Description	Frontage	Depth	Value
L496 P200/98 PRT GOVT LOTS 2 & 3 SEC 24 BEG AT A PT ON C/L ROAD 1172 FT E OF & 1302.51 FT N 10 DEG W OF SW COR SEC 24 TH N 10 DEG W ALG SAID C/L 66.0 FT TH N 80 DEG E 300.0 FT TO BANK OF CRYSTAL RIVER TH S 10 DEG W 66 FT TH S 80 DEG W 300 FT TO POB SEC 24 T29N R14W 0.45 A.	X		GROUP A 7000/	66.00	300.00	486,270
			66 Actual Front Feet, 0.46 Total Acres			486,270

Tax Description	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
L496 P200/98 PRT GOVT LOTS 2 & 3 SEC 24 BEG AT A PT ON C/L ROAD 1172 FT E OF & 1302.51 FT N 10 DEG W OF SW COR SEC 24 TH N 10 DEG W ALG SAID C/L 66.0 FT TH N 80 DEG E 300.0 FT TO BANK OF CRYSTAL RIVER TH S 10 DEG W 66 FT TH S 80 DEG W 300 FT TO POB SEC 24 T29N R14W 0.45 A.	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.				

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2024	243,100	60,100	303,200			127,608C



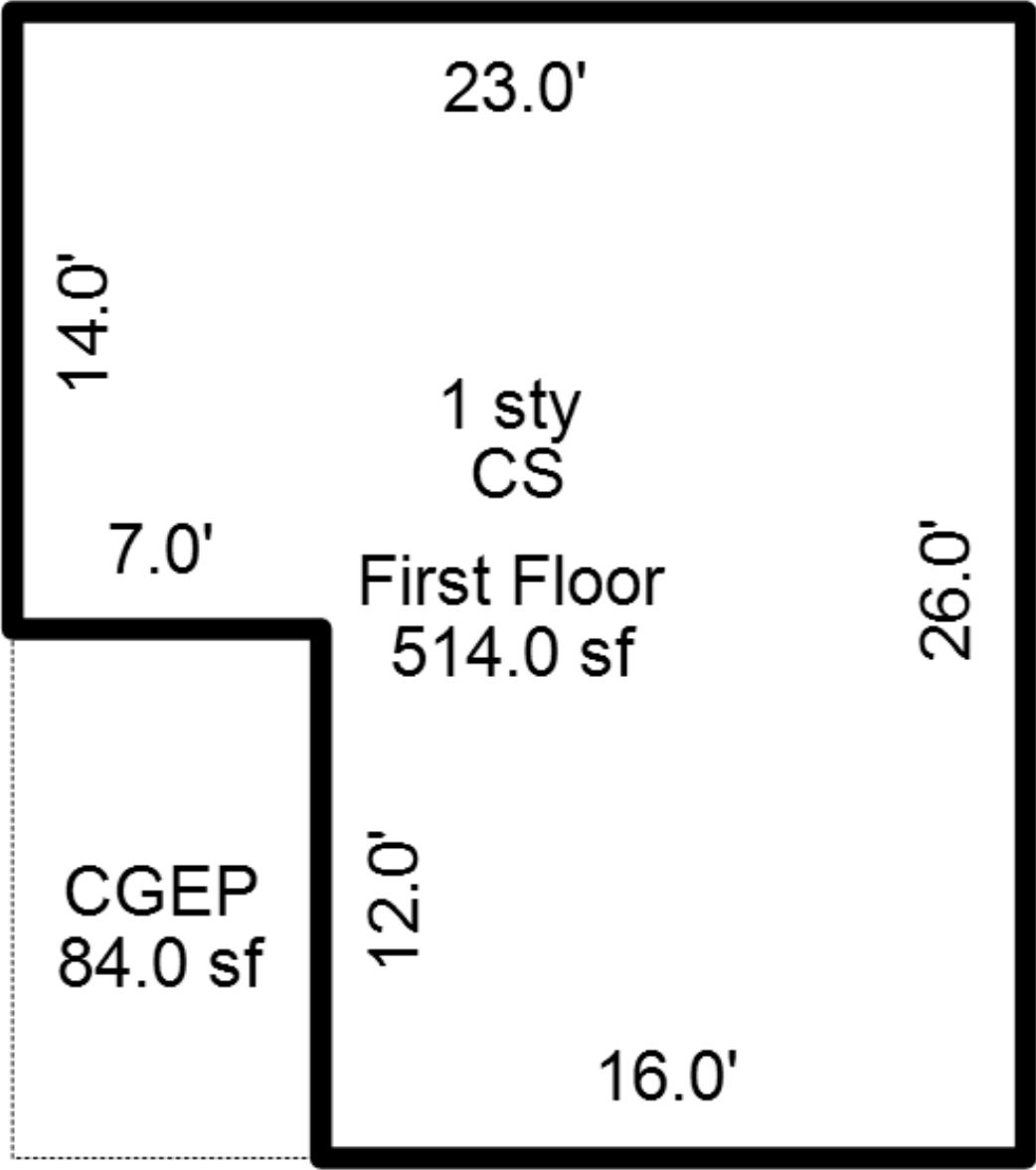
Who	When	What	2024	243,100	60,100	303,200			127,608C
	TPC 05/24/2023	INSPECTED	2023	132,000	45,300	177,300			121,532C
	TPC 05/18/2016	INSPECTED	2022	80,000	37,200	117,200			115,745C
	WAS 11/03/2007	INSPECTED	2021	80,000	36,000	116,000			112,048C

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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 X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	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 Drywall X 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								84	CGEP (1 Story)		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Class: D Effec. Age: 45 Floor Area: 514 Total Base New : 82,904 Total Depr Cost: 45,597 Estimated T.C.V: 118,552		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1940	Remodeled 0	Ex	X Ord	Min	(12) Electric 120 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 514 SF Floor Area = 514 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1940			
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 514 Total: 64,600 35,530									
Room List Basement 3 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,054 580 Water/Sewer 1000 Gal Septic 1 4,384 2,411 Water Well, 100 Feet 1 5,662 3,114 Porches CGEP (1 Story) 84 5,519 3,035 Built-Ins Appliance Allow. 1 1,685 927 Totals: 82,904 45,597									
(1) Exterior		(6) Ceilings X Tile		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4082 FISHER LAKE) 2.600 => TCY: 118,552									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 514 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:												
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(2) Windows		(9) Basement Finish														
X	Many Avg. 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: Unsupported Len: Cntr.Sup:														
(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: 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.
WIESEN DANIEL J & ANN E	WIESEN MATTHEW J & KATHRY	1	10/03/2012	WD	03-ARM'S LENGTH	1139P178	OTHER	100.0
WESTIE MARGARET L	WIESEN MATTHEW J & KATHRY	0	08/01/2012	WD	16-LC PAYOFF	1132P110	OTHER	0.0
WIESEN MATTHEW J & KATHRY	WIESEN MATTHEW J & KATHRY	1	08/02/2011	OTH	33-TO BE DETERMINED	2011 1094-850	DEED	0.0
WESTIE	WIESEN DANIEL J & ANNE E	0	04/06/2010	MLC	33-TO BE DETERMINED	2010 1046_43ME	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5843 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	09/26/2016	LU16-27	100% FINIS
	P.R.E. 100% 10/17/2012		Res. Add/Alter/Repair	03/17/2016	PB16-0038	100% FINIS
Owner's Name/Address	MAP #: 43		Plumbing	03/04/2016	PP16-0049	
WIESEN MATTHEW J & KATHRYN A TRUST P O BOX 220 GLEN ARBOR MI 49636-0292	2024 Est TCV 2,064,707 TCV/TFA: 741.10		Mechanical	02/05/2016	PM16-0089	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
			Description	Frontage	Depth	Value
L230 P476 L284 P133/88 L610 P618/01 L277 P251/87 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ALG S SEC LN 1172.00 FT TO C/L FISHER ROAD TH ALG SD LN N 10 DEG W 1097.9 FT FOR POB TH CONT ALG SD LN N 10 DEG W 66 FT TH N 80 DEG 32' E 316.1 FT TO SHR FISHERLK TH ALG SD SHR S 19 DEG 53' E 66.95 FT TH S 80 DEG 32' W 327.7 FT TO POB SEC 24 T29N R14W.	X		Dirt Road	66.95	320.00	499,505
	X		Gravel Road	67	0.8944	499,505

Tax Description	X Improved	Vacant	* Factors *				Rate %Adj.	Reason	Value
			Description	Frontage	Depth	Rate			
L230 P476 L284 P133/88 L610 P618/01 L277 P251/87 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ALG S SEC LN 1172.00 FT TO C/L FISHER ROAD TH ALG SD LN N 10 DEG W 1097.9 FT FOR POB TH CONT ALG SD LN N 10 DEG W 66 FT TH N 80 DEG 32' E 316.1 FT TO SHR FISHERLK TH ALG SD SHR S 19 DEG 53' E 66.95 FT TH S 80 DEG 32' W 327.7 FT TO POB SEC 24 T29N R14W.	X		Gravel Road	66.95	320.00	7000	100	499,505	
	X		Paved Road	67	0.8944	7000	100	499,505	

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates				Rate	% Good	Cash Value
			Description	Frontage	Depth	Rate			
L230 P476 L284 P133/88 L610 P618/01 L277 P251/87 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ALG S SEC LN 1172.00 FT TO C/L FISHER ROAD TH ALG SD LN N 10 DEG W 1097.9 FT FOR POB TH CONT ALG SD LN N 10 DEG W 66 FT TH N 80 DEG 32' E 316.1 FT TO SHR FISHERLK TH ALG SD SHR S 19 DEG 53' E 66.95 FT TH S 80 DEG 32' W 327.7 FT TO POB SEC 24 T29N R14W.	X		D/W/P: Asphalt Paving	66.95	320.00	4.05	3900	0	0
	X		D/W/P: Brick on Sand	67	0.8944	24.65	500	0	0

Tax Description	X Improved	Vacant	Residential Local Cost Land Improvements				Rate	% Good	Cash Value
			Description	Frontage	Depth	Rate			
L230 P476 L284 P133/88 L610 P618/01 L277 P251/87 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ALG S SEC LN 1172.00 FT TO C/L FISHER ROAD TH ALG SD LN N 10 DEG W 1097.9 FT FOR POB TH CONT ALG SD LN N 10 DEG W 66 FT TH N 80 DEG 32' E 316.1 FT TO SHR FISHERLK TH ALG SD SHR S 19 DEG 53' E 66.95 FT TH S 80 DEG 32' W 327.7 FT TO POB SEC 24 T29N R14W.	X		LAND IMPROVEMENTS 5	66.95	320.00	5,000.00	1	95	4,750
	X		Total Estimated Land Improvements	67	0.8944				4,750



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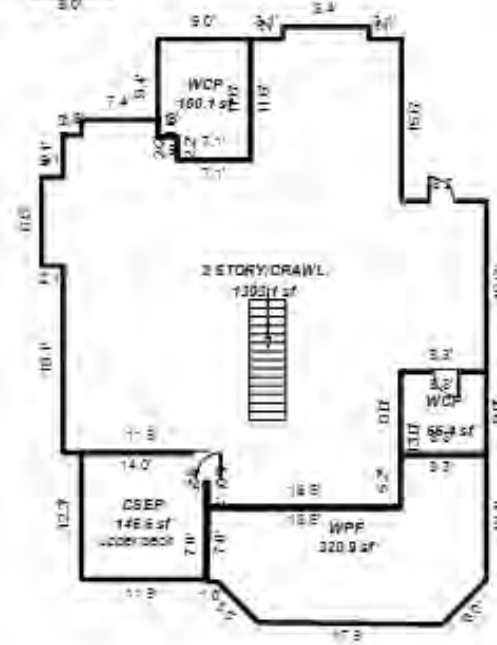
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	249,800	782,600	1,032,400			470,629C
X Rolling	2023	135,600	595,700	731,300			448,219C
X Low	2022	125,800	487,600	613,400			426,876C
X High	2021	111,000	471,200	582,200			413,240C
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		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: 2013 Car Capacity: 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: 1176 % Good: 0 Storage Area: 804 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			1			Class: B -5 Effec. Age: 11 Floor Area: 2,786 Total Base New : 674,397 Total Depr Cost: 600,174 Estimated T.C.V: 1,560,452			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
	Building Style: 2 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1393 SF Floor Area = 2786 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89 Building Areas			Cls B -5 Blt 2013				
	Yr Built 2013	Remodeled 2016	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
	Condition: Average	Size of Closets		Lg	Ord	Small	0 Amps Service			2 Story Siding Crawl Space 1,393			456,905 406,606				
	Room List	Doors	Solid	H.C.	(12) Electric			Other Additions/Adjustments									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Exterior Stone Veneer 80			4,254 3,786				
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1393 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			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			4 42,996 38,266				
	(2) Windows	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Water/Sewer							
X	Many Avg. Few	Large Avg. Small	(9) Basement Finish		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			Porches						
	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:			WCP (1 Story) WCP (1 Story) WPP WCP (1 Story) WPP WSEP (1 Story)			100 6,958 6,193 66 5,481 4,878 320 8,083 7,194 47 4,264 3,795 146 5,456 4,856 146 12,093 10,763				
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Storage Over Garage 804		17,905 15,935				
X	Asphalt Shingle	(15) Fireplaces		Chimney:			Built-Ins			Door Opener 3			2,361 2,101				
		(16) Porches/Decks		Chimney:			Base Cost 1176			76,170 67,791							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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

Asphalt Drive



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHLOSSER CHRISTIE K	MCCLELLAND MICHAEL J & CO	226,750	10/17/2022	WD	03-ARM'S LENGTH	2022006163	PROPERTY TRANSFER	100.0				
SCHLOSSER THOMAS L & CHRI	SCHLOSSER CHRISTIE K	0	11/13/2019	QC	03-ARM'S LENGTH	2019006663	PROPERTY TRANSFER	0.0				
SCHLOSSER THOMAS L & CHRI	MCCLELLAND MICHAEL J & CO	1	03/23/2016	WD	32-SPLIT VACANT	1252P943	DEED	0.0				
SCHLOSSER CHRISTIE K	MCCLELLAND MICHAEL J & CO	0	01/25/2016	WD	32-SPLIT VACANT	1252P945	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5773 S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		07/28/2023	PP23-0234	0%				
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		04/20/2023	PB23-0141	60%				
MCCLELLAND MICHAEL J & COLLEN S 8334 OUTER DRIVE SOUTH TRAVERSE CITY MI 49685		MAP #: 43		DECK/PORCH		03/29/2023	LU23-03	0%				
		2024 Est TCV 312,054 TCV/TFA: 614.28										
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements		* Factors * NEXT TO MARINA								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				FISHER C 4000/	75.00	200.00	0.9145	0.7953	4000	100		218,188
				CREEK/WET	118.00	200.00	1.0000	1.0000	150	50	SURPLUS: ZONING 100' MIN	
				193 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 227,038								
				Land Improvement Cost Estimates								
				Description				Rate	Size	% Good	Cash Value	
				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								
				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	113,500	42,500	156,000		116,530C		
				TPC 05/24/2023 INSPECTED	2023	86,200	17,700	103,900		103,900S		
				TPC 11/02/2022 INSPECTED	2022	80,000	14,600	94,600		38,670C		
				TPC 04/14/2016 INSPECTED	2021	80,000	14,100	94,100		37,435C		

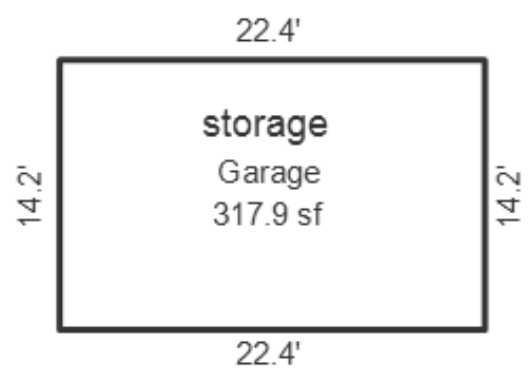
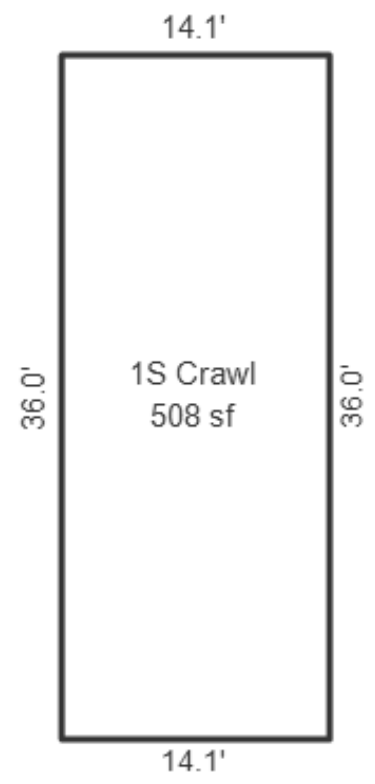


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*** Information herein deemed reliable but not guaranteed***

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	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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 317 % 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: CD Effec. Age: 35 Floor Area: 508 Total Base New : 82,364 Total Depr Cost: 53,536 Estimated T.C.V: 139,194					Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 508 SF Floor Area = 508 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 2.600					
Yr Built 1930	Remodeled 2024	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Base New : 82,364 Total Depr Cost: 53,536 Estimated T.C.V: 139,194					
Condition: Average Part. Construct.: 60%		Size of Closets		(12) Electric			Building Areas			Total: 66,856					
Room List		Doors		Solid		H.C.	0 Amps Service			Total: 66,856					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 508 Total: 66,856 43,456			Total: 66,856					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Total: 82,364					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		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			Notes: ECF (4082 FISHER LAKE) 2.600 => TCV: 139,194 60% Completed => Est. True Cash Value 2024 =			Total: 82,364					
(2) Windows		(8) Basement		(13) Plumbing			Garages			Total: 82,364					
	Many Avg. Few		X	Large Avg. Small	Basement: 0 S.F. Crawl: 508 S.F. Slab: 0 S.F. Height to Joists: 0.0			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 317 15,508 10,080			Total: 82,364				
	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			Lump Sum Items:			Total: 82,364					
(3) Roof		(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 82,364					
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			Notes: ECF (4082 FISHER LAKE) 2.600 => TCV: 139,194 60% Completed => Est. True Cash Value 2024 =			Total: 82,364				
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:			Notes: ECF (4082 FISHER LAKE) 2.600 => TCV: 139,194 60% Completed => Est. True Cash Value 2024 =			Total: 82,364					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4082 FISHER LAKE) 2.600 => TCV: 139,194 60% Completed => Est. True Cash Value 2024 =			Total: 82,364					

*** 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.
SWIERAD THEODORE & LOIS J	MCCLELLAND MICHAEL J & CO	300,000	01/12/2016	WD	03-ARM'S LENGTH	1252P947	PROPERTY TRANSFER	100.0
SWIERAD THEODORE	SWIERAD LOIS JANE	0	06/01/2015	AFF	07-DEATH CERTIFICATE		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5793 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/06/2022	PE22-0909	100% FINIS
	P.R.E. 0%		Plumbing	08/23/2016	PP16-0181	100% FINIS
Owner's Name/Address	MAP #: 43		Res. Add/Alter/Repair	07/29/2016	PB16-0295	100% FINIS
MCCLELLAND MICHAEL J & COLLEEN S 8334 OUTER DRIVE SOUTH TRAVERSE CITY MI 49685	2024 Est TCV 679,255 TCV/TFA: 460.20		DECK/PORCH	07/29/2016	LU16-18	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L1252P947 & L1252P943 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG THE CENTERLINE OF FISHER ROAD, N10°00'00"W 1353.52 FEET (PREVIOUSLY ERRONEOUSLY RECORDED S AS N10°00'00"W 1386.00 FEET IN LIBER 482, PAGE 487) TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, N10°00'00"W 66.00 FEET; THENCE			* Factors *						

L1252P947 & L1252P943 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG THE CENTERLINE OF FISHER ROAD, N10°00'00"W 1353.52 FEET (PREVIOUSLY ERRONEOUSLY RECORDED S AS N10°00'00"W 1386.00 FEET IN LIBER 482, PAGE 487) TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, N10°00'00"W 66.00 FEET; THENCE



X	Public Improvements	Land Improvement Cost Estimates					
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	131,600	208,000	339,600			197,859C
Rolling		2023	98,700	144,600	243,300			188,438C
Low		2022	80,000	118,700	198,700			179,465C
High		2021	80,000	114,700	194,700			173,732C
Landscaped								
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								

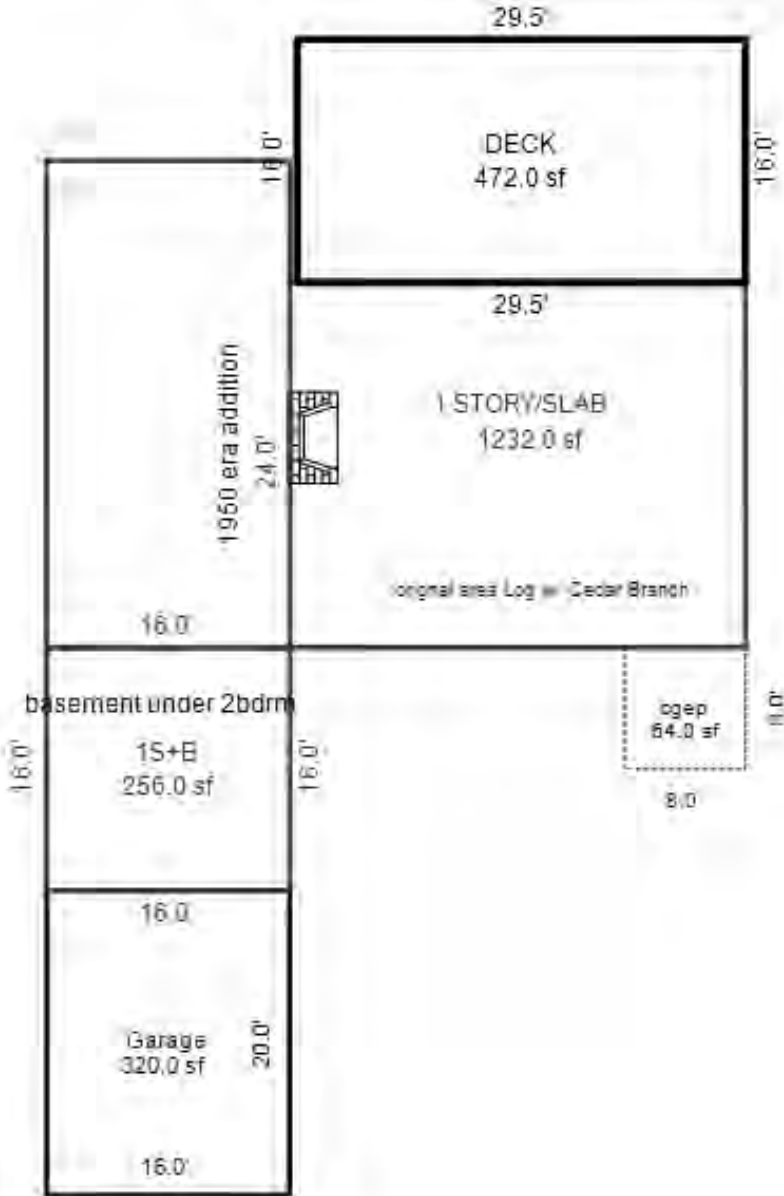
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/24/2023	INSPECTED	2023	98,700	144,600	243,300			188,438C
TPC	12/08/2022	INSPECTED	2022	80,000	118,700	198,700			179,465C
TPC	03/28/2017	INSPECTED	2021	80,000	114,700	194,700			173,732C

*** 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 64 472	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % 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: 1.25 STORY																																											
Yr Built 1890	Remodeled 2017	Ex	X	Ord		Min	Size of Closets																																				
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																				
Room List		Doors		Solid	X	H.C.	(12) Electric																																				
5	Basement	(5) Floors					150																																				
	1st Floor	Kitchen: Tile					No./Qual. of Fixtures																																				
	2nd Floor	Other: Carpeted					Ex.																																				
	3 Bedrooms	Other:					X																																				
(1) Exterior		(6) Ceilings					No. of Elec. Outlets																																				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Many																																				
X	Insulation	(7) Excavation					(13) Plumbing																																				
(2) Windows		Basement: 256 S.F. Crawl: 0 S.F. Slab: 1220 S.F. Height to Joists: 0.0					1																																				
X	Many Avg.	X	Large Avg.				1																																				
X	Few	Small	(8) Basement					1																																			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1																																				
		(9) Basement Finish					(14) Water/Sewer																																				
(3) Roof		256	Recreation	SF				1																																			
X	Gable		Living	SF				1																																			
	Hip		Walkout Doors (B)					1																																			
	Flat		No Floor	SF				1																																			
X	Asphalt Shingle	(10) Floor Support					1																																				
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Lump Sum Items:																																				
Chimney: Brick																																											
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1890 (11) Heating System: Forced Air w/ Ducts Ground Area = 1476 SF Floor Area = 1476 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=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>Cedar Logs</td> <td>Slab</td> <td>708</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>512</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>256</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>173,343</td> <td>112,673</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 256 4,877 3,170 Exterior Stone Veneer 474 16,661 10,830 Basement, Outside Entrance, Below Grade 1 2,222 1,444 Plumbing Average Fixture(s) 1 1,265 822 2 Fixture Bath 1 2,670 1,735 Water/Sewer 2000 Gal Septic 1 9,379 6,096 Water Well, 50 Feet 1 2,658 1,728 Porches CGEP (1 Story) 64 5,116 3,325 Deck Treated Wood 472 7,307 4,750 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 15,600 10,140 Common Wall: 1 Wall 1 -2,583 -1,679 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Cedar Logs	Slab	708			1 Story	Siding	Slab	512			1 Story	Siding	Basement	256			Total:				173,343	112,673
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1 Story	Cedar Logs	Slab	708																																								
1 Story	Siding	Slab	512																																								
1 Story	Siding	Basement	256																																								
Total:				173,343	112,673																																						

*** 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.
STOLZ JACK E SR & DONNA M	SMITH WILLIARD DALE & MAR	425,000	08/28/2007	WD	03-ARM'S LENGTH	951/734	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5831 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/27/2023	PE23-0700	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	09/05/2023	PM23-0765	100% FINIS
SMITH WILLIARD DALE & MARY JO 5633 SANCTUARY DR NE ADA MI 49301	MAP #: 43		Mechanical	12/27/2022	PM22-1127	100% FINIS
	2024 Est TCV 1,952,110 TCY/TFA: 617.76		Plumbing	12/27/2022	PP22-0404	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 7000/	66.00	325.00	1.1959 0.8979 7000 100 496,098
			66 Actual Front Feet, 0.49 Total Acres			Total Est. Land Value = 496,098

Tax Description
 A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1172 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH 10° WEST FOLLOWING THE CENTERLINE OF THE TOWNSHIP HIGHWAY 1188 FEET FOR THE STARTING POINT; THENCE EAST 10° NORTH 325 FEET MORE OR LESS TO WATER'S EDGE OF CRYSTAL RIVER; THENCE NORTH 10° WEST 66 FEET; THENCE WEST 10° SOUTH TO THE

- 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.

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	7.80	575 50	2,242
D/W/P: Asphalt Paving	3.71	2800 50	5,194
D/W/P: Brick on Sand	22.27	600 50	6,681
Total Estimated Land Improvements True Cash Value =			14,117

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	248,000	728,100	976,100			756,230C
2023	134,700	177,500	312,200			251,743C
2022	124,500	159,700	284,200			228,843C
2021	109,800	154,400	264,200			221,533C

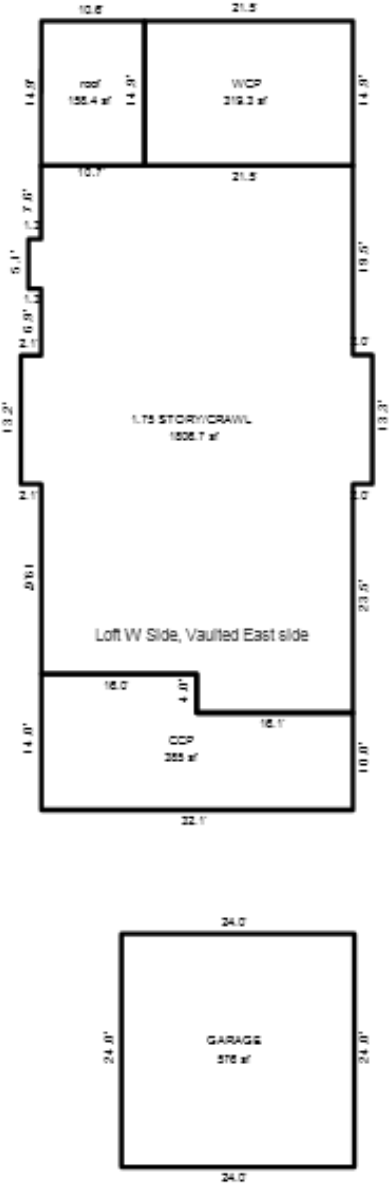


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*** Information herein deemed reliable but not guaranteed***

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 385 319 158	Type CCP (1 Story) WCP (1 Story) Roof Cover Onl			Year Built: 2023 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: 576 % Good: 0 Storage Area: 288 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: BC Effec. Age: 1 Floor Area: 3,160 Total Base New : 560,179 Total Depr Cost: 554,575 Estimated T.C.V: 1,441,895	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		
Building Style: 1.75 STORY		Ex	Ord		Min	Size of Closets												
Yr Built 2023	Remodeled 0	Lg	Ord		Small	Central Air Wood Furnace												
Condition: Average					(12) Electric													
Room List		Doors	Solid	H.C.	0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls BC Blt 2023				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(6) Ceilings			No. of Elec. Outlets			Ground Area = 1806 SF Floor Area = 3160 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	Kitchen: Other: Other:		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1.75 Story Siding Crawl Space 1,806			Total: 439,676 435,277					
	(2) Windows	(7) Excavation		Many Ave. Few			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 2,234 2,212					
	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 1806 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Water/Sewer			Water/Sewer			2000 Gal Septic 1 11,381 11,267 Water Well, 150 Feet 1 9,494 9,399					
	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			Porches			Ceramic Tile Floor 385 12,728 12,601 WCP (1 Story) 319 14,298 14,155			Garages					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 576 33,034 32,704 Storage Over Garage 288 5,322 5,269 Door Opener 1 703 696					
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Appliance Allow. 1 4,088 4,047			Fireplaces					
X	Asphalt Shingle	(10) Floor Support		1 2000 Gal Septic			Deck			Prefab 2 Story 1 4,661 4,614			w/Roof (Roof portion) 158 3,801 3,763					
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					<<<<< 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: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status			
5664 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
CRYSTAL HARBOR MARINA INC PO BOX 400 GLEN ARBOR MI 49636-0400		MAP #: 43										
		2024 Est TCV 2,456,428 TCV/TFA: 91.24										
		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
Tax Description		Public Improvements		* Factors *								
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18''W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET) TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07"E 285.50 FEET; THENCE S		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		2000 COMME COMM WATERFRONT 144184 SqFt 10.00000 100 0 100* CORNER RIVER LENGTH 1,441,836 * denotes lines that do not contribute to the total acreage calculation. 242 Actual Front Feet, 3.31 Total Acres Total Est. Land Value = 1,441,836								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description		Rate	Size	% Good	Cash Value			
		Sidewalk		Dock: Light posts		42.03	3500	50	73,552			
		Water		D/W/P: 3.5 Concrete		6.27	175	50	548			
		Sewer		D/W/P: Crushed Rock		2.30	30750	50	35,362			
		Electric		Commercial Local Cost Land Improvements								
		Gas		Description		Rate	Size	% Good	Arch	Mult	Cash Value	
		Curb		WATER WELL 4"-6"		0.00	1	44	100		0	
		Street Lights		SEPTIC TANK 1000 GAL		0.00	1	44	100		0	
		Standard Utilities		DRAIN FIELD		0.00	1	44	100		0	
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 109,462								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	720,900	507,300	1,228,200			382,484C		
		Rolling		2023	432,600	478,100	910,700			364,271C		
		Low		2022	432,600	364,800	797,400			346,925C		
		High		2021	432,600	346,600	779,200			335,843C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		PSC	12/08/2020	NEW PARCEL								
		TPC	03/23/2017	INSPECTED								
		TPC	06/11/2015	INSPECTED								



THENCE
 THENCE LEAVING
 6''W 123.83 FEET;
 14 FEET; THENCE
 AVERSE LINE OF
 '15"W 264.13
 ALONG SAID
 W 64.81 FEET;
 N ON FILE***

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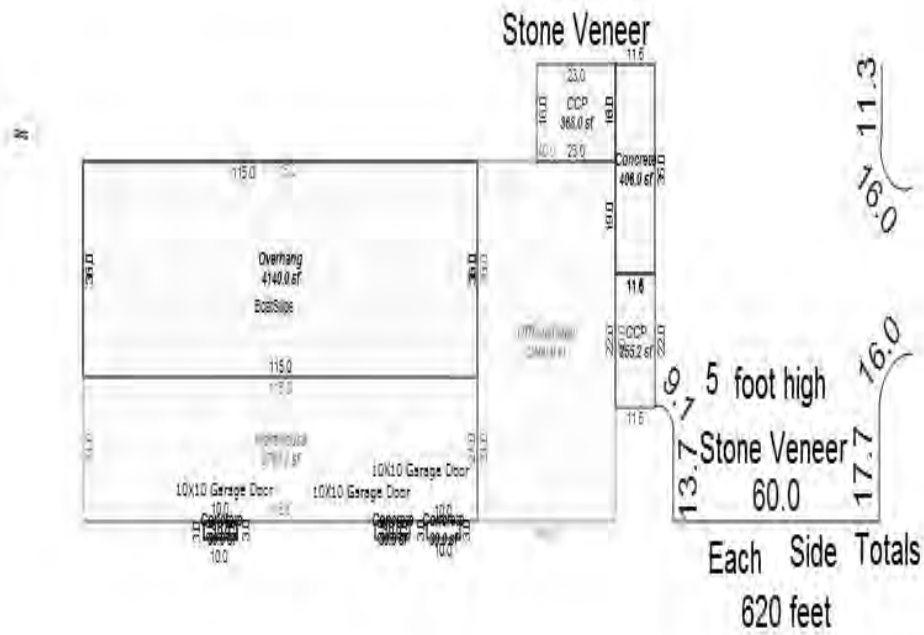
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: NORTH PT OF BLDG Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>						
Class: C Floor Area: 2,400 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Class: C Quality: Average Stories: 1 Story Height: 12 Perimeter: 340		Base Rate for Upper Floors = 146.45		
Depr. Table : 2.25% Effective Age : 20 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.22 15% (10) Heating system: Forced Air Furnace Cost/SqFt: 12.41 85% Combined Heating System adjustment: 14.33 100% Adjusted Square Foot Cost for Upper Floors = 160.78	
Year Built 2007 Remodeled		** ** Calculator Cost Data ** **		Quality: Average Heat#1: Package Heating & Cooling 15% Heat#2: Forced Air Furnace 85%		Total Floor Area: 2,400 Base Cost New of Upper Floors = 385,875 Reproduction/Replacement Cost = 385,875 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0 Total Depreciated Cost = 243,101		
Overall Bldg Height		*** Basement Info ***		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI4/ROODA/WOOSP38L 1.74 175 1.00 50 152 /CI4/ROOC/COMSH0235A 4.31 175 1.00 50 377		
Comments: 2011 ROOF WORK		* Mezzanine Info *		Area #1: Type #1: Area #2: Type #2:		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 389,808 Replacement Cost/Floor Area= 161.22 Est. TCV/Floor Area= 162.42		
* 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					
(4) Floor Structure:			(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct						Incandescent Fluorescent Mercury Sodium Vapor Transformer
(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.	

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: ALONG RD
 Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: C
 Floor Area: 2,760
 Gross Bldg Area: 26,924
 Stories Above Grd: 1
 Average Sty Hght : 12
 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	
** ** 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: 2760					
Ave. Perimeter: 152					
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: 12 Perimeter: 152

Base Rate for Upper Floors = 56.43

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.17 100%
 Adjusted Square Foot Cost for Upper Floors = 61.60

Total Floor Area: 2,760 Base Cost New of Upper Floors = 170,015

Reproduction/Replacement Cost = 170,015
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 90,108

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 144,173
 Replacement Cost/Floor Area= 61.60 Est. TCV/Floor Area= 52.24

(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***

Desc. of Bldg/Section: BOAT SLIP COVER
 Calculator Occupancy: Sheds - Material Storage, 3 Wall

Class: D	Construction Cost				
Floor Area: 4,140	High	Above Ave.	X	Ave.	Low
Gross Bldg Area: 26,924	** ** Calculator Cost Data ** **				
Stories Above Grd: 1	Quality: Low Cost				
Average Sty Hght : 8	Heat#1: No Heating or Cooling 100				
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 0%				
Depr. Table : 2%	Ave. SqFt/Story: 4140				
Effective Age : 25	Ave. Perimeter: 302				
Physical %Good: 60	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: 1 Story Height: 8 Perimeter: 302

Base Rate for Upper Floors = 20.55

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 20.55

Total Floor Area: 4,140 Base Cost New of Upper Floors = 85,077

Reproduction/Replacement Cost = 85,077

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 51,046

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 81,674
 Replacement Cost/Floor Area= 20.55 Est. TCV/Floor Area= 19.73

(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:	Total Fixtures	Flex Conduit	(14) Roof Cover:
	3-Piece Baths	Rigid Conduit	
	2-Piece Baths	Armored Cable	
	Shower Stalls	Non-Metalic	
	Toilets	Bus Duct	
(4) Floor Structure:	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
	(10) Heating and Cooling:		
	Gas		
	Oil		
	Coal Stoker		
	Hand Fired Boiler		
(6) Ceiling:			

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Desc. of Bldg/Section: BOAT SLIP COVER Calculator Occupancy: Sheds - Material Storage, 3 Wall		<<<<<< Calculator Cost Computations >>>>>>	
Class: D		Class: D Quality: Low Cost	
Floor Area: 5,000		Stories: 1 Story Height: 8 Perimeter: 300	
Gross Bldg Area: 26,924		Base Rate for Upper Floors = 19.71	
Stories Above Grd: 1		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%	
Average Sty Hght : 8		Adjusted Square Foot Cost for Upper Floors = 19.71	
Bsmnt Wall Hght		Total Floor Area: 5,000 Base Cost New of Upper Floors = 98,550	
Depr. Table : 2%		Reproduction/Replacement Cost = 98,550	
Effective Age : 25		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Physical %Good: 60		Total Depreciated Cost = 59,130	
Func. %Good : 100		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 4 = 94,608	
Economic %Good: 100		Replacement Cost/Floor Area= 19.71 Est. TCV/Floor Area= 18.92	
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
Overall Bldg Height		*** Basement Info ***	
Comments:		* Mezzanine Info *	
		* 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	Thickness Bsmnt Insul.
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
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***

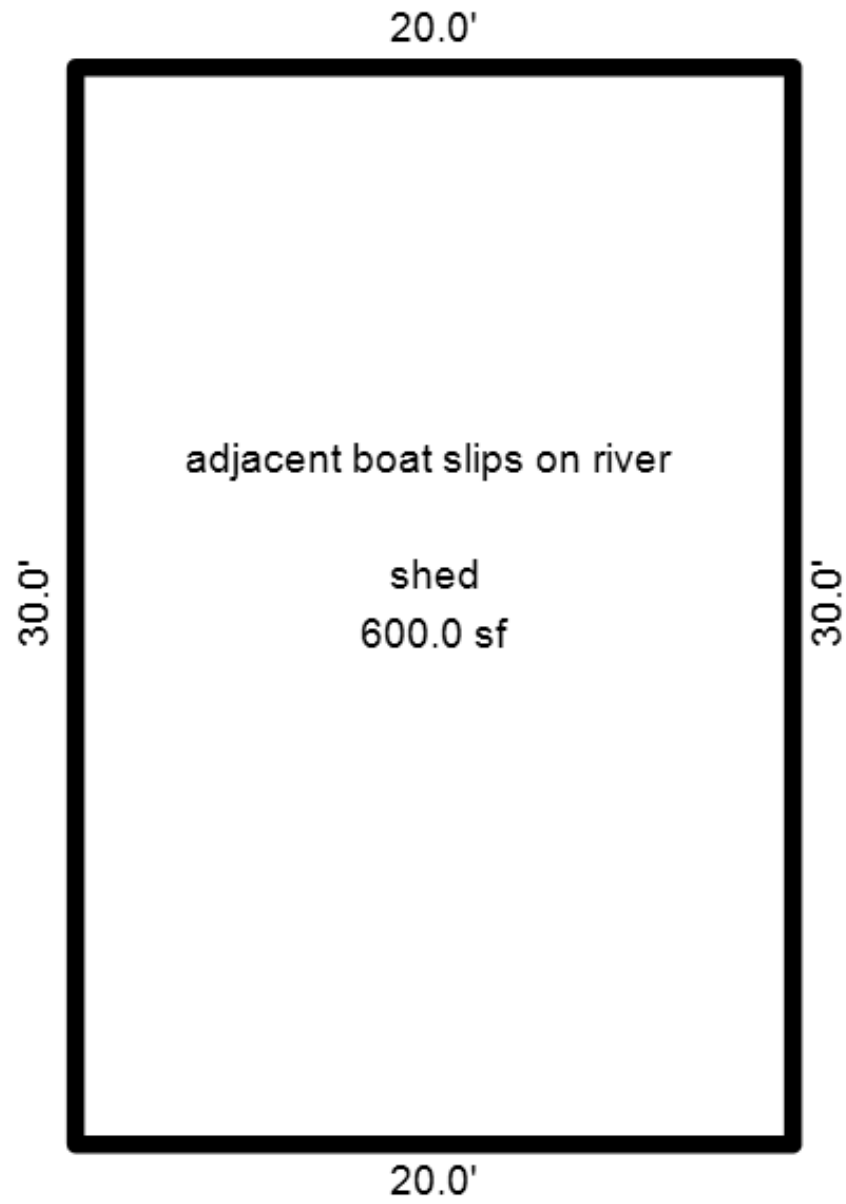
Desc. of Bldg/Section: BOAT SLIP COVER Calculator Occupancy: Sheds - Material Storage, 3 Wall				<<<<< Calculator Cost Computations >>>>>			
Class: S		Construction Cost		Class: S Quality: Low Cost		Stories: 1 Story Height: 8 Perimeter: 260	
Floor Area: 3,124		High		Above Ave.		Ave. X Low	
Gross Bldg Area: 26,924		** **		Calculator Cost Data ** **		Base Rate for Upper Floors = 21.28	
Stories Above Grd: 1		Quality: Low Cost		Heat#1: No Heating or Cooling		100	
Average Sty Hght : 8		Heat#2: No Heating or Cooling		Ave. SqFt/Story: 3124		0%	
Bsmnt Wall Hght		Ave. Perimeter: 260		Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%	
Depr. Table : 2%		*** Basement Info ***		Total Floor Area: 3,124		Base Cost New of Upper Floors = 66,479	
Effective Age : 25		Area:		Reproduction/Replacement Cost = 66,479		Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0	
Physical %Good: 60		Perimeter:		ECF (2201 COMMERCIAL)		1.600 => TCV of Bldg: 5 = 63,820	
Func. %Good : 100		Type:		Replacement Cost/Floor Area= 21.28		Est. TCV/Floor Area= 20.43	
Economic %Good: 100		Heat: Hot Water, Radiant Floor					
Year Built		* Mezzanine Info *					
Remodeled		Area #1:					
Overall Bldg Height		Type #1:					
Comments:		Area #2:					
		Type #2:					
		* Sprinkler Info *					
		Area:					
		Type: Low					
(1) Excavation/Site Prep:				(7) Interior:			
(2) Foundation:				(8) Plumbing:			
Footings		Many Above Ave.		Average Typical		Few None	
X Poured Conc		Brick/Stone		Block			
(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:				(11) Electric and Lighting:			
				(13) Roof Structure: Slope=0			
				(14) Roof Cover:			
				(39) Miscellaneous:			
				Outlets:			
				Fixtures:			
Few Average		Many Unfinished Typical		Few Average		Many Unfinished Typical	
(40) Exterior Wall:							
Thickness		Bsmnt Insul.					

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

Desc. of Bldg/Section: ADJ SLIPS Calculator Occupancy: Sheds - Material Storage, 4 Wall		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Average	
Floor Area: 600	Construction Cost		Stories: 1 Story Height: 10 Perimeter: 100
Gross Bldg Area: 26,924	High	Above Ave.	Ave. X Low
Stories Above Grd: 1	** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 33.37
Average Sty Hght : 10	Quality: Average		Adjusted Square Foot Cost for Upper Floors = 33.37
Bsmnt Wall Hght	Heat#1: Zoned A.C. Warm & Cooled Air 0%		Total Floor Area: 600 Base Cost New of Upper Floors = 20,022
Depr. Table : 2%	Heat#2: Zoned A.C. Warm & Cooled Air 0%		Reproduction/Replacement Cost = 20,022
Effective Age : 25	Ave. SqFt/Story: 600		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Physical %Good: 60	Ave. Perimeter: 100		Total Depreciated Cost = 12,013
Func. %Good : 100	Has Elevators:		
Economic %Good: 100	*** Basement Info ***		<<<<< Segregated Cost Computations >>>>>
2014 Year Built	Area:		Costs taken from Segregated Cost Section 2: Multiples & Motels
Remodeled	Perimeter:		
	Type:		Item Description Cost # or Height Storys
	Heat: Hot Water, Radiant Floor		Col. Rate SqFt Adj. Adj. Cost
Overall Bldg Height	* Mezzanine Info *		Total Cost New = 0
Comments:	Area #1:		Architectural Multiplier: 0.00
	Type #1:		Reproduction/Replacement Cost = 0
	Area #2:		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
	Type #2:		Total Depreciated Cost = 0
	* Sprinkler Info *		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 6 = 19,221
	Area:		Replacement Cost/Floor Area= 33.37 Est. TCV/Floor Area= 32.04
	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	Many Above Ave.	Few Average		Thickness Bsmnt Insul.
Brick/Stone	Average Typical	Many Unfinished		
Block	Few None	Typical		
(3) Frame:	Total Fixtures	Flex Conduit		
	3-Piece Baths	Rigid Conduit		
	2-Piece Baths	Armored Cable		
	Shower Stalls	Non-Metalic		
	Toilets	Bus Duct		
(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***

Desc. of Bldg/Section: AT RD 100'X50'
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 5,000
 Gross Bldg Area: 26,924
 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:
 ALUM SIDED STORAGE: S
 DUNNS FARM EAST OF MAIN
 REPAIR GARAGE - OLD
 BLDGS

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: 5000					
Ave. Perimeter: 300					
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,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 300

Base Rate for Upper Floors = 22.31

Adjusted Square Foot Cost for Upper Floors = 22.31

Total Floor Area: 5,000 Base Cost New of Upper Floors = 111,550

Reproduction/Replacement Cost = 111,550

Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 39,043

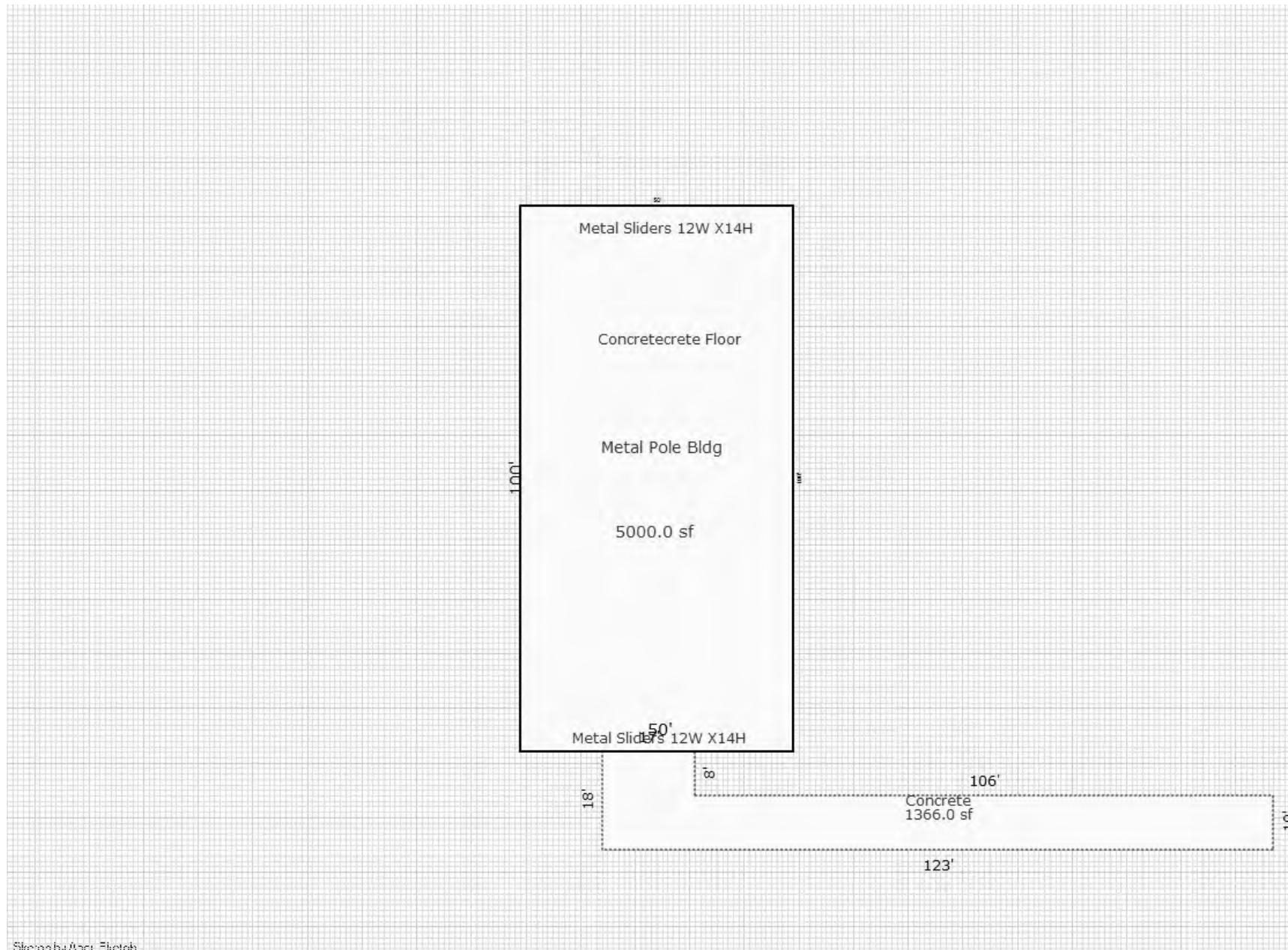
<<<<< Segregated Cost Computations >>>>>

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

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New = 0				
Architectural Multiplier: 0.00				
Reproduction/Replacement Cost = 0				
Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 0				
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 7 = 62,468				
Replacement Cost/Floor Area= 22.31 Est. TCV/Floor Area= 12.49				

(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 Average	Unfinished Typical	Unfinished Typical					
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metallic				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											
(6) Ceiling:				Coal Stoker											
				Hand Fired Boiler											

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



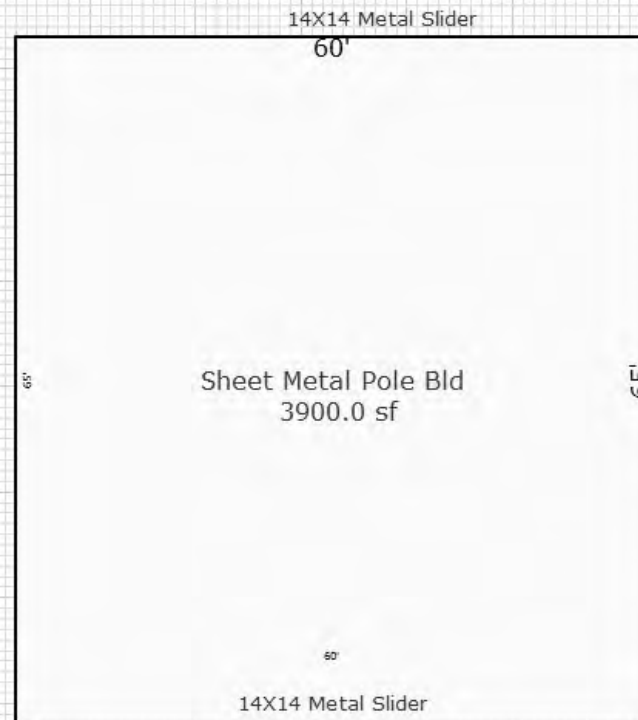
Sketch by Asst. Engineer

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

Desc. of Bldg/Section: SOUTH BLDG@RD 60'X65' Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>																																				
Class: D,Pole		Class: D,Pole Quality: Average																																				
Floor Area: 3,900 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Stories: 1 Story Height: 12 Perimeter: 250																																				
Depr. Table : 4% Effective Age : 30 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 22.60 Adjusted Square Foot Cost for Upper Floors = 22.60																																				
2013 Year Built Remodeled		Total Floor Area: 3,900 Base Cost New of Upper Floors = 88,140																																				
Overall Bldg Height		Reproduction/Replacement Cost = 88,140																																				
Comments:		Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 30,849																																				
Construction Cost		<<<<< Segregated Cost Computations >>>>>																																				
<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	Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																															
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: 3900 Ave. Perimeter: 250 Has Elevators:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">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> <tr> <td colspan="7" style="text-align: right;">Reproduction/Replacement Cost = 0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	Total Cost New = 0							Reproduction/Replacement Cost = 0							Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0							Total Depreciated Cost = 0						
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost																																
Total Cost New = 0																																						
Reproduction/Replacement Cost = 0																																						
Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0																																						
Total Depreciated Cost = 0																																						
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Architectural Multiplier: 0.00																																				
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0																																				
* Sprinkler Info * Area: Type: Average		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 8 = 49,358 Replacement Cost/Floor Area= 22.60 Est. TCV/Floor Area= 12.66																																				


(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				Few Average	
(3) Frame:		Total Fixtures			Urinals						Many Average	Many Average
		3-Piece Baths			Wash Bowls						Unfinished Typical	Unfinished Typical
(4) Floor Structure:		2-Piece Baths			Water Heaters			(40) Exterior Wall:				
		Shower Stalls			Wash Fountains						Thickness	Bsmnt Insul.
(5) Floor Cover:		Toilets			Water Softeners			(13) Roof Structure: Slope=0				
		(9) Sprinklers:			(10) Heating and Cooling:							
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:							

*** 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: INDUSTRIAL-IMPROV		Zoning: AG (*)	Building Permit(s)	Date	Number	Status				
5615 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 43								
CONSUMERS ENERGY PROPERTY ACCOUNTING EP9-282 ONE ENERGY PLAZA JACKSON MI 49201-9938		2024 Est TCV 95,003										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 3301.3301 INDUSTRIAL							
PRT OF NW 1/4 OF SW 1/4 SEC 24 BEG ON NLY LN HWY 616 AT PT 33 FT E OF C/L FISHER RD IF FISHER RD WERE EXTENDED N TO E-W 1/4 LN TH N ALG E LN OF PROPOSED EXT OF FISHER RD 100 FT TH E AT RIGHT ANGLE TO E LN FISHER RD 100 FT TH S 140.65 FT TO NLY LN HWY 616 TH WLY ALG NLY LN HWY 616 108.05 FT TO POB SEC 24 T29N R14W .28 A M/L.		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 100.00 124.35 1.0000 0.0000 0 100* 0 VOL III CH IND SITE 12435 SqFt 7.48000 100 RATE ADJ FOR ZONING & SIZE: * denotes lines that do not contribute to the total acreage calculation. 100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 93,014								
Comments/Influences		Dirt Road		Land Improvement Cost Estimates								
NOT BIG ENOUGH FOR WELL/DRAINFIELD		Gravel Road		Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.25 1240 50 1,395 Fencing: Wire Mesh, #9 3.84 168 50 322 Fencing: Gates, Mesh, 5' 545.48 1 50 272 Total Estimated Land Improvements True Cash Value = 1,989								
		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
PSC 11/30/2020 INSPECTED		2024		46,500		2024	46,500	1,000	47,500			9,983C
TPC 12/21/2016 INSPECTED		2023		32,600		2023	32,600	1,000	33,600			9,508C
TPC 12/02/2015 INSPECTED		2022		30,200		2022	30,200	1,300	31,500			9,056C
		2021		30,200		2021	30,200	1,200	31,400			8,767C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOPER VERLYN F & KATHRYN	COOPER VERLYN F & KATHRYN	0	06/27/2002	QC	09-FAMILY	661P669	OTHER	0.0
COOPER FRED & SARA H&W	COOPER VERLYN F & KATHRYN	8,000	02/16/1976	WD	09-FAMILY	182P449	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5815 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 43					
COOPER VERLYN F & KATHRYN B STENHOLM MARK D & JULIE K 4935 ELMWOOD MUSKEGON MI 49441	2024 Est TCV 725,106 TCV/TFA: 719.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
			Description	Frontage	Depth	Value
L661 P669/02 PRT SEC 24 COM 1172 FT E OF SW SEC COR TH N 10 DEG W ALONG C/L HWY 1254 FT TO POB TH N 80 DEG E 300 FT TO BANK CRYSTAL RIVER TH N 10 DEG W 66 FT TH S 80 DEG W 300 FT TO C/L HWY TH S 10 DEG W 66 FT TO POB RESERVING LIFE ESTATE TO KATHRYN B COOPER SEC 24 T29N R14W. 0.45 A M/L.	X		Dirt Road	66.00	300.00	486,270
	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	243,100	119,500	362,600			91,962C
Rolling	2023	132,000	90,100	222,100			87,583C
Low	2022	80,000	73,900	153,900			83,413C
High	2021	80,000	71,400	151,400			80,749C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

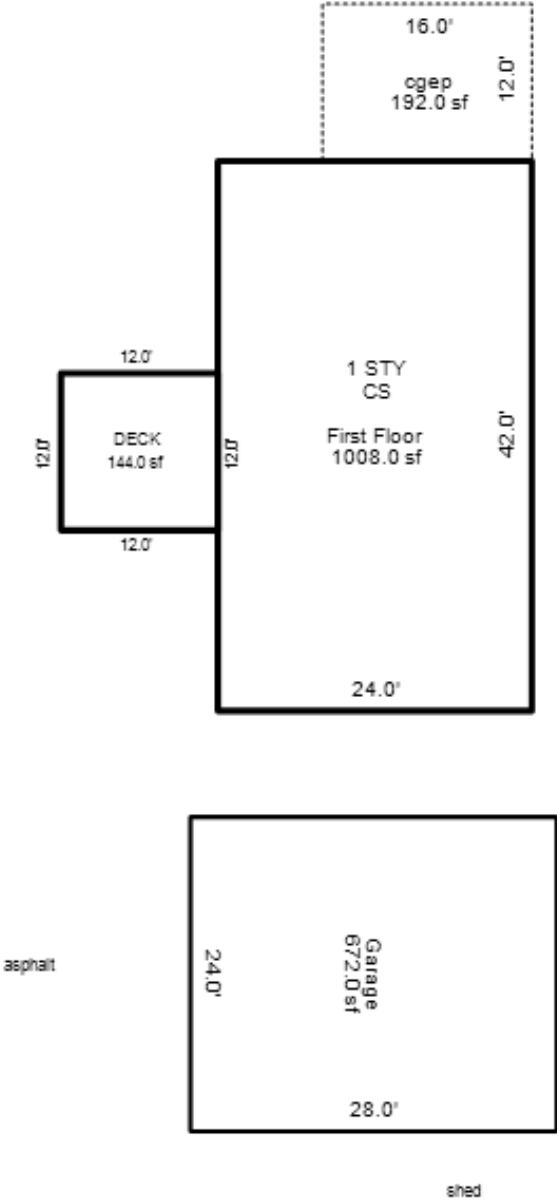
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/24/2023	INSPECTED	2024	243,100	119,500	362,600			91,962C
TPC	05/18/2016	INSPECTED	2023	132,000	90,100	222,100			87,583C
TPC	10/08/2015	INSPECTED	2022	80,000	73,900	153,900			83,413C
			2021	80,000	71,400	151,400			80,749C

*** 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	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 192 144	Type CGEP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 25 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		Class: D Effec. Age: 40 Floor Area: 1,008 Total Base New : 162,678 Total Depr Cost: 90,674 Estimated T.C.V: 235,752		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		Cls D Blt 1955	
Yr Built 1955	Remodeled 1984	Ex	X	Ord	Min	120 Amps Service		No. of Elec. Outlets		Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing		Building Areas			
Room List		Doors	Solid	X	H.C.	(12) Electric		Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost			
5	Basement	(5) Floors		(6) Ceilings		(12) Electric		Many X Ave. Few		1 Story Siding Crawl Space 1,008		Total: 112,733 67,639	
1	1st Floor	Kitchen: Tile Other: Carpeted Other:		X Drywall		1		Average Fixture(s)		Other Additions/Adjustments			
3	Bedrooms	No./Qual. of Fixtures		X Drywall		1		3 Fixture Bath		Plumbing			
(1) Exterior		Ex. X Ord. Min		X Drywall		1		2 Fixture Bath		Average Fixture(s)		1 1,054 632	
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		X Drywall		1		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			
(2) Windows		Many X Large Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1000 Gal Septic		1 4,384 2,630	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement		1		Water Well, 100 Feet		Porches		1 5,662 3,397	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		CGEP (1 Story)		192 9,825 5,895	
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		1		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		Treated Wood 144 3,285 1,971	
X	Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 19,804 4,951 *	
Chimney: Brick		Lump Sum Items:				1		Average Fixture(s)		Built-Ins		Appliance Allow. 1 1,685 1,011	
						1		3 Fixture Bath		Fireplaces		Interior 1 Story 1 4,246 2,548	
						1		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		Notes:		Totals: 162,678 90,674	
						1		Water Well, 100 Feet		ECF (4082 FISHER LAKE) 2.600 => TCY:		235,752	

*** 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.
IHME ROBERT N JR & RANAE	IHME ROBERT N JR & RANAE	0	06/02/2017	WD	09-FAMILY	1299P100	PROPERTY TRANSFER	0.0
IHME ROBERT N & RANAE M	IHME ROBERT N JR & RANAE	0	04/17/2014	WD	09-FAMILY	1196P491	DEED	0.0
LAIRD RAYMOND TRUST	IHME ROBERT N & RANAE M	325,000	05/05/2004	WD	03-ARM'S LENGTH	802:949	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5865 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		SHED	10/14/2023	LU23-32	0%
	P.R.E. 100% 01/11/2005		Mechanical	04/07/2016	PM16-0215	
Owner's Name/Address	MAP #: 43		Mechanical	12/03/2014	PM14-0615	
IHME ROBERT N JR & RANAE M PO BOX 407 GLEN ARBOR MI 49636	2024 Est TCV 1,883,254 TCV/TFA: 694.42		Plumbing	12/03/2014	PP14-0271	

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value

L100 P388 L559 P611/00 L802 P949/04 L819 P755/04 2005 DESCR REVISED PRT OF GOVT LOT 3 SEC 24 COM SW SEC COR TH S 87 DEG 36'25" E ALG S SEC LN 1171.41 FT (ALSO REC S 87 DEG 39'20" E 1170.46 FT & E 1172 FT) TO C/L FISHER RD TH N 10 DEG 00'00" W ALG SD C/L 939.56 FT (ALSO REC AS 939.40 FT & 954.41 FT) FOR POB TH CONT N 10 DEG 00'00" W ALG C/L 150 FT TH N 80 DEG 03'18" E 328.57 FT (ALSO REC AS N 80 DEG 00'00" E 328.64 FT & 333.3 FT) TO TRAVERSE LN ALG SHR FISHER LAKE TH S 25 DEG 20'56" E ALG SD TRAVERSE LN 121.08 FT	Dirt Road		GROUP A 7000/	100.00	395.74	1.0276 0.9432 7000 100 678,458
	Gravel Road		GROUP A 7000/	21.08	395.74	1.0276 0.9432 7000 50 SURPLUS: ZONING 100 ft 7
	Paved Road		121 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 749,967			

Tax Description	Public Improvements	Land Improvement Cost Estimates			
	Water	Description	Rate	Size % Good	Cash Value
	Sewer	Dock: Light posts	48.91	80 50	1,956
	Electric	D/W/P: Asphalt Paving	3.71	4300 0	0
	Gas	Residential Local Cost Land Improvements			
	Curb	Description	Rate	Size % Good	Cash Value
	Street Lights	LAND IMPROVEMENTS 75	7,500.00	1 95	7,125
	Standard Utilities	Total Estimated Land Improvements True Cash Value = 9,081			
	Underground Utils.				

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

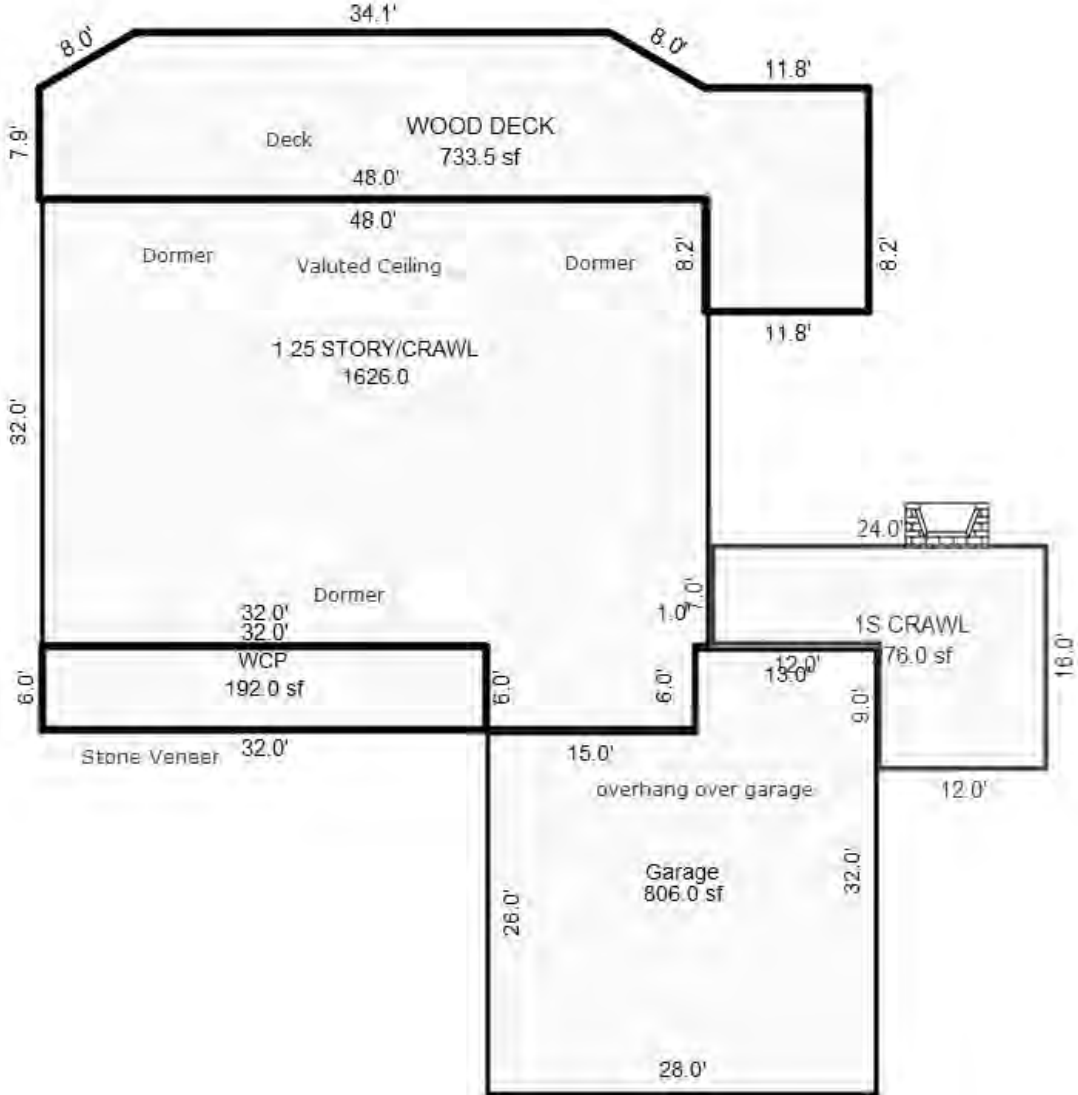
Who	When	What	2024	2023	2022	2021
			375,000	203,600	176,700	155,200
			566,600	427,200	350,000	338,300
			941,600	630,800	526,700	493,500
			433,713C	413,060C	393,391C	380,824C
		TPC 10/07/2015 INSPECTED				
		TPC 04/15/2015 INSPECTED				
		TPC 12/30/2014 INSPECTED				

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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	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 1 Direct-Vented Ga	Area 192 733	Type WCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: 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: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0																														
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	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: BC Effec. Age: 15 Floor Area: 2,712 Total Base New : 508,688 Total Depr Cost: 432,387 Estimated T.C.V: 1,124,206		Bsmnt Garage: Carport Area: Roof:																														
Building Style: 1.25 STORY		Ex X Ord Min		Size of Closets			Central Air Wood Furnace			E.C.F. X 2.600																																	
Yr Built 2004	Remodeled 2015	Lg X Ord Small		Doors Solid X H.C.			200 Amps Service																																				
Condition: Average				(5) Floors			(12) Electric																																				
Room List				Kitchen: Hardwood Other: Hardwood Other: Carpeted			No./Qual. of Fixtures																																				
Basement	1st Floor						Ex. X Ord. Min																																				
2nd Floor	3 Bedrooms						No. of Elec. Outlets																																				
(1) Exterior		X Drywall					Many X Ave. Few																																				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings					(13) Plumbing																																				
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1902 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																																				
(2) Windows		X Many X Large Avg. Avg. Few Small					14) Water/Sewer																																				
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 1 2000 Gal Septic																																				
(3) Roof		X Gable X Gambrel Hip Mansard Flat Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																																				
X	Asphalt Shingle	(9) Basement Finish																																									
Chimney: Stone		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																							
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004 (11) Heating System: Forced Air w/ Ducts Ground Area = 1902 SF Floor Area = 2712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <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>1,626</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>276</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>403</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>390,099</td> <td>331,584</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 64 3,069 2,609 Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 1 7,025 5,971 Water/Sewer 1000 Gal Septic 1 5,796 4,927 Water Well, 200 Feet 1 12,049 10,242 Porches WCP (1 Story) 192 10,433 8,868 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 806 49,392 41,983 Common Wall: 1 Wall 1 -3,205 -2,724 Door Opener 1 703 598 Built-Ins Appliance Allow. 1 4,088 3,475 Microwave 1 835 710 Self Clean Range 1 2,506 2,130 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,626			1 Story	Siding	Crawl Space	276			1 Story	Siding	Overhang	403			Total:				390,099	331,584
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1.25 Story	Siding	Crawl Space	1,626																																								
1 Story	Siding	Crawl Space	276																																								
1 Story	Siding	Overhang	403																																								
Total:				390,099	331,584																																						

*** 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.
AYLSWORTH KATHY A TRUST	GCMR REAL ESTATE LLC	7,370,000	03/21/2022	WD	19-MULTI PARCEL ARM'S LE	2022002145	PROPERTY TRANSFER	100.0
CRYSTAL HARBOR MARINA INC	AYLSWORTH KATHY A TRUST	525,000	09/17/2020	WD	32-SPLIT VACANT	2020005999	PROPERTY TRANSFER	100.0

Property Address: S DUNNS FARM RD
 Class: COMMERCIAL-VACANT Zoning: COM (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 43

Owner's Name/Address: GCMR REAL ESTATE LLC
 6391 S LAKE ST
 GLEN ARBOR MI 49636

2024 Est TCV 649,884

Improved X Vacant Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	<Site Value C>					0	100		0
Gravel Road	2000 COMME COMM WATERFRONT	53143	SqFt	10.00000		100		LARGER PARCEL INFL & LOCATIO	
Paved Road	2000 COMME BOAT SLIP USE		5	SqFt	20000.00000	100			100,00
Storm Sewer	1.22 Total Acres Total Est. Land Value =								631,432
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description: 2020005999 PARCEL A DESCRIBED AS THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07''E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07''E 285.50 FEET; THENCE



THENCE TO THE POINT OF UING ALONG SAID 110.90 FEET; 5 FEET; THENCE THENCE ALONG AN NE OF THE CRYSTAL FEET; THENCE N ON FILE***

CONDITIONAL SPLIT EVIE BY T ANY PROPOSED EIR STANDARDS RMITS."

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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	315,700	9,200	324,900			256,830C
2023	236,000	8,600	244,600			244,600S
2022	236,000	2,000	238,000			238,000S
2021	236,000	1,800	237,800			237,800S

*** 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 HARBOR MARINA INC	IHME INVESTMENS LLC	625,000	09/11/2020	WD	32-SPLIT VACANT	2020005899	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
IHME INVESTMENS LLC PO BOX 407 GLEN ARBOR MI 49636	MAP #: 43					
	2024 Est TCV 842,670					

	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
		2000 COMME COMM WATERFRONT	69260	SqFt	10.00000	100	LARGER PARCEL INFL 692,60
		2000 COMME BOAT SLIP USE	7	SqFt	20000.00000	100	140,00
			1.59	Total Acres		Total Est. Land Value =	832,604

Tax Description
 2020005899 PARCEL B THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07" E 285.50 FEET; THENCE S78°32'07" E 308.52 FEET; THENCE



TO THE POINT OF UING ALONG SAID 10.90 FEET; 9 FEET; THENCE AVERSE LINE OF ER LAKE THENCE ALONG AN NE OF THE CRYSTAL 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	416,300	5,000	421,300			332,955C
2023	312,400	4,700	317,100			317,100S
2022	312,400	2,000	314,400			314,400S
2021	312,400	1,800	314,200			314,200S

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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 HARBOR MARINA INC	ANDERSON BRADLEY W TRUST	370,000	09/11/2020	WD	32-SPLIT VACANT	2020005900	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 43					
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ANDERSON BRADLEY W TRUST PO BOX 103 GLEN ARBOR MI 49636	2024 Est TCV 512,516					
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	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND		
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	Public Improvements	* Factors *			
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		2000 COMME COMM WATERFRONT	48787	SqFt	10.00000	100				487,872
		2000 COMME BOAT SLIP USE	1	SqFt	20000.00000	100				20,00
			1.12	Total Acres					Total Est. Land Value =	507,872

Tax Description

2020005900 PARCEL C THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07"E 285.50 FEET; THENCE S78°32'07"E 308.52 FEET; THENCE



TO THE POINT OF UING ALONG SAID 96.06 FEET; IATE TRAVERSE °20'21"W 271.38 TERMEDIATE RE OF LITTLE 135.33 FEET; N ON FILE***

CONDITIONAL SPLIT EVIE BY T ANY PROPOSED EIR STANDARDS RMITS."

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- 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

Who	When	What
-----	------	------

TPC 04/30/2021	INSPECTED	
TPC 05/06/2018	INSPECTED	
TPC 04/23/2014	INSPECTED	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	253,900	2,400	256,300			192,045C
2023	180,800	2,100	182,900			182,900S
2022	180,800	1,900	182,700			182,700S
2021	180,800	1,700	182,500			182,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GERGOSIAN EDWARD M	EQUITY TRUST COMPANY FBO	368,000	06/25/2020	QC	03-ARM'S LENGTH	2020003835	PROPERTY TRANSFER	100.0
HOEKENGA SUSAN J	GERGOSIAN EDWARD M	1	06/09/2020	QC	09-FAMILY	2020003834	OTHER	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
EQUITY TRUST COMPANY FBO GILLULA WILLIAM E IRA 107 WATERS EDGE DR JUPITER FL 33477	MAP #: 43					
	2024 Est TCV 742,859					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 7000/	100.00	324.17	0.8902 0.8973	7000 100 559,141
			FISHER C 4000/	115.00	324.17	0.8902 0.8973	4000 50 SURPLUS: ZONING 100' & WET
			215 Actual Front Feet, 1.60 Total Acres				Total Est. Land Value = 742,859

Tax Description
L284 P828 L307 P389-394 L336 P649/92 PRT OF GOVT LOT 2 SEC 24 COM W 1/4 COR SD SEC TH ALG W SEC LN S 0 DEG 36'30" W 21.12 FT TH S 45 DEG 0' E 1033.56 FT TH S 75 DEG 30' E 285.50 FT TH S 79 DEG 44' E 308.52 FT TH S 62 DEG 27' E 503.12 FT FOR POB TH ALG C/L CO RD 675 S 62 DEG 27' E 342 FT TH S 55 DEG 21'10" W 264.95 FT TO SHR FISHER LAKE TH ALG SD SHR N 81 DEG 58' W 75.64 FT TH N 66 DEG 47'30" W 65.39 FT TH S 85 DEG 52' W 73.97 FT TH LEAVING SD SHR ALG LEFT BANK TUCKER CREEK N 21 DEG 36'20" E 145.77 FT TH ALG SD BANK N 26

- 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**
- Level
 - Rolling
 - Low
 - High
 - Landscaped
 - X Swamp
 - X Wooded
 - 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	371,400	0	371,400			150,900C
2023	220,700	0	220,700			143,715C
2022	149,000	0	149,000			136,872C
2021	132,500	0	132,500			132,500S

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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.									
PALEN GREGORY C & SUE A	PALEN GREGORY C & SUE A T	0	03/14/2022	WD	09-FAMILY	2022001844	DEED	0.0									
PALEN GRANT T & LINDA J	PALEN GRANT T & LINDA J T	0	03/14/2022	WD	09-FAMILY	2022001845	DEED	0.0									
ALLEN ELLEN C TRUST NO 1	ALLEN HERBERT A JR & ELLE	0	12/29/2021	QC	09-FAMILY	2022000524	PROPERTY TRANSFER	0.0									
PALEN G&L & ALLEN H&E & P	PALEN GRANT & LINDA & ALL	0	12/29/2021	QC	09-FAMILY	2022000525	PROPERTY TRANSFER	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status					
5910 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 44		2024 Est TCV 1,175,123 TCV/TFA: 670.35									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 FISHER LAKE											
PALEN GRANT T & LINDA J TRUST & PALEN GREGORY C & SUE A TRUST 8102 W JUDDVILLE RD ELSIE MI 48831		Public Improvements		* Factors *		WITH WETLANDS											
Tax Description		Dirt Road		Description		Frontage		Depth		* Factors *		Rate %Adj. Reason		Value			
L293 P956 L381 P578 DC L473 P461/98 L473 P462/98 PRT GOVT LOT 1 BEG 311.7 FT N & 181.3 FT W OF MEANDER COR ON E END FISHER LK ON S SEC LN TH N 62 DEG 45' E 511.3 FT TO C/L HWY TH N 30 DEG W 165 FT TH S 62 DEG 45' W 519.5 FT TO SHR TH SELY ALG SHR TO POB SEC 24 T29N R14W 1.95 A M/L.		X Gravel Road		GROUP A 7000/		100.00		515.00		0.9511 1.0074		7000 100		670,687			
Comments/Influences		X Paved Road		FISHER C 4000/		65.00		515.00		0.9511 1.0074		4000 50 SURPLUS: ZONING 100 FT 12		165 Actual Front Feet, 1.95 Total Acres Total Est. Land Value = 795,243			
		X Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
		X Sidewalk		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value					
		X Water		LAND IMPROVEMENTS 15				1,500.00		1 100		1,500					
		X Sewer		Total Estimated Land Improvements True Cash Value =				1,500		100		1,500					
		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			
		Who		When		What		2024		397,600		190,000		587,600		128,936C	
		TPC 04/01/2015 INSPECTED		2023		228,800		143,000		371,800				122,797C			
		WAS 11/03/2007 INSPECTED		2022		189,900		117,100		307,000				116,950C			
				2021		165,600		113,200		278,800				113,214C			



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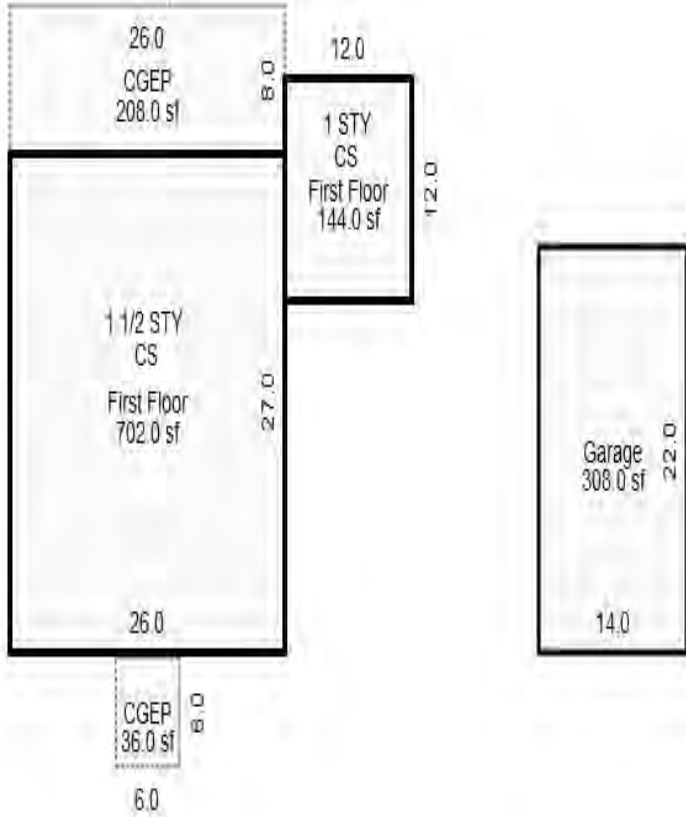
*** Information herein deemed reliable but not guaranteed***

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 208 36 150	Type CGEP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 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		X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets													
Yr Built 1940	Remodeled 0	Ex	X Ord	Min													
Condition: Average		Lg		X Ord	Small												
Room List		Doors	Solid	X H.C.													
Basement 4 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation	(7) Excavation															
(2) Windows		Basement: 0 S.F. Crawl: 846 S.F. Slab: 0 S.F. Height to Joists: 0.0															
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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish														
X	Asphalt Shingle	(10) Floor Support															
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
		Joists: 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 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 Air w/ Ducts															
		Ground Area = 846 SF Floor Area = 1197 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55															
		Building Areas															
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost										
		1.5 Story	Siding	Crawl Space	702												
		1 Story	Siding	Crawl Space	144												
		Total:				130,652	71,858										
		Other Additions/Adjustments															
		Plumbing															
		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															
		CGEP (1 Story)			208	11,660	6,413										
		CGEP (1 Story)			36	3,629	1,996										
		Deck															
		Treated Wood			150	3,444	1,894										
		Garages															
		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
		Base Cost			308	13,398	7,369										
		Built-Ins															
		Appliance Allow.			1	1,989	1,094										
		Fireplaces															
		Interior 2 Story			1	6,042	3,323										
		Totals:				182,558	100,406										
		Notes:															
		ECF (4082 FISHER LAKE) 2.600 => TCY:															

*** 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 136 120 24 21	Type CGEP (1 Story) WPP 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:	136	CGEP (1 Story)	E.C.F. X 2.600	Bsmnt Garage:						
	Mobile Home														0	Front 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: D Effec. Age: 45 Floor Area: 556 Total Base New : 82,042 Total Depr Cost: 45,125 Estimated T.C.V: 117,324	Storage Area: No Conc. Floor:
	Town Home														0	Other Overhang				
Duplex	Drywall Paneled	Plaster Wood T&G	Ex	Ord	Min	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	Notes: ECF (4082 FISHER LAKE) 2.600 => TCV: 117,324											
A-Frame										Size of Closets Lg Ord Small	Doors	Solid	H.C.	(12) Electric 0 Amps Service	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:				
Wood Frame	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	(6) Ceilings	(7) Excavation Basement: 0 S.F. Crawl: 556 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: Unsupported Len: Cntr.Sup:													
Building Style: 1 STORY								Condition: Average	Yr Built 1920	Remodeled 0	Room List	(1) Exterior	(2) Windows Many Avg. Few Large Avg. Small	(3) Roof Gable Hip Flat Gambrel Mansard Shed	Chimney:					
Insulation	(2) Windows Many Avg. Few Large Avg. Small	(3) Roof Gable Hip Flat Gambrel Mansard Shed	Chimney:																	

*** 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.
DUNLOP PETER R & RAONA L	MCFERREN DOUGLAS K & KATH	650,000	07/08/2021	WD	03-ARM'S LENGTH	2021005491	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5991 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	12/07/2023	PB23-0394	80%
Owner's Name/Address	P.R.E. 0%		Mechanical	08/21/2023	PM23-0710	100% FINIS
MCFERREN DOUGLAS K & KATHRYN C 4708 N 68TH PLACE SCOTTSDALE AZ 85251	MAP #: 43		Plumbing	08/21/2023	PP23-0262	100% FINIS
	2024 Est TCV 692,297 TCV/TFA: 1179.38		Electrical	08/11/2023	PE23-0560	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			GROUP A 7000/	100.00	157.50	565,274
			100 Actual Front Feet,	0.36 Total Acres		565,274

Tax Description	Rate	Size % Good	Cash Value
L229 P240 PRT GOVT LOT 3 BEG AT PT ON S LINE SEC 1610.56 FT S 88 DEG 03' E OF & 354.5 FT N 58 DEG 02' E OF SW COR SEC 24 TH N 58 DEG 02' E 102.25 FT TH S 47 DEG E 147.0 FT TO SHORE FISHER LAKE TH S 43 DEG W ALONG SHORE 100 FT TH N 47 DEG W 168.0 FT TO BEGINNING. SEC 24 T29N R14W .50 A.	27.08	160 50	2,166
Comments/Influences	Total Estimated Land Improvements True Cash Value = 2,166		



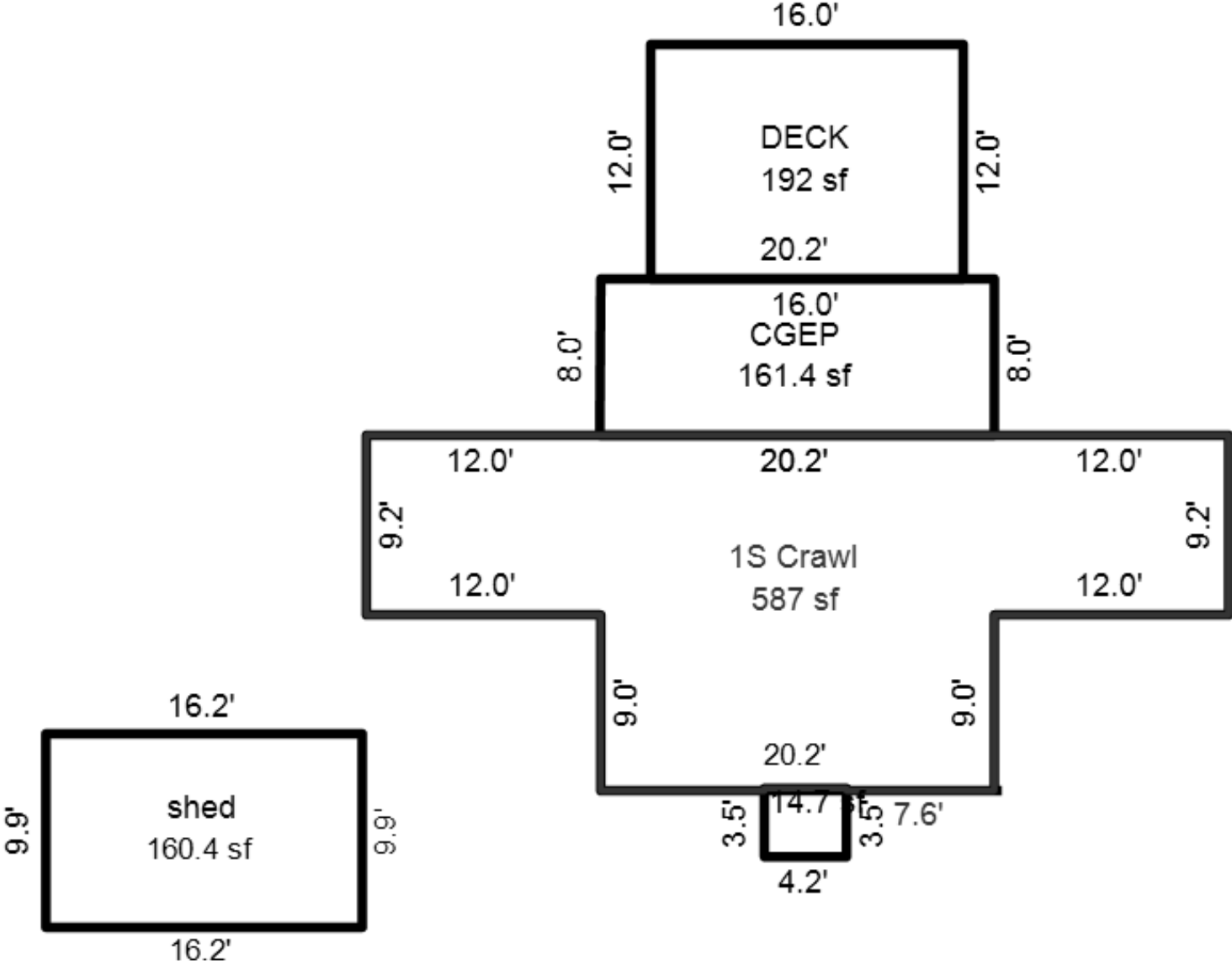
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Topography of Site						
Level						
Rolling						
Low						
High						
Landscaped						
Swamp						
X Wooded						
Pond						
X Waterfront						
Ravine						
Wetland						
Flood Plain						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who	When	What	2024			218,980C
TPC 11/07/2023	INSPECTED		2023			172,100S
TPC 05/09/2019	INS		2022			165,300S
WAS 11/12/2007	INSPECTED		2021			60,412C

*** 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 Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 161 14 192	Type WGEP (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 Forced Air w/o Ducts X 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 +10 Effec. Age: 26 Floor Area: 587 Total Base New : 129,788 Total Depr Cost: 48,022 Estimated T.C.V: 124,857			E.C.F. X 2.600		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 (11) Heating System: Forced Air w/ Ducts Ground Area = 587 SF Floor Area = 587 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/50/100/100/37			Cls C 10 Blt 1920						
Yr Built 1920	Remodeled 2023	Ex	X	Ord		Min	100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments									
Room List		Doors		Solid		H.C.	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 Average Fixture(s) Water/Sewer Solar Water Heat Water Well, 100 Feet			Total: 93,067 34,434						
3	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric			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 WGEP (1 Story) WCP (1 Story)			Deck Treated Wood		Built-Ins Appliance Allow. Fireplaces Prefab 1 Story		Totals: 129,788 48,022		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Notes:					ECF (4082 FISHER LAKE) 2.600 => TCV: 124,857				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Insulation	(8) Basement		X Ave.			Lump Sum Items:												
(2) Windows		Basement: 0 S.F. Crawl: 587 S.F. Slab: 0 S.F. Height to Joists: 0.0		Few															
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
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															
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Joists: Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																

*** 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: S MILLER HILL RD
 Class: RESIDENTIAL-VACAN Zoning: REC (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 43

Owner's Name/Address: GLEN ARBOR TOWNSHIP
 TOWNSHIP PARK
 PO BOX 276
 GLEN ARBOR MI 49636

2024 Est TCV 0

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 4019 SEC 1 13000 40.00 Acres 13000 100 520,000 40.00 Total Acres Total Est. Land Value = 520,000

Tax Description: L74 P137 NE 1/4 OF SE 1/4 SEC 24 T29N R14W 40 A.
 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



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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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUPONT ANDRA P & OLIVIA J	DUPONT OLIVIA J TRUST	0	10/18/2006	WD	03-ARM'S LENGTH	922:933	OTHER	0.0
SIEBANTHALER ET AL	DUPONT	335,000	11/22/1994	WD	03-ARM'S LENGTH	397:106	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5976 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/29/2023	PM23-0734	100% FINIS
	P.R.E. 87% 10/18/2005		Res. Garage, Detached	06/28/2006	PB06-0278	
Owner's Name/Address	MAP #: 44		COVERED PORCH	06/09/2006	2062-06	100% FINIS
DUPONT OLIVIA J TRUST 5976 S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 3,084,902 TCV/TFA: 572.02		Res. Porch/Deck	08/09/2005	PB05-0412	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE										
			* Factors *				WITH WETLANDS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L280 P124 L391 P703 L397 P106-107/94 BEG AT MEANDER COR ON E SHR FISHER LAKE BET SEC 24 & 25 TH NWLY ALG SHR TO PT ON SHR 165 FT N & 105.8 FT W FR POB TH N 62 DEG 45' E 518.7 FT TO CEN HWY TH S 35 DEG E ALG HWY 494 FT TO INT SEC LINE BET SEC 24 & 25 TH W 628 FT TO POB SEC 24 T29N R14W 5 A.	X		Dirt Road	100.00	1000.10	0.9110	1.1892	7000	100		758,379		
	X		Gravel Road	96.00	1000.10	0.9110	1.1892	7000	50	SURPLUS: ZONING	100 ft 36		
	X		Paved Road	196 Actual Front Feet, 4.50 Total Acres							Total Est. Land Value =	1,122,400	
	X		Storm Sewer	Land Improvement Cost Estimates									
	X		Sidewalk	Description							Rate	Size % Good	Cash Value
	X		Water	Gazebo(s): Standard							6,597.40	1 50	3,298
	X		Sewer	Residential Local Cost Land Improvements									
	X		Electric	Description							Rate	Size % Good	Cash Value
	X		Gas	LAND IMPROVEMENTS 75							7,500.00	1 100	7,500
	X		Curb	Total Estimated Land Improvements True Cash Value =									10,798
	X		Street Lights										
	X		Standard Utilities										
	X		Underground Utils.										



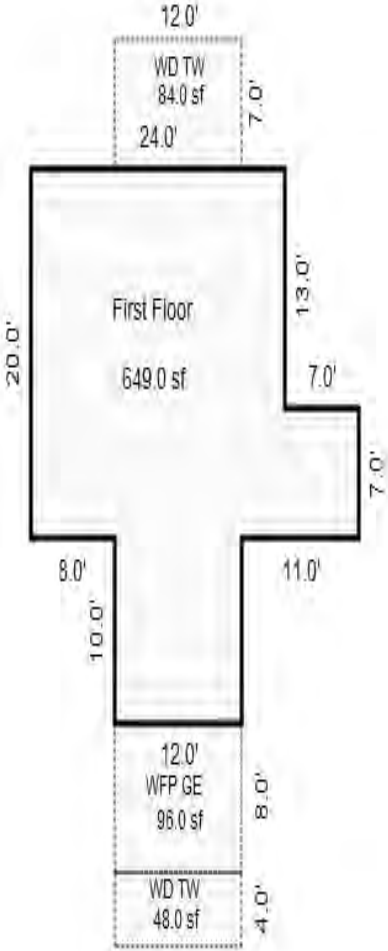
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							
	X Rolling	2024	561,200	981,300	1,542,500			730,288C
	X Low	2023	304,700	739,000	1,043,700			695,513C
	High	2022	215,600	605,100	820,700			662,394C
	Landscaped	2021	198,000	615,200	813,200			641,234C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	X Wetland							
	Flood Plain							
	Who When What							
	TPC 09/08/2023 INSPECTED							
	TPC 06/09/2016 INSPECTED							
	WAS 01/10/2009 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 1 Wood Stove Direct-Vented Ga		Area 96 WGEP (1 Story) 84 Treated Wood 48 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											
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1925	Remodeled 2006	Ex	X Ord	Min	Central Air Wood Furnace											
Condition: Average		Trim & Decoration		Size of Closets		(12) Electric										
Room List		Doors	Solid	X H.C.	120 Amps Service											
	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors		No./Qual. of Fixtures												
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other:	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family LOG										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.	X Ord.	Min	(11) Heating System: Wall/Floor Furnace									
(2) Windows		(7) Excavation		Many	X Ave.	Few	Ground Area = 649 SF Floor Area = 649 SF.									
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 649 S.F. Slab: 0 S.F. Height to Joists: 0.0			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Building Areas									
(3) Roof		(9) Basement Finish		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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 Pine Logs Crawl Space 649							
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Other Additions/Adjustments									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing									
				Lump Sum Items:			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									
							Built-Ins									
							Appliance Allow.									
							Fireplaces									
							Wood Stove									
							Notes: CABIN1									
							Totals:									
							ECF (4082 FISHER LAKE) 2.600 => TCV:									

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

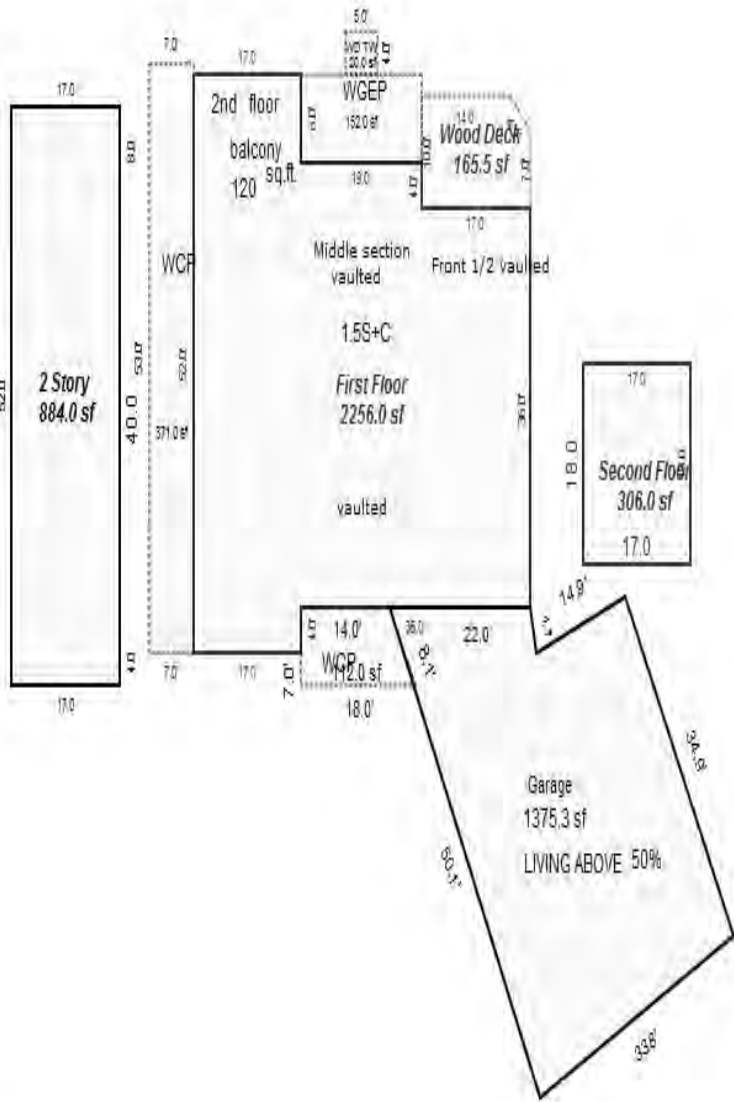


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*** Information herein deemed reliable but not guaranteed***

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: 2004 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1375 % 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		X	Drywall Paneled Plaster Wood T&G																																																																																											
Yr Built 2004	Remodeled 0	X	Ex Ord Min																																																																																											
Condition: Average			Trim & Decoration																																																																																											
Room List		X	Lg Ord Small																																																																																											
Basement 1st Floor 2nd Floor 4 Bedrooms			Doors X Solid H.C.		Central Air Wood Furnace																																																																																									
(1) Exterior			(5) Floors		(12) Electric																																																																																									
X			Kitchen: Hardwood Other: Hardwood Other:		200 Amps Service																																																																																									
X			(6) Ceilings		No./Qual. of Fixtures																																																																																									
X			X Drywall		Ex. X Ord. Min																																																																																									
(2) Windows			(7) Excavation		No. of Elec. Outlets																																																																																									
X	Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 2256 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few																																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing																																																																																									
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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																																																																																									
(3) Roof			(9) Basement Finish		(14) Water/Sewer																																																																																									
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 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: Stone			Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:																																																																																											
<p>Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B-10 Blt 2004</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 2256 SF Floor Area = 4071 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</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>2,256</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>687</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>580,367</td> <td>464,292</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <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 Brick Veneer</td> <td>300</td> <td>6,873</td> <td>5,498</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>4,378</td> <td>3,502</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>3,407</td> <td>2,726</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>10,749</td> <td>8,599</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>7,166</td> <td>5,733</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>6,288</td> <td>5,030</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,732</td> <td>5,386</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>371</td> <td>18,750</td> <td>15,000</td> </tr> <tr> <td>WGEP (1 Story)</td> <td>152</td> <td>17,834</td> <td>14,267</td> </tr> <tr> <td>WCP (1 Story)</td> <td>112</td> <td>7,665</td> <td>6,132</td> </tr> <tr> <td>Deck Treated Wood</td> <td>165</td> <td>4,145</td> <td>3,316</td> </tr> <tr> <td>Treated Wood</td> <td>20</td> <td>1,032</td> <td>826</td> </tr> <tr> <td>Balcony Wood Balcony</td> <td>120</td> <td>6,847</td> <td>5,478</td> </tr> </tbody> </table> <p>Garages</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	2,256			1 Story	Siding	Overhang	687			Total:				580,367	464,292	Item	Quantity	Unit Cost	Total Cost	Exterior Brick Veneer	300	6,873	5,498	Basement, Outside Entrance, Below Grade	1	4,378	3,502	Plumbing Average Fixture(s)	1	3,407	2,726	3 Fixture Bath	1	10,749	8,599	2 Fixture Bath	1	7,166	5,733	Water/Sewer 1000 Gal Septic	1	6,288	5,030	Water Well, 100 Feet	1	6,732	5,386	Porches WCP (1 Story)	371	18,750	15,000	WGEP (1 Story)	152	17,834	14,267	WCP (1 Story)	112	7,665	6,132	Deck Treated Wood	165	4,145	3,316	Treated Wood	20	1,032	826	Balcony Wood Balcony	120	6,847	5,478
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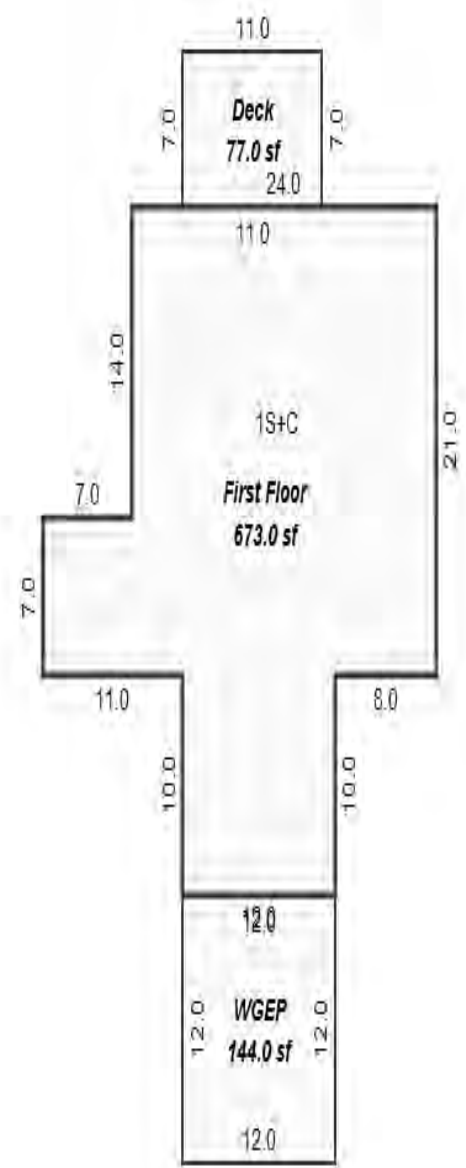


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage 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 144	Type WGEP (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:	77	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:										
	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	1	Class: CD Effec. Age: 45 Floor Area: 673 Total Base New : 103,178 Total Depr Cost: 56,747 Estimated T.C.V: 147,543					
Town Home		Drywall Paneled	Plaster Wood T&G	Trim & Decoration	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	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: 3 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 673 SF Floor Area = 673 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost	1 Story Siding Crawl Space 673	Total: 84,034 46,218	
Duplex	Wood Frame																							Ex
A-Frame		(4) Interior		X			(12) Electric		No./Qual. of Fixtures		Ex.		Ord.		Min		(13) Plumbing		Notes:		ECF (4082 FISHER LAKE) 2.600 => TCv: 147,543			
Building Style: 1 STORY		Trim & Decoration		X			0 Amps Service		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing							
Yr Built 1925	Remodeled 2006	Size of Closets		X			0 Amps Service		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing							
Condition: Average		Lg		Ord			Small			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing						
Room List		Doors		Solid			H.C.			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing						
Basement		(5) Floors		(12) Electric			0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min		(13) Plumbing		1 Average Fixture(s)					
1st Floor		Kitchen:		Other:			Other:		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1 3 Fixture Bath					
2nd Floor		Other:		Kitchen:			Other:		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Bedrooms		No. of Elec. Outlets		Many			Ave.		Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath									
(1) Exterior		(6) Ceilings		(12) Electric			0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min		(13) Plumbing		2 Fixture Bath					
Wood/Shingle		No. of Elec. Outlets		Many			Ave.		Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath									
Aluminum/Vinyl		No. of Elec. Outlets		Many			Ave.		Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath									
Brick		No. of Elec. Outlets		Many			Ave.		Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath									
Insulation		No. of Elec. Outlets		Many			Ave.		Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath									
(2) Windows		(7) Excavation		(12) Electric			0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min		(13) Plumbing		2 Fixture Bath					
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 673 S.F. Slab: 0 S.F. Height to Joists: 0.0			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Wood Sash		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Vinyl Sash		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Horiz. Slide Casement		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Double Glass		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Patio Doors		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Storms & Screens		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
(3) Roof		Lump Sum Items:		Notes:			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Gable		Notes:		ECF (4082 FISHER LAKE) 2.600 => TCv: 147,543			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Hip		ECF (4082 FISHER LAKE) 2.600 => TCv: 147,543		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Flat		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Asphalt Shingle		Lump Sum Items:		Notes:			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					
Chimney:		Notes:		ECF (4082 FISHER LAKE) 2.600 => TCv: 147,543			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		Many		Ave.		Few		(13) Plumbing		2 Fixture Bath					

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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-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5778 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	10/23/2023	PM23-0963					
Owner's Name/Address		P.R.E. 100% 04/26/2005			Mechanical	12/21/2020	PM20-0902	100% FINIS				
SCHACKNIES RUTH ANNETTE PO BOX 524 GLEN ARBOR MI 49636		MAP #: 43			Electrical	11/16/2020	PE20-0626	100% FINIS				
		2024 Est TCV 1,171,229 TCV/TFA: 622.33			SHED	10/29/2020	LU20-30	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements		* Factors * WITH WETLANDS								
L284 P829/88 L300 P278-280 L540 P093/00 DC L815 P117 L815 P118/04 PRT GOVT LOT 2 SEC 24 COM W 1/4 COR SD SEC TH ALG W SEC LN S 0 DEG 36' 30" W 21.12 FT TH S 45 DEG 0' E 1033.56 FT TH S 75 DEG 30' E 285.50 FT TH S 79 DEG 44' E 308.52 FT TH S 62 DEG 27' E 845.12 FT FOR POB TH ALG C/L CO RD 675 S 62 DEG 27' E 253.44 FT TO S 1/8 LN TH CONT ALG SD C/L S 65 DEG 08' 20" E 123.71 FT TH S 60 DEG 49' 50" W 296.11 FT TO SHR FISHER LK TH ALG SD SHR N 66 DEG 45' 40" W 126.32 FT TH N 55 DEG 58' W 129.15 FT TH N 44 DEG 46' 30" W 50.03 FT		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	FISHER C 4000/	200.00	290.00	0.8190	0.8727	4000	100		571,808
		X	Topography of Site	FISHER C 4000/	100.00	290.00	0.8190	0.8727	4000	50	SURPLUS: WETLANDS	142,952
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	300 Actual Front Feet, 2.00 Total Acres		Total Est. Land Value =		714,760				
				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		
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	357,400	228,200	585,600			301,891C	
		TPC 05/05/2021	INSPECTED		2023	268,000	172,300	440,300			287,516C	
		TPC 04/20/2017	INSPECTED		2022	306,700	133,400	440,100			273,825C	
		TPC 06/09/2016	INSPECTED		2021	268,200	122,400	390,600			262,271C	

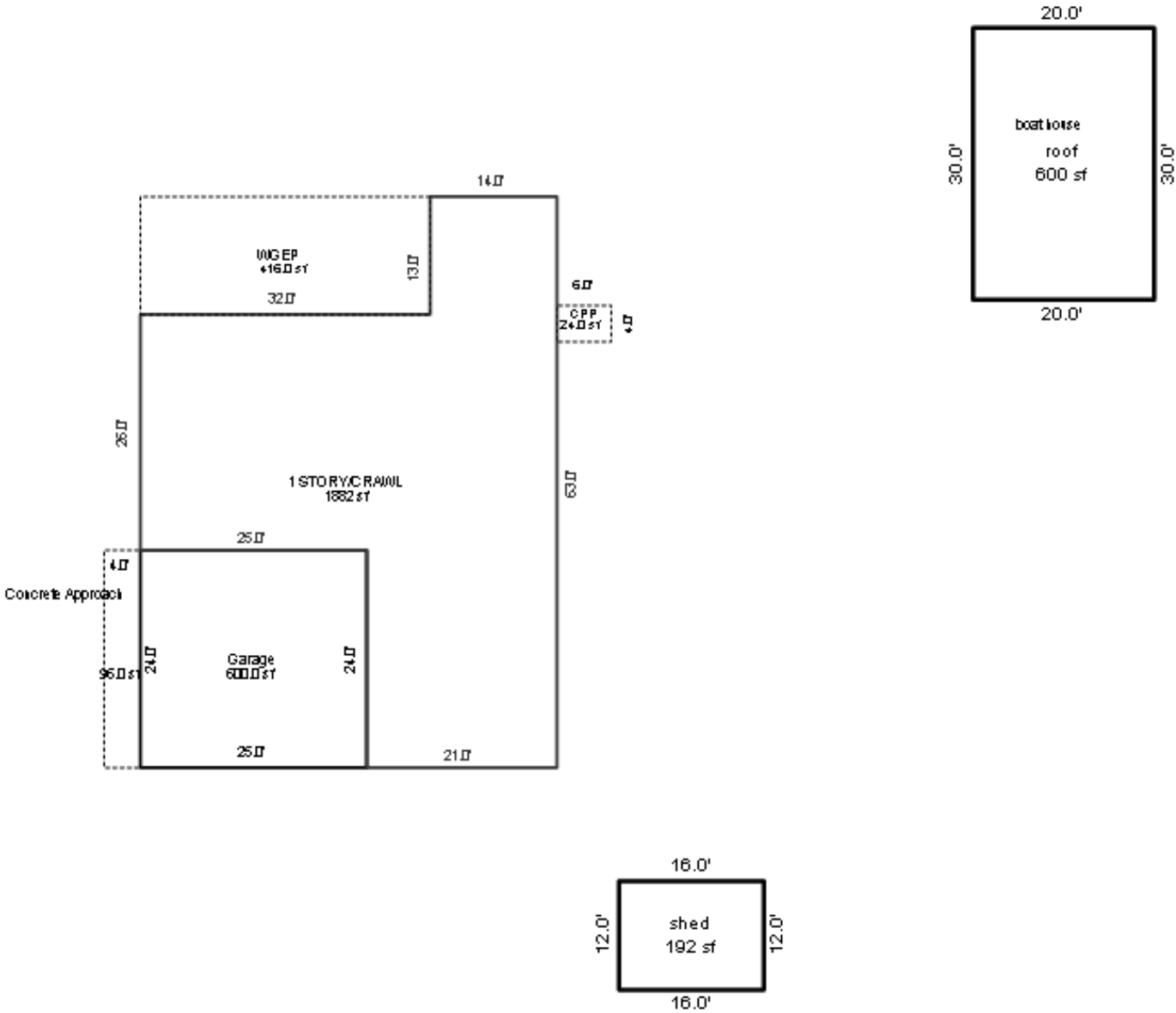


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County of Leelanau, Michigan

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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		Eavestrough	X	Gas		Oil		1	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 2005				
	Mobile Home	X	Insulation		Wood		Coal			Elec.	Steam	Cook Top			Interior 2 Story		16	WPP	Car Capacity: 2
	Town Home	0	Front Overhang		Forced Air w/o Ducts			Forced Air w/ Ducts			Garbage Disposal	2nd/Same Stack			600	Roof Cover Onl	Class: CD		
Duplex	0	Other Overhang	Forced Hot Water			Electric Baseboard			Bath Heater	Two Sided		Exterior 1 Story			Exterior: Siding				
A-Frame	(4) Interior			Forced Hot Water			Electric Ceil. Radiant			Vent Fan	Exterior 2 Story		Exterior 1 Story			Stone Ven.: 0			
X	Wood Frame		Drywall							Hot Tub	Prefab 1 Story		Prefab 2 Story			Common Wall: 1 Wall			
	Building Style: 1 STORY		X	Paneled						Unvented Hood	Heat Circulator		Raised Hearth			Foundation: 18 Inch			
	Yr Built 1958	Remodeled 2005								Vented Hood	Wood Stove		Finished?: Yes			Auto. Doors: 2			
	Condition: Average			Ex	X	Ord		Min		Intercom	Direct-Vented Ga		Mech. Doors: 0			Area: 600			
	Room List									Jacuzzi Tub	Class: CD		% Good: 0			Storage Area: 0			
	Basement									Jacuzzi repl.Tub	Effec. Age: 35		Floor Area: 1,882			No Conc. Floor: 0			
	4 1st Floor		(5) Floors			(12) Electric					Oven	Total Base New : 267,144		E.C.F.			Bsmnt Garage:		
	2nd Floor		Kitchen:							Microwave	Total Depr Cost: 173,642		X 2.600			Carport Area:			
	3 Bedrooms		Other: Hardwood							Standard Range	Estimated T.C.V: 451,469					Roof:			
	(1) Exterior		Other:							Self Clean Range									
X	Wood/Shingle		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls	CD	Blt	1958		
	Aluminum/Vinyl								(11) Heating System: Forced Heat & Cool										
	Brick								Ex.	X	Ord.								
X	Insulation		No. of Elec. Outlets			Many			X	Ave.									
	(2) Windows		(7) Excavation			(13) Plumbing			Building Areas										
	Many		Basement: 0 S.F.			1			Average Fixture(s)	Stories			Exterior	Foundation	Size	Cost	New	Depr. Cost	
X	Avg.	X	Crawl: 1882 S.F.			2			3 Fixture Bath	1 Story			Siding	Crawl Space	1,882	Total:	215,308	139,949	
	Few		Slab: 0 S.F.						Softener, Auto	Other Additions/Adjustments									
	Large		Height to Joists: 0.0						Softener, Manual	Plumbing									
X	Wood Sash		(8) Basement						Solar Water Heat	Average Fixture(s)			1			1,265	822		
	Metal Sash		Conc. Block						No Plumbing	3 Fixture Bath			1			3,969	2,580		
	Vinyl Sash		Poured Conc.						Extra Toilet	Water/Sewer			1			4,679	3,041		
	Double Hung		Stone						Extra Sink	1000 Gal Septic			1			5,800	3,770		
	Horiz. Slide		Treated Wood						Separate Shower	Water Well, 100 Feet									
	Casement		Concrete Floor						Ceramic Tile Floor	Garages									
	Double Glass		(9) Basement Finish						Ceramic Tile Wains	Class: CD Exterior: Siding Foundation: 18 Inch (Finished)									
	Patio Doors								Ceramic Tub Alcove	Base Cost			600			25,926	16,852		
	Storms & Screens								Vent Fan	Common Wall: 1 Wall			1			-2,103	-1,367		
(3) Roof									(14) Water/Sewer	Door Opener			2			998	649		
X	Gable								Public Water	Built-Ins									
	Hip								Public Sewer	Appliance Allow.			1			1,989	1,293		
	Flat								Water Well	Porches									
X	Asphalt Shingle								1000 Gal Septic	WPP			16			822	534		
	Chimney:								2000 Gal Septic	Deck									
									Lump Sum Items:	w/Roof (Roof portion)			600			8,490	5,518		
										Local Cost Items									
										GENERATOR			1			1	1	*	
										Notes:									
										ECF (4082 FISHER LAKE) 2.600 =>						TCV:	451,469		

*** 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.
LINSON CM & LINSON AD & J	LINSON CM & LINSON AD & J	0	05/07/2016	QC	09-FAMILY	1263P112	PROPERTY TRANSFER	0.0
JOHNSON MK & LINSON CM &	LINSON CM & LINSON AD & J	0	06/07/2014	QC	09-FAMILY	1201P684	PROPERTY TRANSFER	0.0
JOHNSON MARILYN K & LINSO	JOHNSON M K & LINSON C &	1	07/06/2011	QC	09-FAMILY	2011 1093-754	DEED	33.0
JOHNSON MARILYN KAY	JOHNSON MARILYN K & LINSO	0	03/26/2004	QC	09-FAMILY	796:104	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5960 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 44					
LINSON CM & LINSON AD & JOHNSON JHC LANHAM MK 13685LAURELHURST RD MOORPARK CA 93021	2024 Est TCV 477,664 TCV/TFA: 632.67					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 7000/	43.00	515.00	1.3311	1.0074	7000 100	403,638
43 Actual Front Feet, 0.51 Total Acres						Total Est. Land Value = 403,638

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
WOOD FRAME	26.33	80	50	1,053	
Total Estimated Land Improvements True Cash Value =					1,053

Comments/Influences



Topography of Site		
X	Level	
	Rolling	
X	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	201,800	37,000	238,800			82,626C
2023	109,600	27,900	137,500			78,692C
2022	90,300	22,800	113,100			74,945C
2021	79,700	22,000	101,700			72,551C

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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	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 112 21	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Exterior 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 Effec. Age: 45 Floor Area: 755 Total Base New : 102,062 Total Depr Cost: 28,066 Estimated T.C.V: 72,973		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		No. of Elec. Outlets Many X Ave. Few		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Electric Baseboard Ground Area = 611 SF Floor Area = 755 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5	
Yr Built 1950	Remodeled 0	Ex	X	Ord	Min	Size of Closets Lg X Ord Small		120 Amps Service		Building Areas		Cls D Blt 1950	
Condition: Average		Doors		Solid X H.C.		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Slab 575	
Room List		Basement 3 1st Floor 1 2nd Floor 2 Bedrooms		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		Plumbing		1 Story Siding Slab 36		1 Story Siding Overhang 144	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar X Insulation		(7) Excavation		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		(13) Plumbing		1 Story Siding Overhang 144		Total: 85,683 23,562	
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 611 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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,054 290 Water/Sewer 1000 Gal Septic 1 4,384 1,206 Water Well, 100 Feet 1 5,662 1,557		Totals: 102,062 28,062	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		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		Porches WPP 112 2,578 709 WPP 21 1,016 279		Built-Ins Appliance Allow. 1 1,685 463	
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:		Notes: ECF (4082 FISHER LAKE) 2.600 => TCv: 72,973		Totals: 102,062 28,062		ECF (4082 FISHER LAKE) 2.600 => TCv: 72,973	
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Totals: 102,062 28,062		ECF (4082 FISHER LAKE) 2.600 => TCv: 72,973	

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



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.
BRAMMER LAWRENCE F & BEVE	BRAMMER LAWRENCE F TRUST	0	02/05/2018	QC	03-ARM'S LENGTH	1320P9	PROPERTY TRANSFER	0.0
BRAMMER LAWRENCE F & BEVE	BRAMMER LAWRENCE F TRUSTE	0	10/07/1999	QC	09-FAMILY	528P754	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5940 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/14/2021	PE21-0027	100% FINIS
	P.R.E. 0%		ELECTRICAL	09/16/2004	PE04-0555	100% FINIS
Owner's Name/Address	MAP #: 44		PLUMBING	09/10/2004	PP04-0312	
BRAMMER LAWRENCE F TRUST 10155 GULLEY RD TAYLOR MI 48180	2024 Est TCV 1,500,666 TCV/TFA: 658.19		MECHANICAL	08/17/2004	PM04-0519	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L528 P753 L532 P227/99 BEG AT PT ON SHR FISHER LAKE 208 FT N & 105 FT W OF MEANDER COR AT W END OF LN BET SECS 24 & 25 TH N 62 DEG 45' E 515 FT TO C/L OF HWY TH N 30 DEG W 122 FT TH S 62 DEG 45' W 511.3 FT M/L TO SHR OF SD LAKE TH S 27 DEG 15' E 122 FT M/L TO POB SEC 24 T29N R14W.	X		GROUP A 7000/	100.00	513.00	1.0256	1.0064	7000	100		722,567
			GROUP A 7000/	22.00	513.00	1.0256	1.0064	7000	50	SURPLUS: ZONING	100 ft 7
			122 Actual Front Feet, 1.44 Total Acres			Total Est. Land Value =				802,050	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X	Dirt Road						
		Gravel Road						
	X	Paved Road						
		Storm Sewer						
		Sidewalk						
	X	Water	D/W/P: 4in Ren. Conc.	8.41	3200	0	0	0
	X	Sewer	D/W/P: 3.5 Concrete	6.77	150	0	0	0
		Electric	Residential Local Cost Land Improvements					
		Gas	Description	Rate	Size	% Good	Cash Value	
		Curb	LAND IMPROVEMENTS 5	5,000.00	1	95	4,750	
		Street Lights	Total Estimated Land Improvements True Cash Value =				4,750	
		Standard Utilities						
		Underground Utils.						



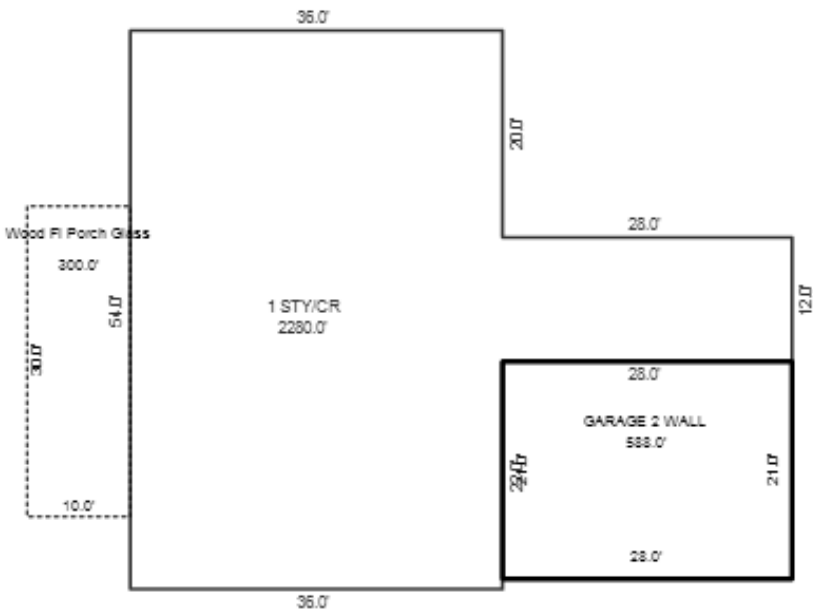
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	401,000	349,300	750,300			168,391C
X Rolling	2023	217,700	263,200	480,900			160,373C
X Low	2022	177,000	215,700	392,700			152,737C
X High	2021	155,400	208,500	363,900			147,858C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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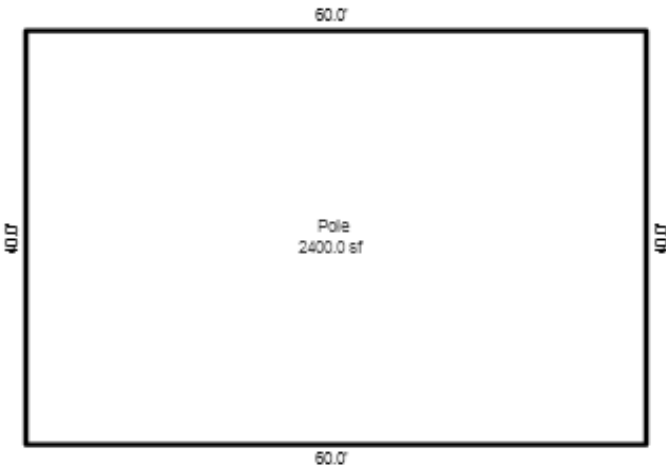
*** Information herein deemed reliable but not guaranteed***

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 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 300	Type WGEP (1 Story)	Year Built: 2004 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: 588 % 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: 35 Floor Area: 2,280 Total Base New : 410,571 Total Depr Cost: 266,872 Estimated T.C.V: 693,866		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: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2280 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1965																																																					
Yr Built 1965	Remodeled 2004	Ex	X	Ord	Min	No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																													
Condition: Average		Size of Closets		Lg	X	Ord	Small	(12) Electric		120		Amps Service		1 Story		Siding		Crawl Space		2,280		Total: 281,195 182,778																																											
Room List		Doors		Solid	X	H.C.	(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																								
4	Basement	(5) Floors		(12) Electric		120		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	
2nd Floor	3 Bedrooms	Kitchen: Other: 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		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							
(1) Exterior		(6) Ceilings		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							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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																	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2280 S.F. Slab: 0 S.F. Height to Joists: 0.0		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		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Porches		WGEP (1 Story)		300		20,352		13,229											
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2280 S.F. Slab: 0 S.F. Height to Joists: 0.0		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		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Porches		WGEP (1 Story)		300		20,352		13,229											
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		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		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Porches		WGEP (1 Story)		300		20,352		13,229							
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		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		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Porches		WGEP (1 Story)		300		20,352		13,229									
(3) Roof		(9) Basement Finish		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		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Porches		WGEP (1 Story)		300		20,352		13,229													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		Public Water		Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4082 FISHER LAKE) 2.600 => TCY:		693,866		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 588 31,129 20,234 Common Wall: 2 Wall 1 -5,523 -3,590 Door Opener 1 562 365 Class: C Exterior: Pole (Unfinished) Base Cost 2400 59,544 38,704 Built-Ins Appliance Allow. 1 2,845 1,849 Totals: 410,571 266,872																																
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		Public Water		Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4082 FISHER LAKE) 2.600 => TCY:		693,866		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 588 31,129 20,234 Common Wall: 2 Wall 1 -5,523 -3,590 Door Opener 1 562 365 Class: C Exterior: Pole (Unfinished) Base Cost 2400 59,544 38,704 Built-Ins Appliance Allow. 1 2,845 1,849 Totals: 410,571 266,872																																	
Chimney: Metal		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		Public Water		Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4082 FISHER LAKE) 2.600 => TCY:		693,866		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 588 31,129 20,234 Common Wall: 2 Wall 1 -5,523 -3,590 Door Opener 1 562 365 Class: C Exterior: Pole (Unfinished) Base Cost 2400 59,544 38,704 Built-Ins Appliance Allow. 1 2,845 1,849 Totals: 410,571 266,872																																	

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



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.					
THREE T PARTNERSHIP LLC	GLEN EDEN LLC	0	12/03/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0					
THREE T'S PARTNERSHIP LLC	GLEN EDEN LLC	0	11/25/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0					
THREE T PARTNERSHIP LLC	GLEN EDEN LLC	0	06/29/2007	QC	09-FAMILY	946:91	OTHER	100.0					
THREE T PARTNERSHIP	GLEN EDEN LLC	0	06/27/2007	QC	09-FAMILY	946/91	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status	
4615 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/15/2022		PM22-0495	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		05/02/2018		PE18-0215	100% FINIS				
GLEN EDEN LLC TRULASKE FAMILY OFFICE 7700 FORSYTH BLVD SUITE 1220 SAINT LOUIS MO 63105		MAP #: 47		Res. Garage Detached		04/20/2018		PB18-0178	100% FINIS				
		2024 Est TCV 7,503,791 TCV/TFA: 1124.8		DETACHED RESIDENTIAL EXTEN		03/28/2018		LU18-06	100% FINIS				
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					GRADE A 19000 294.76 738.91 0.7632 1.1026 19000 100 4,712,592								
					295 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 4,712,592								
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
					D/W/P: 4in Concrete	9.14	808	0	0				
					D/W/P: Asphalt Paving	4.05	6800	0	0				
					D/W/P: Flagstone/Sand	30.28	260	0	0				
					Wood Frame	56.41	50	50	1,410				
					Residential Local Cost Land Improvements								
					Description	Rate	Size	% Good	Cash Value				
					LAND IMPROVEMENTS 10	10,000.00	4	100	40,000				
					Total Estimated Land Improvements True Cash Value =				41,410				
		Topography of Site											
		X Level											
		X Rolling											
		Low											
		X 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	2,356,300	1,395,600	3,751,900			2,504,103C		
		TPC 01/05/2023 INSPECTED			2023	1,984,200	1,054,600	3,038,800			2,384,860C		
		TPC 11/15/2018 INSPECTED			2022	1,937,200	866,000	2,803,200			2,271,296C		
		TPC 04/20/2017 INSPECTED			2021	1,937,200	763,900	2,701,100			2,198,738C		

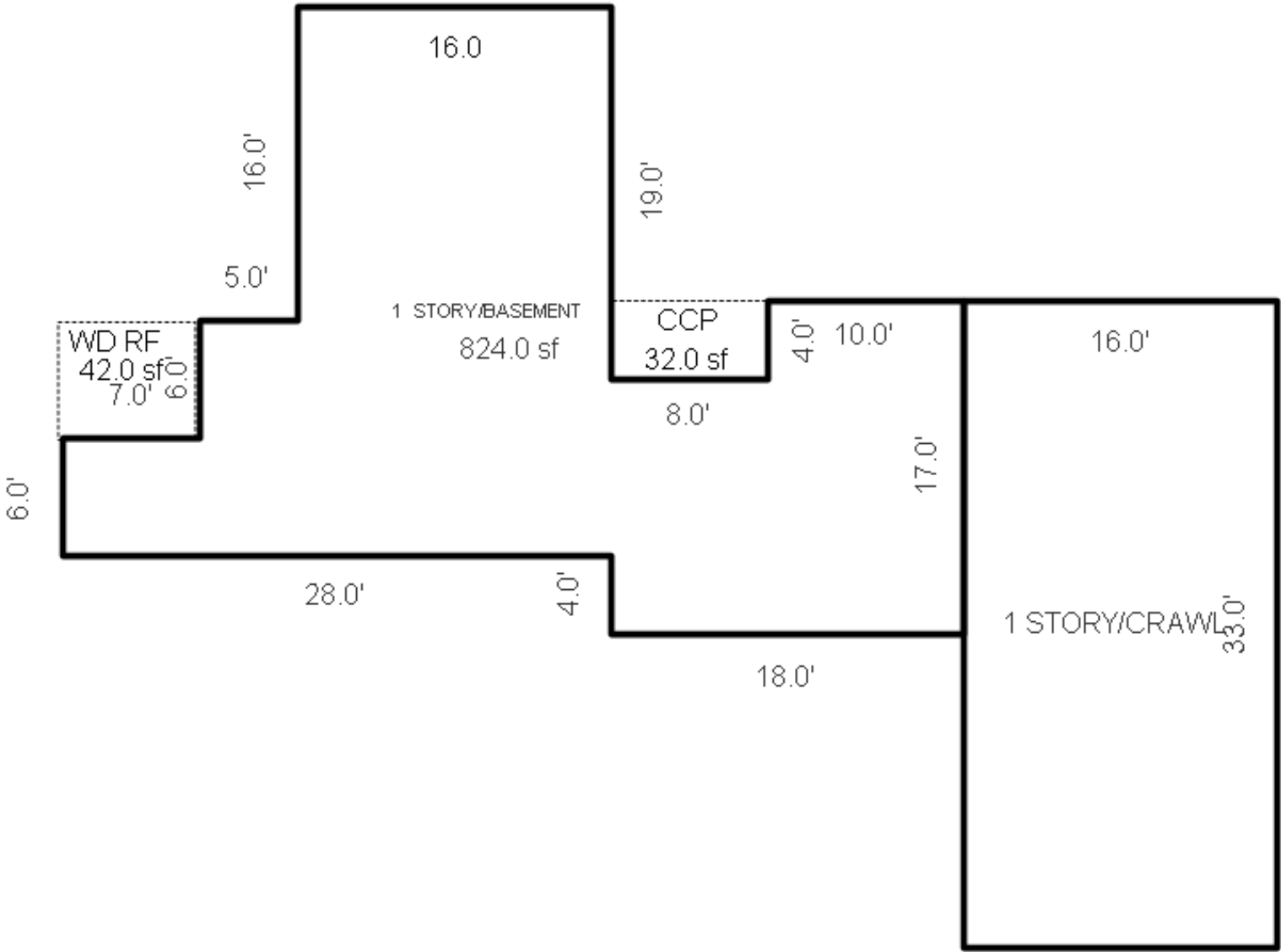


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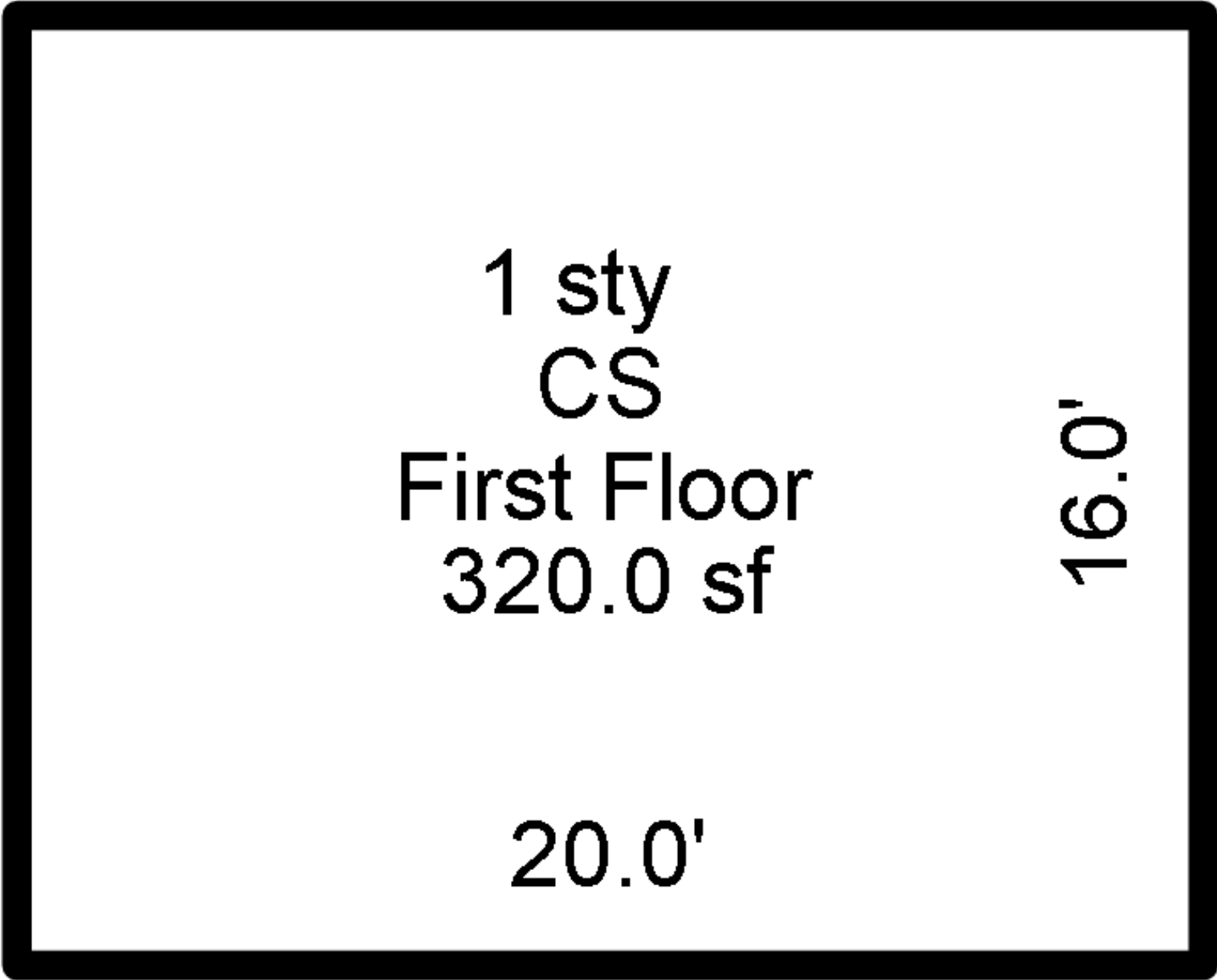
*** Information herein deemed reliable but not guaranteed***

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 32 CCP (1 Story) 36 WCP (1 Story)	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			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 1940 MGT		Remodeled 1975			Ex	X	Ord													
Condition: Average		Size of Closets																		
Room List			Lg	X	Ord															
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																		
(1) Exterior		Kitchen: Other: Other:			(12) Electric															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			0 Amps Service															
(2) Windows		(7) Excavation			No./Qual. of Fixtures															
X	Many Avg. Few		Basement: 823 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0		X	Ex.		Ord.												
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 Concrete Floor		(13) Plumbing															
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X	Ave.													
X	Asphalt Shingle	(9) Basement Finish			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															
Chimney: Brick		(10) Floor Support			(14) Water/Sewer															
			Joists: Unsupported Len: Cntr.Sup:																	
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:															
					Notes: 4615 W NORTHWOOD DR, AT ROAD ECF (4080 BIG GLEN) 2.600 => TCV: 404,430															
					Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1351 SF Floor Area = 1351 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 528 1 Story Siding Basement 823 Total: 211,963 137,780 Other Additions/Adjustments Exterior Stone Veneer 200 7,808 5,075 Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 1 4,777 3,105 Porches CCP (1 Story) 32 1,078 701 WCP (1 Story) 36 2,614 1,699 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 1 6,698 4,354 Totals: 239,301 155,550															

*** 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	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 64 157	Type CCP (1 Story) Roof Cover Onl	Year Built: 2000 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 841 % 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: B Effec. Age: 20 Floor Area: 5,000 Total Base New : 1,075,960 Total Depr Cost: 860,768 Estimated T.C.V: 2,237,997		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY		Cls B		Blt 2000		
Yr Built 2000	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 3929 SF Floor Area = 5000 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 4 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Stories		Exterior		Foundation		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			1.25 Story			Siding		Crawl Space		Size		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1.25 Story			Siding		Crawl Space		849		
	Insulation			Many			X	Ave.	Few	1 Story			Siding		Overhang	
(2) Windows		(7) Excavation		(14) Water/Sewer			1			Other Additions/Adjustments		Total:		813,313		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 3929 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Exterior		400		21,272		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Average Fixture(s)			Stone Veneer		21,272		17,018		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			3 Fixture Bath			Plumbing		3,407		2,726		
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2 Fixture Bath			Average Fixture(s)		3		32,247	
	Asphalt Shingle	(9) Basement Finish		1			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 Fixture Bath		1		7,166		
Chimney: Brick		(10) Floor Support		1			Ceramic Tile Floor Ceramic Tub Alcove Vent Fan			Extra Sink		1		1,784		
		Joists: Unsupported Len: Cntr.Sup:		1			Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		1		6,288		
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet		1		6,732		
										Porches		64		2,729		
										CCP (1 Story)				2,183		
										Garages						
										Class: B Exterior: Siding Foundation: 42 Inch (Finished)						
										Base Cost		841		60,190		
										Common Wall: 1 Wall		1		-3,749		
										Door Opener		2		1,574		
										Class: B Exterior: Siding Foundation: 42 Inch (Finished)						
										Storage Over Garage		650		14,476		
										<<<<< 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.
WELLS CLIFFORD & MARY REV	WELLS CLIFFORD & MARY REV	0	05/23/2010	CD	07-DEATH CERTIFICATE		DEED	50.0
WELLS CLIFFORD P & MARY R	WELLS CLIFFORD & MARY REV	10	12/31/1993	WD	03-ARM'S LENGTH	379P755	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4413 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/15/2018	PE18-0713	REVIEWED
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	04/21/1978	1978-2233	100% FINIS
WELLS CLIFFORD & MARY REV LIV TRUST DANIELSON SUE 817 LAKEVIEW TERRACE PAW PAW MI 49079	MAP #: 47					
	2024 Est TCV 1,156,418 TCV/TFA: 1445.5					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L379 P755-760/94 PRT GOVT LOT 3 SEC 25 BEG AT PT 1575.23 FT E & 302.8 FT S OF NW COR GOVT LOT 3 TH S 28 DEG W 92.62 FT TO EDGE OF DRIVE TH S 75 DEG 08' E ALG DRIVE 280 FT M/L TO SHR GLEN LAKE TH N 14 DEG 52' E ALG SHR 90 FT TH N 75 DEG 08' W 262.9 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		GRADE C 12000/	90.00	275.88	1.0267	0.8976	12000 100	995,282
		Gravel Road		90 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =						995,282

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Gas	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	2024	497,600	80,600	578,200			361,543C
Rolling	2023	414,700	60,900	475,600			344,327C
Low	2022	325,800	50,000	375,800			327,931C
High	2021	325,800	46,000	371,800			317,455C
Landscaped							
Swamp							
Wooded							
Pond							
X 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
			2024	497,600	80,600	578,200			361,543C
		TPC 04/30/2015 INSPECTED	2023	414,700	60,900	475,600			344,327C
		TPC 01/10/2013 INSPECTED	2022	325,800	50,000	375,800			327,931C
		WAS 11/03/2007 INSPECTED	2021	325,800	46,000	371,800			317,455C

*** 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: 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			Class: D Effec. Age: 45 Floor Area: 800 Total Base New : 110,931 Total Depr Cost: 61,014 Estimated T.C.V: 158,636		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																						
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg		Ord	X	Small																					
Yr Built 1965	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D		Blt 1965																							
Condition: Average		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 800 SF		Floor Area = 800 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																						
Room List		(5) Floors		Kitchen: Other: Other:			100 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost														
4	Basement	Kitchens:		No. of Elec. Outlets			Many			Plumbing		1		Average Fixture(s)		1		3 Fixture Bath		2		Fixture Bath														
1	1st Floor	Other:		Ex.			Ord.			X			Min			Softener, Auto			Softener, Manual			Solar Water Heat														
2	2nd Floor	Other:		No. of Elec. Outlets			Many			Ave.			X			Few			No Plumbing			Extra Toilet			Extra Sink											
2	Bedrooms	Other:		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			Ave.			X			Few			1			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			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
Insulation		(7) Excavation		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
(2) Windows		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets			Many			Ave.			X			Few			1			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		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
Notes:		ECF (4080 BIG GLEN) 2.600 => TCV:		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
Totals:		110,931		No. of Elec. Outlets			Many			Ave.			X			Few			1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		

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



Sketch by Apex Maps™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GASS MARGARET E	GASS JUITH E & GASS MARY	0	09/09/2013	AFF	07-DEATH CERTIFICATE	2019004770	OTHER	0.0
GASS MARGARET E	GASS MARGARET &GASS JUDIT	0	07/29/1980	WD	09-FAMILY	217P648	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4411 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GASS JUDITH E & GASS MARY ELLEN 2125 N WILSON ROYAL OAK MI 48073	MAP #: 47					
	2024 Est TCV 2,143,706 TCV/TFA: 1694.6					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements		* Factors * IRR SHAPE ALONG CHANNEL						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

			GROUP D 10000/	290.00	180.25	0.7663	0.8023	10000 100	1,782,969	
			290 Actual Front Feet, 1.20 Total Acres						Total Est. Land Value =	1,782,969

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
PRT GOVT LOT 3 SEC 25 BEG 1575.23 FT E & 302.80 FT S OF NW LOT COR TH S 28 DEG W 82.62 FT TH N 75 DEG 05' W 30 FT TH N 28 DEG E 160 FT M/L TO SHR FISHER LAKE TH ALG SHR N 76 DEG 4' E 38.11 FT & N 80 DEG E 56.5 FT TH N 69 DEG E 102 FT TH N 52 DEG E 41 FT TH N 18 DEG E 75 FT TH N 24 DEG 30' E 57 FT TH S 51 DEG 30' E 68.7 FT TO SHR GLEN LAKE TH ON SHR S 23.3 FT TH S 14 DEG 52' W 290 FT TH N 75 DEG 08' W 262.9 FT TO POB SEC 25 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 Street Lights Standard Utilities Underground Utils.		LAND IMPROVEMENTS 15						
				Total Estimated Land Improvements True Cash Value =						1,500

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	891,500	180,400	1,071,900			328,806C
		Low	2023	534,900	135,800	670,700			313,149C
		High	2022	451,600	111,200	562,800			298,238C
		Landscaped	2021	451,600	102,200	553,800			288,711C
		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		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 271 96 160	Type CPP CPP WPP	Year Built: Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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 Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,265 Total Base New : 230,281 Total Depr Cost: 138,168 Estimated T.C.V: 359,237			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 Ex. X Ord. Min			Size of Closets Lg X Ord Small		Condition: Average		Room List Doors Solid X H.C.			
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	(5) Floors			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1265 SF Floor Area = 1265 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C Blt 1965			
Condition: Average		Lg	X	Ord	Small	Kitchen: Vinyl Other: Carpeted Other:			150 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,265			
Room List		(6) Ceilings		No. of Elec. Outlets			(12) Electric			Plumbing			Total:		169,147 101,486		Other Additions/Adjustments		
4	Basement	(7) Excavation		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Plumbing		
1st Floor	2nd Floor	Basement: 0 S.F. Crawl: 1265 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Average Fixture(s)		
3	Bedrooms	(8) Basement		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		3 Fixture Bath		
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		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	(9) Basement Finish		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Water/Sewer		
X	Insulation	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		1000 Gal Septic Water Well, 100 Feet		
(2) Windows		(10) Floor Support		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Porches		
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		CPP CPP WPP		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Garages		
(3) Roof		Lump Sum Items:		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 600 23,568 14,141		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Built-Ins	
X	Asphalt Shingle	Chimney: Brick		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Appliance Allow.		
Chimney: Brick		Lump Sum Items:		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Fireplaces		
Lump Sum Items:		Lump Sum Items:		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Exterior 1 Story		
Lump Sum Items:		Lump Sum Items:		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		Notes:		
Lump Sum Items:		Lump Sum Items:		No. of Elec. Outlets			100 Amps Service			Plumbing			Total:		169,147 101,486		ECF (4080 BIG GLEN) 2.600 => TCV: 359,237		

*** 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.
BYERLY ROBERT TRUST - BRU	GORDON DANIEL A & MARGUER	600,000	08/28/2009	WD	03-ARM'S LENGTH	2009 1025-781W	DEED	100.0
BYERLY ROBERT W	BYERLY ROBERT W DEC OF TR	0	12/13/2007	QC	09-FAMILY	963:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4393 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/01/2019	PM19-0153	100% FINIS
	P.R.E. 0%		Mechanical	11/29/2018	PM18-0853	100% FINIS
Owner's Name/Address	MAP #: 47		Plumbing	11/13/2018	PP18-0353	100% FINIS
GORDON DANIEL A & MARGUERITE 2930 BONNELL AVE SE GRAND RAPIDS MI 49506	2024 Est TCV 1,652,775 TCV/TFA: 1042.1		Electrical	10/26/2018	PE18-0665	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE				
PRT OF GOVT LOT 3 SEC 25 BEG AT PT 1041.0 FT E OF & 542.9 FT S OF NW COR SD LOT 3 TH N 31 DEG 26' E 571.7 FT TO SHR FISHER LAKE TH N 84 DEG 23' E ON SHR 50 FT TH S 64 DEG 52' E ON SHR 50 FT TH S 19 DEG 29' E ON SHR 50 FT TH S 29 DEG 20' W 584.9 FT TH N 55 DEG 26' W 150.00 FT ON SLY LN PVT DR TO POB SEC 25 T29N R14W 2 A M/L.	X		* Factors * NO PURC ON LK LOT				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 7000/	100.00	554.66	0.9740 1.0263 7000 100	699,718
			GROUP A 7000/	50.00	554.66	0.9740 1.0263 7000 50 SURPLUS: ZONING & PURC 17	
			150 Actual Front Feet, 1.91 Total Acres				Total Est. Land Value = 874,647

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
LAKE FRONT PARCEL DOES NOT PERCOLATE	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.	Fencing: Wd, Split, 2 Rail	19.13	40 97	742
	X		D/W/P: 4in Ren. Conc.	10.56	108 100	1,140
			Total Estimated Land Improvements True Cash Value = 1,882			

LAKE FRONT PARCEL DOES NOT PERCOLATE



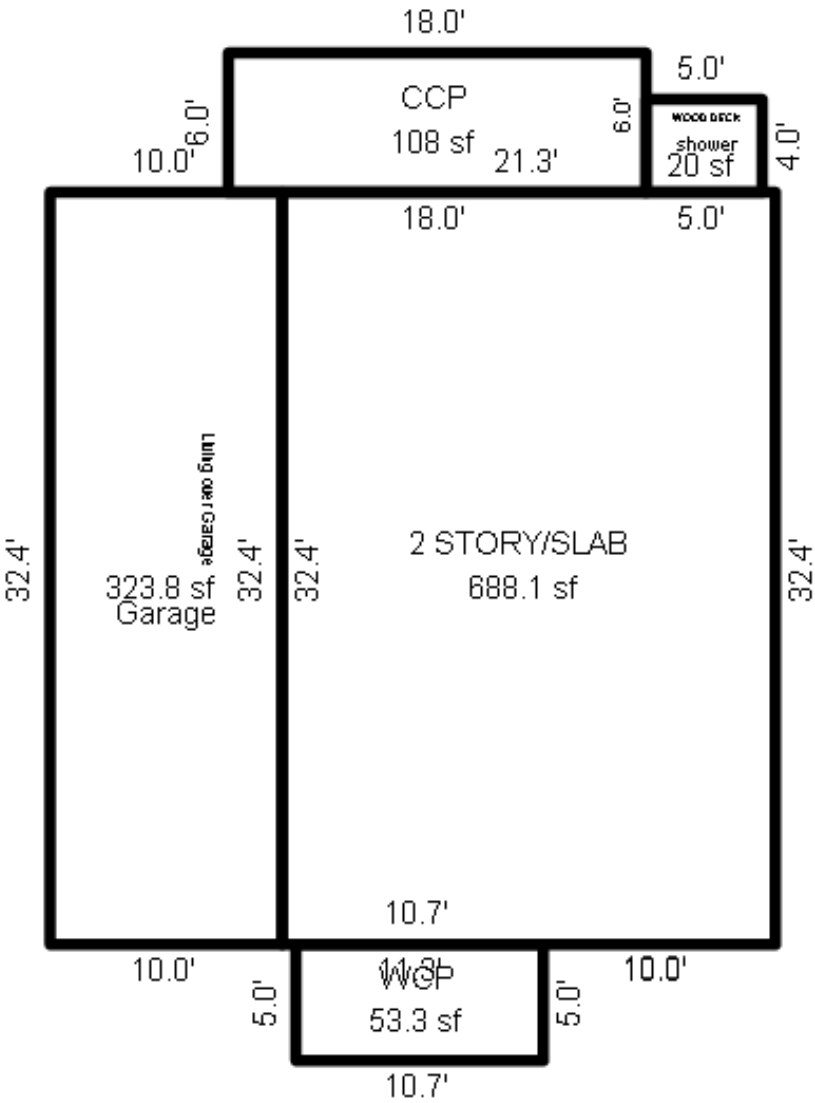
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	437,300	389,100	826,400			384,434C
Rolling	2023	237,400	292,800	530,200			366,128C
Low	2022	149,200	239,400	388,600			348,694C
High	2021	133,000	233,800	366,800			337,555C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/07/2019 INSPECTED							
TPC 04/24/2019 INSPECTED							
TPC 01/11/2019 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		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 Direct-Vented Ga		Area 53 108 108	Type WCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2019 Car Capacity: 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: 323 % 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: BC Effec. Age: 3 Floor Area: 1,586 Total Base New : 307,790 Total Depr Cost: 298,556 Estimated T.C.V: 776,246			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75 STORY		Drywall Paneled	Plaster 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 = 668 SF Floor Area = 1586 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Cls BC		Blt 2019				
Yr Built 2019	Remodeled 0	Ex	Ord	Min	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		0 Amps Service			2 Story Siding Slab 668 250			Total: 233,196 226,200						
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			1 Story Siding Overhang 270 12,949 12,561								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments									
	(1) Exterior	Kitchen: Other: Other:		Ex. Ord. Min			Exterior Stone Veneer 270 12,949 12,561									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many Ave. Few			Plumbing									
	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 668 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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 3 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									
	Many Avg. Few Large Avg. Small	(8) Basement		(14) Water/Sewer			Deck									
	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		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood 108 2,965 2,876									
(3) Roof		(9) Basement Finish		Lump Sum Items:			Garages									
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			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 323 26,173 25,388 Common Wall: 2 Wall 1 -6,403 -6,211 Door Opener 2 1,405 1,363									
X	Asphalt Shingle	(10) Floor Support		Chimney:			Built-Ins									
		Joists: Unsupported Len: Cntr.Sup:		Appliance Allow. 1 4,088 3,965			<<<< 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.
HALEY JANE G TRUST	HALEY PETER G	1	07/21/2022	WD	09-FAMILY	2022004331	DEED	0.0
HALEY EDNA JANE ESTATE	HALEY JANE G TRUST	100	03/02/2021	WD	09-FAMILY	2021002406	PROPERTY TRANSFER	0.0

Property Address: W GLEN EDEN DR
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 47

Owner's Name/Address: HALEY PETER G
 C/O BUTTONWOOD CAPITAL MANAGEMENT
 7505 RIVER ST STE 200
 ADA MI 49301

2024 Est TCV 16,641
 Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X		Dirt Road	46.67	186.32	1.4388	0.8261	300	100		16,641	
	X		Gravel Road	47 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								16,641

Tax Description
 L229 P90 PRT GOVT LOT 3 SEC 25 COM AT PT
 1575.23 FT E & 302 FT S OF NW COR LOT 3
 TH S 28 DEG W 92.62 FT FOR POB TH S 28
 DEG 05' W 267.74 FT TH N 48 DEG 30' E 50
 FT TH N 41 DEG 22' E 199.94 FT TH WLY 40
 FT TH N 26 DEG 02' E 49.16 FT TH N 75 DEG
 08' W 40 FT TO POB SEC 25 T29N R14W.

- 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

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



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 County of Leelanau, Michigan

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
WAS	08/19/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,300	0	8,300			467C
2023	5,000	0	5,000			445C
2022	3,800	0	3,800			424C
2021	3,800	0	3,800			411C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALEY EDNA JANE	JJ&P REAL ESTATE LLC	0	12/28/2012	WD	09-FAMILY	1149P626	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4405 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/28/2021	PE21-0054	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	03/24/2020	PP20-0091	100% FINIS
JJ&P REAL ESTATE LLC	MAP #: 47		Mechanical	02/19/2020	PM20-0131	100% FINIS
108 MCDONOUGH	2024 Est TCV 2,120,242 TCV/TFA: 653.59		Electrical	10/10/2019	PE19-0615	100% FINIS
DAYTON OH 45402						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE									
L202 P825 PRT GOVT LOT 3 SEC 25 COM NW			* Factors *									
SEC COR TH N 89 DEG 37' 09" E 1170.81 FT			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
TH S 2 DEG 24' 40" E 1141.62 FT TH S 75	X		GROUP A 7000/	100.00	274.30	0.9424	0.8606	7000	100		567,710	
DEG 47' 40" E 633.32 FT TH S 84 DEG 46'			GROUP A 7000/	71.19	274.30	0.9424	0.8606	7000	50	SURPLUS: ZONING 100 ft	20	
40" E 432.38 FT TH S 20 DEG 52' 40" E			171 Actual Front Feet, 1.08 Total Acres			Total Est. Land Value =					769,787	
271.6 FT TH S 76 DEG 59' E 296.45 FT TH N			Land Improvement Cost Estimates									
29 DEG 20' E 20.71 FT FOR POB TH N 29 DEG	X		Description	Rate	Size	% Good					Cash Value	
20' E 224.16 FT TO SHR FISHER LAKE TH S			Dock: Light posts	48.91	160	0					0	
19 DEG 33' 22" E 50.03 FT ALG SHR TH S 51			Wood Frame	51.66	39	50					1,007	
DEG 08' 35" E 49.79 FT ALG SHR TH S 54			Wood Frame	51.66	39	50					1,007	
DEG 08' 21" E 45.19 FT ALG SHR TH S 83			Residential Local Cost Land Improvements									
DEG 49' E 40.59 FT ALG SHR TH S 28 DEG			Description	Rate	Size	% Good					Cash Value	
05' W184.91 FT TH S 76 DEG 59' E 29.5 FT			LAND IMPROVEMENTS 5	5,000.00	1	100					5,000	
			Total Estimated Land Improvements True Cash Value =									7,014

L202 P825 PRT GOVT LOT 3 SEC 25 COM NW
 SEC COR TH N 89 DEG 37' 09" E 1170.81 FT
 TH S 2 DEG 24' 40" E 1141.62 FT TH S 75
 DEG 47' 40" E 633.32 FT TH S 84 DEG 46'
 40" E 432.38 FT TH S 20 DEG 52' 40" E
 271.6 FT TH S 76 DEG 59' E 296.45 FT TH N
 29 DEG 20' E 20.71 FT FOR POB TH N 29 DEG
 20' E 224.16 FT TO SHR FISHER LAKE TH S
 19 DEG 33' 22" E 50.03 FT ALG SHR TH S 51
 DEG 08' 35" E 49.79 FT ALG SHR TH S 54
 DEG 08' 21" E 45.19 FT ALG SHR TH S 83
 DEG 49' E 40.59 FT ALG SHR TH S 28 DEG
 05' W184.91 FT TH S 76 DEG 59' E 29.5 FT



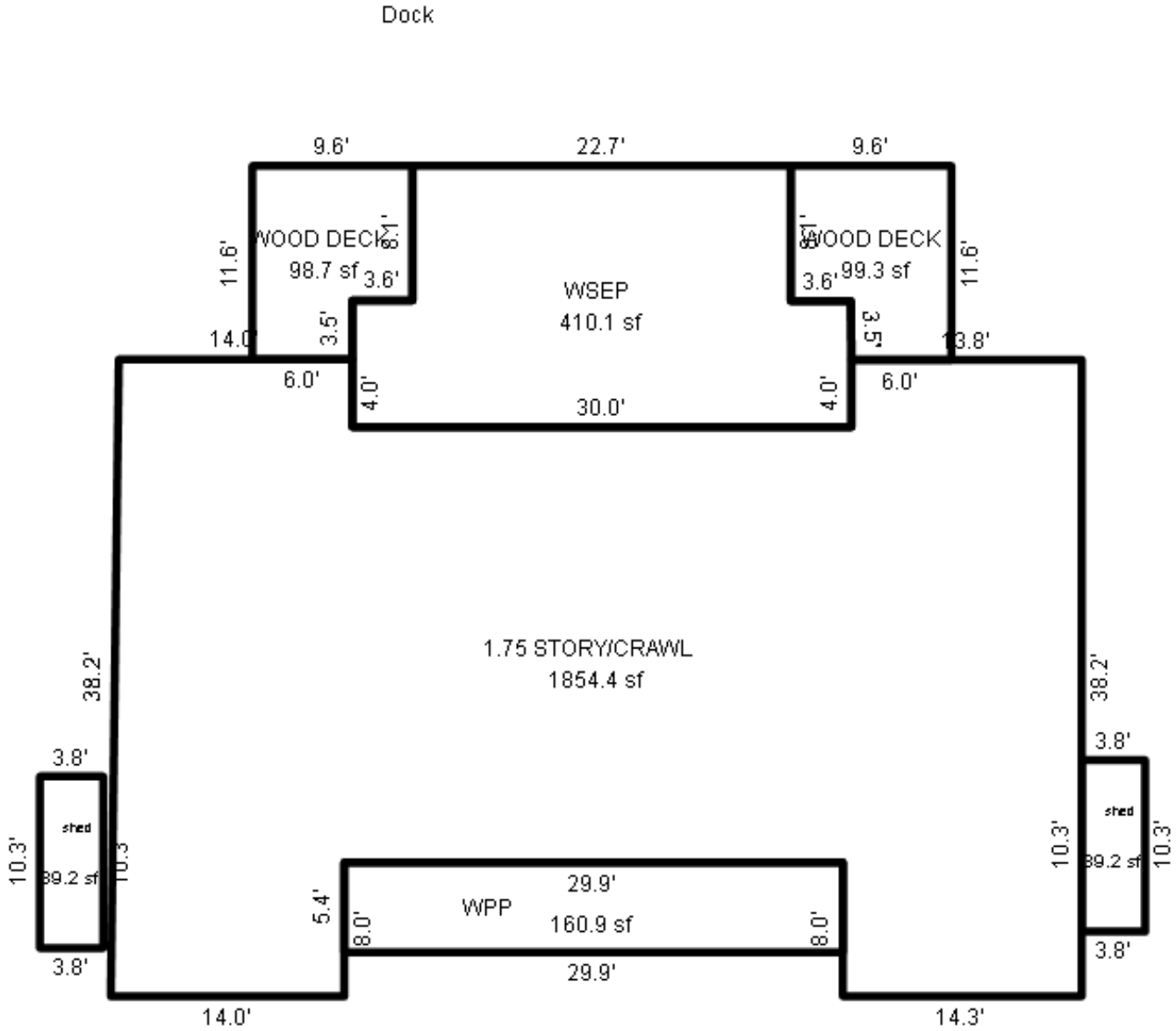
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	384,900	675,200	1,060,100			512,382C
		TPC 05/05/2021 INSPECTED	2023	208,900	508,600	717,500			487,983C
		TPC 11/04/2020 INSPECTED	2022	164,000	416,400	580,400			464,746C
		TPC 06/01/2020 INSPECTED	2021	136,700	361,700	498,400			409,048C

*** 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 160 410 196	Type WPP 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:
	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: 3,244 Total Base New : 521,928 Total Depr Cost: 516,708 Estimated T.C.V: 1,343,441			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1854 SF Floor Area = 3244 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Cls BC		Blt 2021			
Yr Built 2021	Remodeled 0	Ex	Ord		Min	(12) Electric			Stories Exterior Foundation Size 1.75 Story Siding Crawl Space 1,854			Cost New Depr. Cost				
Condition: Average		Trim & Decoration			0 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 2,212 3 Fixture Bath 3 21,076 20,865 Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 50 Feet 1 3,004 2,974 Porches WPP 160 5,182 5,130 WSEP (1 Story) 410 24,908 24,659 Deck Treated Wood 196 4,475 4,430 Built-Ins Appliance Allow. 1 4,088 4,047			Totals: 521,928 516,708					
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Notes:			ECF (4082 FISHER LAKE) 2.600 => TCV: 1,343,441					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets												
(1) Exterior			Kitchen: Other: Other:	Many Ave. Few												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing												
(2) Windows		(7) Excavation		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												
	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 1854 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:												
(3) Roof		(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:		Joists: 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.
BYERLY ROBERT TRUST - BRU	GORDON DANIEL A & MARGUER	150,000	08/28/2009	WD	03-ARM'S LENGTH	2009 1025-781W	DEED	100.0
BYERLY ROBERT W	BYERLY ROBERT W DEC OF TR	0	12/13/2007	QC	09-FAMILY	963:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GORDON DANIEL A & MARGUERITE 2930 BONNELL AVE SE GRAND RAPIDS MI 49506	MAP #: 47					
	2024 Est TCV 225,938					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L212 P500 PRT OF GOVT LOT 3 SEC 25 COM AT NW SEC COR TH N 89DEG 37' 09" E 1170.81 FT ALG N SEC LN TH S 2 DEG 24' 40" E 1141.62 FT TH S 75 DEG 47' 40" E 633.32 FT TH S 84 DEG 46' 40" E 432.38 FT TH S 20 DEG 52' 40" E 271.6 FT TH S 76 DEG 59' E 296.45 FT TH N 29 DEG 20' E 20.71 FT FOR POB TH S 76 DEG 59' E 140.37 FT ALG N R/W LN OF DRIVE WAY TH S 28' 05" W 305.5 FT TH SWLY 39.18 FT ALG N R/W LN OF DRIVE & ARC OF 7773.07 FT RADIUS CURVE TO RIGHT & LNG CHD BEARING S 70 DEG 06' 24" W 39.18 FT TH NWLY 115.38 FT ALG N R/W OF DRIVE & ARC OF 16		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 100' @ 2200/	100.00	326.70	0.9193	0.9309	2200	100		188,281
				A 100' @ 2200/	40.00	326.76	0.9193	0.9310	2200	50	SURPLUS: ZONING 100 ft	3
				140 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 225,938								

LONG CHOF 5" W 37 FT E .

320.41 FT

Comments/



Public Improvements	Topography of Site
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	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	113,000	0	113,000			84,726C
2023	97,600	0	97,600			80,692C
2022	108,000	0	108,000			76,850C
2021	90,000	0	90,000			74,395C

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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.
BYERLY CO-TRUSTESS	HAGERTY COTTAGE LLC	775,000	03/11/2010	WD	03-ARM'S LENGTH	2010 1043-113	PROPERTY TRANSFER	100.0
BYERLY ROBERT		0	08/31/2009	QC	03-ARM'S LENGTH	2009 1025-763	DEED	0.0
BYERLY TRUST		0	08/20/2009	QC	03-ARM'S LENGTH	2009 1025-773T	DEED	0.0
BYERLY ROBERT		0	07/11/2009	AFF	07-DEATH CERTIFICATE	2009 1025-758D	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST	Demolish		06/18/2010	PB10-0149	100% FINIS
Owner's Name/Address	P.R.E. 0%					
HAGERTY COTTAGE LLC PO BOX 722 TRAVERSE CITY MI 49685-0722	MAP #: 47					
	2024 Est TCV 1,119,343					

	Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements			* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PRT OF GOVT LOT 3 SEC 25 COM AT PT 1575.23 FT E & 302 FT S OF NW COR SD LOT 3 TH S 28 DEG W 92.62 FT TO POB TH S 28 DEG W 55 FT TH S 68 DEG 59' E 320 FT TO SHR GLEN LAKE TH N 6 DEG 24' E 45 FT TH N 8 DEG 55' W 80 FT TH N 75 DEG 08' W 284.05 FT TO POB SEC 25 T29N R14W .6 A M/L.	X			GRADE C 12000/	100.00	219.54	0.9212	0.8478	12000	100		937,120
	X			GRADE C 12000/	38.89	219.54	0.9212	0.8478	12000	50	SURPLUS: ZONING 100 ft 18	
				139 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,119,343								


Comments/Influences										
				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
			2024	559,700	0	559,700			397,628C
		TPC 10/27/2016 INSPECTED	2023	466,400	0	466,400			378,694C
		TPC 04/30/2015 INSPECTED	2022	371,900	0	371,900			360,661C
		TPC 09/16/2012 INSPECTED	2021	371,900	0	371,900			349,140C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HALEY JANE G TRUST	HALEY PETER G	1	06/26/2020	WD	09-FAMILY	2020003820	PROPERTY TRANSFER	0.0			
HALEY PETER G	HALEY PETER G TRUST	1	06/26/2020	WD	09-FAMILY	2020003921	PROPERTY TRANSFER	0.0			
HALEY LOUIS MICHAEL		0	09/18/2006	AFF	07-DEATH CERTIFICATE	2010 1045_604D	DEED	0.0			
HEINZ DOROTHY R TRUST	HALEY LOUIS M & JANE G	3,100,000	09/02/2005	WD	03-ARM'S LENGTH	870:58	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status		
4541 W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/03/2008	PM08-0364				
Owner's Name/Address		P.R.E. 0%		Electrical		08/28/2008	PE08-0358				
HALEY PETER G TRUST 240 W DIXON AVE DAYTON OH 45419		MAP #: 47		2024 Est TCV 3,853,891 TCV/TFA: 936.32							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
L225 P860 L297 P690 L338 P658/92 L468 P524/98 L769 P968&983/03 L870 P58/05 PRT GOVT LOT 3 SEC 25 BEG 871.92 FT E & 396.63 FT S OF NW LOT COR TH N 44 DEG 21' E 221.86 FT TH S 57 DEG 04' E 34.74 FT TH S 68 DEG 40' 30" E 70.11 FT TH S 36 DEG 10' W 253.21 FT TH S 47 DEG 15' W 271.2 FT TO SHR GLEN LAKE TH ALG SHR N 45 DEG 08' W 84.1 FT N 51 DEG 12' W 73.7 FT & N 31 DEG 19' W 37.2 FT TH N 50 DEG 31' E 261.9 FT TH S 48 DEG 04' E 44.7 FT TO POB SEC 25 T29N R14W.		Public Improvements		* Factors *							
Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Gravel Road		GRADE A 19000		100.00	402.09	0.8462	0.9470	19000	100		1,522,593
Paved Road		GRADE A 19000		95.00	402.09	0.8462	0.9470	19000	50	SURPLUS: ZONING 100 ft	72
Storm Sewer		195 Actual Front Feet, 1.80 Total Acres		Total Est. Land Value =						2,245,825	
Sidewalk		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
Water		Landscaping: Spreading Plants				1.44	10000	0	0		
Sewer		D/W/P: Asphalt Paving				3.19	6500	0	0		
Electric		D/W/P: 4in Concrete				7.16	535	0	0		
Gas		Wood Frame				23.21	574	50	6,661		
Curb		Wood Frame				25.09	225	50	2,822		
Street Lights		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value		
Standard Utilities		LAND IMPROVEMENTS 75				7,500.00	1	100	7,500		
Underground Utils.		Total Estimated Land Improvements True Cash Value =								16,983	
Topography of Site		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Rolling		Rolling		2024	1,122,900	804,000	1,926,900			1,295,012C	
Low		Low		2023	945,600	606,400	1,552,000			1,233,345C	
High		High		2022	967,900	497,000	1,464,900			1,174,615C	
Landscaped		Landscaped		2021	967,900	488,600	1,456,500			1,137,091C	
Swamp		Swamp									
Wooded		Wooded									
Pond		Pond									
Waterfront		Waterfront									
Ravine		Ravine									
Wetland		Wetland									
Flood Plain		Flood Plain									
Comments/Influences		Who	When	What							
		TPC 04/30/2015	INSPECTED								
		WAS 11/02/2007	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	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: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 72 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 648 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	(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			25	CPP	Bsmnt Garage:												
Building Style: 1.25 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			20	CPP	Roof:													
Yr Built 1991	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Class: B -5 Effec. Age: 30 Floor Area: 4,116 Total Base New : 874,286 Total Depr Cost: 611,955 Estimated T.C.V: 1,591,083			E.C.F. X 2.600		Carpport Area:											
Condition: Average		X	Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls B -5		Blt 1991											
Room List		Doors	X	Solid	H.C.	(12) Electric			(11) Heating System: Heat Pump			Ground Area = 3293 SF		Floor Area = 4116 SF.											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
(1) Exterior		(6) Ceilings			X Ex.			X Many			1.25 Story			Siding		Basement		1,960		1,333		707,932		495,507	
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall	(7) Excavation			X Ave.			1.25 Story			Siding		Crawl Space		Total:		300		15,954		11,168		
(2) Windows		(8) Basement			1			Average Fixture(s)			Other Additions/Adjustments			Exterior		Stone Veneer		300		15,954		11,168			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1960 S.F. Crawl: 1333 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			3 Fixture Bath			Plumbing			Average Fixture(s)		1		3,407		2,385			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			1			2 Fixture Bath			Exterior			3 Fixture Bath		2 Fixture Bath		1		7,166		5,016			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Separate Shower			Separate Shower			1		3,267		2,287				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer			1000 Gal Septic		1		6,288		4,402	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well			Porches			CPP		25		899		629		
Chimney: Brick		Lump Sum Items:			1			1000 Gal Septic 2000 Gal Septic			CPP			CPP		20		697		488					
											Deck			Treated Wood		240		5,314		3,720					
											Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		648		50,265		35,185		
																	Door Opener		2		1,574		1,102		
																	Stone Veneer		72		3,829		2,680		
																				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

*** 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.
SMITH MAY K REVOCABLE LIV	SMITH BARBARA JEAN TRUST	0	01/19/2010	QC	03-ARM'S LENGTH	2010 1038-558T	DEED	100.0
SMITH BARBARA, SUCCESSOR	SMITH BARBARA J TRUST	0	01/19/2010	QC	03-ARM'S LENGTH	2010 1038-560Q	DEED	0.0
SMITH MAY K REVOCABLE LIV		0	01/13/2009	AFF	07-DEATH CERTIFICATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4515 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/07/2020	PE20-0679	100% FINIS
	P.R.E. 100% 02/27/2010		Res. Garage Attached	03/10/2020	PB20-0054	100% FINIS
Owner's Name/Address	MAP #: 47		GARAGE	09/28/2019	LU19-30	100% FINIS
SMITH BARBARA JEAN TRUST 4515 W GLEN EDEN DR GLEN ARBOR MI 49636	2024 Est TCV 1,154,544 TCV/TFA: 682.35		Electrical	11/15/2018	PE18-0712	100% FINIS

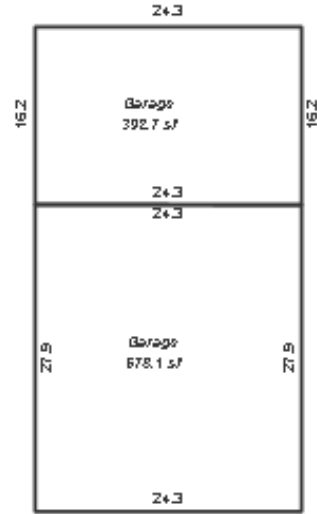
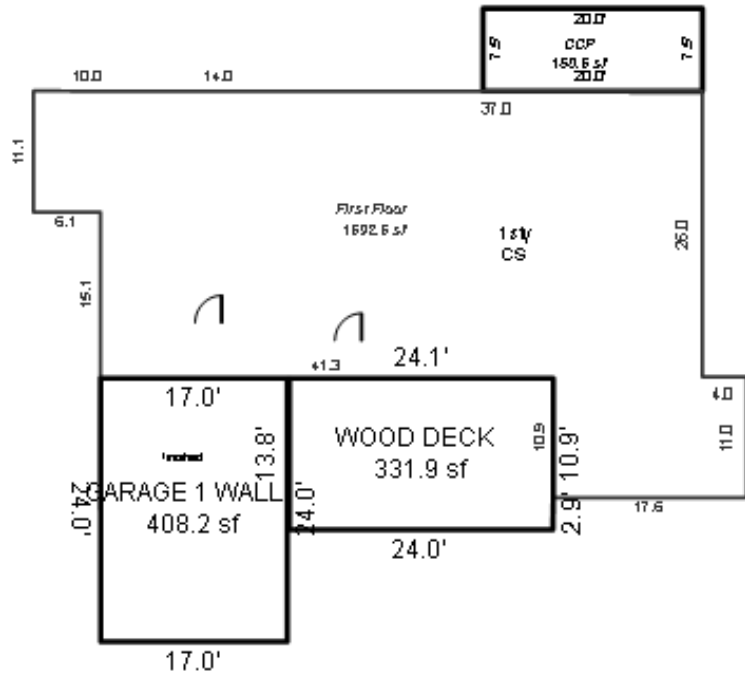
Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE										
	Public Improvements			* Factors *										
L541 P107/00 2003 DESC REVISED PRT OF GOVT LOT 3 SEC 25 COM AT NW COR GOVT LOT 3 TH E 1027.01 FT TH S 237.99 FT TO POB TH N 44 DEG 21' E 268.59 FT TO SHR FISHER LAKE TH S 79 DEG 28' E 25 FT TH S 86 DEG 59' E 50 FT TH S 36 DEG 10' W 284.08 FT TH N 68 DEG 40' 30' W 70.11 FT TH N 57 DEG 04' W 34.74 FT TO POB ALSO PRT GOVT LOT 3 SEC 25 BEG AT PT 971.9 FT E & 486.4 FT S OF NW COR TH N 36 DEG 10'E 537.7 FT TO SHR FISHER LAKE TH S 86 DG 59' E ALG SHR 50.0 FT TH S 31 DEG 26' W 571.7 FT TH N 55 DEG 26' W 32.5 FT TH N 48 DEG 04' W	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
		X			Dirt Road	100.00	276.00	1.0194	0.8620	7000	100		615,090	
	X			Gravel Road	25.00	276.00	1.0194	0.8620	7000	50	SURPLUS: ZONING	100 ft 7		
	X			Paved Road	125 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value =	691,976	
	X			Storm Sewer	Land Improvement Cost Estimates									
	X			Sidewalk	Description							Rate	Size % Good	Cash Value
	X			Water	Dock: Light posts							41.93	80 50	1,677
	X			Sewer	D/W/P: 4in Ren. Conc.							7.55	144 100	1,087
	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 =									5,264
	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	346,000	231,300	577,300			345,408C
Rolling	2023	187,800	174,500	362,300			328,960C
Low	2022	196,800	143,000	339,800			313,296C
High	2021	184,500	130,700	315,200			295,834C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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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.
4973 NORTHWOOD LLC	TUBERGEN LUKE B	3,500,000	07/10/2019	WD	19-MULTI PARCEL ARM'S LE	1366P580	PROPERTY TRANSFER	100.0
COOK STANTON 1998 RESIDEN	4973 NORTHWOOD LLC	10	04/29/2016	QC	09-FAMILY	1262P414	PROPERTY TRANSFER	0.0
COOK STANTON R 1998 RESID		0	02/16/2009	QC	09-FAMILY	2009 1004-566Q	DEED	0.0
COOK STANTON R TRUST	COOK STANTON R TRUST	0	11/05/2008	QC	33-TO BE DETERMINED	2008 991/521QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 45					

TUBERGEN LUKE B 1018 STONEWALL DR NASHVILLE TN 37220	2024 Est TCV 304,820	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/ 202.001186.04 0.8388 1.2850 1400 100 304,820
					202 Actual Front Feet, 5.50 Total Acres Total Est. Land Value = 304,820

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L1366P580 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 88°07'04" EAST, 202.54 FEET ALONG THE NORTH LINE OF SECTION 25; THENCE SOUTH 02°19'44" WEST, 1166.83 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE ALONG SAID CENTERLINE, SOUTH 66°34'34" WEST, 37.06 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 75°35'15" WEST, 167.02 FEET TO THE WEST LINE OF SECTION 25; THENCE ALONG SAID	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2024	152,400	0	152,400			99,555C
	X	Topography of Site	2023	119,800	0	119,800			94,815C
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2022	90,300	0	90,300			90,300S
	X		2021	100,000	0	100,000			100,000S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOPIGIAN CHRISTINE A	GORDON DAVID S & PENELOPE	610,000	09/21/2012	WD	03-ARM'S LENGTH	1137P745	PROPERTY TRANSFER	100.0
MOORE TRUST		0	09/30/2010	QC	03-ARM'S LENGTH	2010 1063-856T	DEED	0.0
MOORE EMERSON L TRUST	GOPIGIAN CHRISTINE A	***,***	09/30/2010	QC	03-ARM'S LENGTH	2010 1063-856T	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6095 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/19/2022	PE22-0036	100% FINIS
	P.R.E. 100% 06/30/2021		Res. Post Frame Building	10/28/2021	PB21-0522	100% FINIS
	MAP #: 46,45		ACCESSORY BLDG	09/28/2021	LU21-39	100% FINIS
	2024 Est TCV 1,487,549 TCV/TFA: 898.28					

Owner's Name/Address	MAP #:	ACCESSORY BLDG	Date	Number	Status
GORDON DAVID S & PENELOPE P & GORDON JONATHAN P & EMILY C 6095 S FISHER RD MAPLE CITY MI 49664	46,45		09/28/2021	LU21-39	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DC L803 P830 L803 P832/04 PRT GOVT LOT 2 SEC 25 COM AT SW COR SD GOVT LOT 2 TH N 4 DEG 38' 30" W 1123.34 FT TO E R/W LN FISHER RD & POB TH S 1 DEG 37' 30" E ON R/W 150.15 FT TH E 877 .95 FT TO SHR FISHER LAKE TH NWLY ON SHR (CHORD=N 67 DEG 36'40" W) 131.39 FT TH N 11 DEG 44' W ALG SD SHR 111.3 FT TH S 89 DEG 20' W 742.35 FT TO POB SEC 25 T29N R14W. 2.84 A M/L.	X		GROUP A 7000/	100.00	824.74	0.9740	1.1333	7000	100		772,672
	X		GROUP A 7000/	50.00	842.74	0.9740	1.1394	7000	50	SURPLUS: ZONING	100 ft 19
			150 Actual Front Feet, 2.86 Total Acres			Total Est. Land Value =					966,885
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good			Cash Value		
	X		D/W/P: Asphalt Paving	3.19	2000	50			3,190		
	X		D/W/P: Asphalt Paving	3.19	1000	50			1,595		
			Total Estimated Land Improvements			True Cash Value =				4,785	

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
6/2012 MLS 173669 DOM 109	X Level	2024	483,400	260,400	743,800			396,624C
	X Rolling	2023	262,400	196,200	458,600			377,738C
	X Low	2022	214,600	135,400	350,000			333,084C
	X High	2021	203,300	122,200	325,500		325,500W	313,731C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

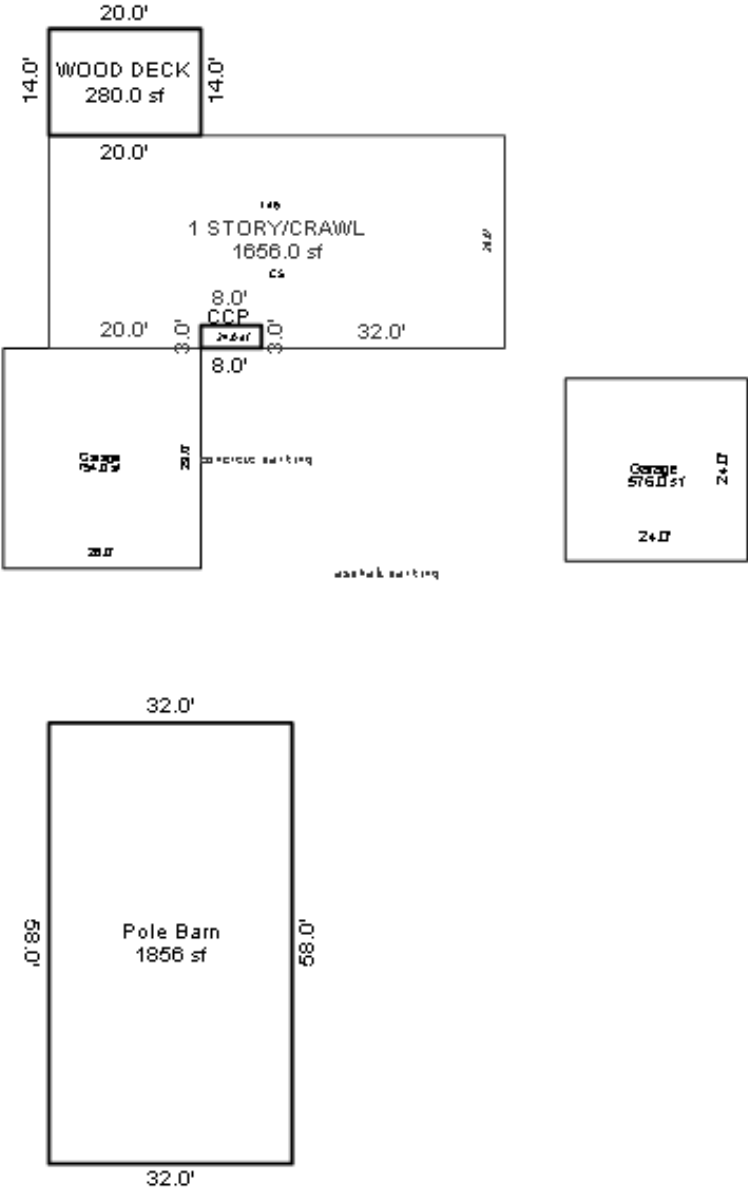


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*** Information herein deemed reliable but not guaranteed***

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 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 24 280	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: 2.5 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: 754 % 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: 1 STORY																															
Yr Built 1965	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																										
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric																										
		Kitchen: Other: Carpeted Other:			150 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	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1656 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			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 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																									
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																										
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1656 SF Floor Area = 1656 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 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>1,656</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>203,472</td> <td>122,109</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 911 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 280 5,314 3,188 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 754 27,777 16,666 Common Wall: 1 Wall 1 -2,282 -1,369 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,913 13,748 Door Opener 1 562 337 Class: C Exterior: Pole (Unfinished) Base Cost 1856 46,047 27,628 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Interior 1 Story 1 5,489 3,293 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,656			Total:				203,472	122,109
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	1,656																												
Total:				203,472	122,109																										

*** 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.
GORDON PENELOPE P TRUSTEE	GORDON PENELOPE P TRUST 0	0	05/05/2005	OTH	33-TO BE DETERMINED		REALTOR	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4985 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	04/16/2003	PP03-0119	
	P.R.E. 0%		ELECTRICAL	01/27/2003	PE03-0044	
Owner's Name/Address	MAP #: 45		Res. Add/Alter/Repair	01/23/2003	PB03-0016	
GORDON PENELOPE PATTON TRUST C/O MEYERS ANN P 127 UPTOWN CT TRAVERSE CITY MI 49684	2024 Est TCV 1,292,549 TCV/TFA: 597.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L242 P976 L243 P475 L251 P994 L855 P510/05 PRT OF GOVT LOT 1 SEC 25 COM AT NW COR SD SEC TH S 02'30" E 1264.17 FT TO POB AT S R/W HWY TH S 02'30" E 531.04 FT TO SHR GLEN LAKE TH N 32 DEG 26' E ON SHR 182.96 FT TH N 7 DEG 07'30" W 401.94 FT TO R/W TH S 65 DEG 18'30" W ON R/W 52.71 FT TO POB UNDIVIDED 1/2 INTEREST SEC 25 T29N R14W 1.1 A M/L.	X		Dirt Road										
			Gravel Road										
	X		Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
	X		Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			* Factors *										
			GRADE A 19000	100.00	343.38	0.9201	0.9103	19000	50	INTEREST SPLIT	795,696		
			GRADE A 19000	39.54	343.38	0.9201	0.9103	19000	25	SURPLUS&INT SPLIT	157,321		
			140 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 953,017										
			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



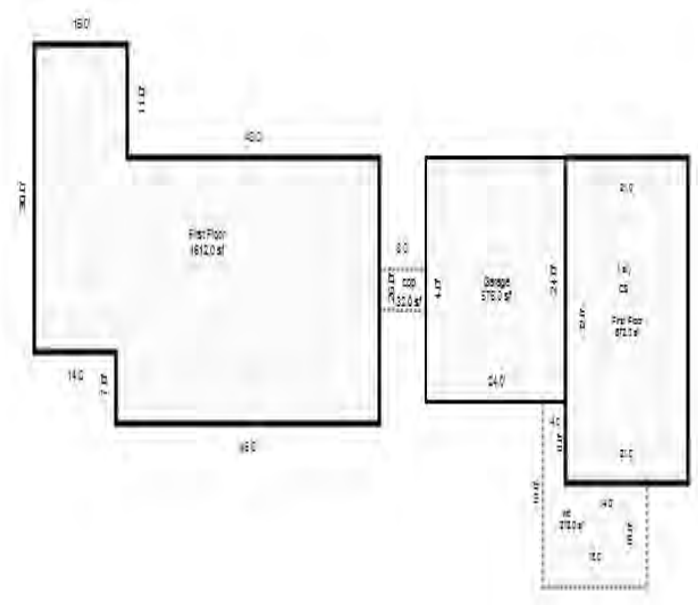
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	476,500	169,800	646,300			228,861C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2023	401,300	128,200	529,500			217,963C
Pond							
X Waterfront	2022	420,200	105,300	525,500			207,584C
Ravine							
Wetland	2021	420,200	101,900	522,100			200,953C
Flood Plain							
Who When What							
WAS 10/25/2007 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 Wood Stove Direct-Vented Ga	Area 32 220	Type Treated Wood 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: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled 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 +5 Effec. Age: 25 Floor Area: 2,162 Total Base New : 343,174 Total Depr Cost: 128,666 Estimated T.C.V: 334,532			E.C.F. X 2.600		Bsmnt Garage:			
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 = 2162 SF Floor Area = 2162 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5 Economic Depreciation because of: INTEREST SPLIT			Cls C 5 Blt 1979						
Yr Built 1979	Remodeled 0	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures								
Condition: Average		Size of Closets		0 Amps Service			X Ex. Ord. Min									
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			X Ex. Ord. Min								
Basement 2 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			(13) Plumbing							
(1) Exterior	(6) Ceilings		Height to Joists: 0.0			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			1 Story Siding 1 Story Siding			Size 1,490 672 Total: 282,010		Depr. Cost 569 5,374 1,876 2,240 541 1,702		
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2162 S.F. Slab: 0 S.F.			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood			Cost New 1,518 14,332 5,002 5,973 1,444 4,539		Depr. Cost 569 5,374 1,876 2,240 541 1,702		
(2) Windows	Many Avg. Few	X Large Avg. Small	Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			25,511 2,845		9,567 1,067		
X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 2162 S.F. Slab: 0 S.F.			Lump Sum Items:			Notes:			Totals: 343,174		128,666			
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)			1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			25,511 2,845		9,567 1,067		
(3) Roof	(9) Basement Finish		Recreation SF Living SF 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 Built-Ins Appliance Allow.			25,511 2,845		9,567 1,067		
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 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 Built-Ins Appliance Allow.			25,511 2,845		9,567 1,067			
X Asphalt Shingle	(10) Floor Support		Recreation SF Living SF 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 Built-Ins Appliance Allow.			25,511 2,845		9,567 1,067		
Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF 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 Built-Ins Appliance Allow.			25,511 2,845		9,567 1,067		
ECF (4080 BIG GLEN) 2.600 => TCv: 334,532																

*** 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: R-1 (	Building Permit(s)	Date	Number	Status				
4985 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 45		2024 Est TCV 1,292,549 TCV/TFA: 597.85					
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4080.4080 BIG GLEN							
MEYERS ANN P 1008 MASSACHUSETTS AVE APT 402 CAMBRIDGE MA 02138		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L517 P306/99 PRT OF GOVT LOT 1 SEC 25 COM AT NW COR SD SEC TH S 02'30" E 1264.17 FT TO POB AT S R/W HWY TH S 02'30" E 531.04 FT TO SHR GLEN LAKE TH N 32 DEG 26' E ON SHR 182.96 FT TH N 7 DEG 07'30" W 401.94 FT TO R/W TH S 65 DEG 18'30" W ON R/W SEC 25 T29N R14W 1.1 A M/L.		X Gravel Road		GRADE A 19000		100.00	343.38	0.9201	0.9103	19000	50	INTEREST SPLIT	795,696
Comments/Influences		X Paved Road		GRADE A 19000		39.54	343.38	0.9201	0.9103	19000	25	SURPLUS & INTEREST SPLIT	
		X Storm Sewer		140 Actual Front Feet, 1.10 Total Acres		Total Est. Land Value =						953,017	
		X Sidewalk		Land Improvement Cost Estimates									
		X Water		Description		Rate	Size	% Good	Cash Value				
		X Sewer		Residential Local Cost Land Improvements									
		X Electric		Description		Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVEMENTS 5		5,000.00	1	100	5,000				
		X Curb		Total Estimated Land Improvements True Cash Value =								5,000	
		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	476,500	169,800	646,300			228,862C		
		WAS 10/25/2007 INSPECTED			2023	401,300	128,200	529,500			217,964C		
					2022	420,200	105,300	525,500			207,585C		
					2021	420,200	101,900	522,100			200,954C		

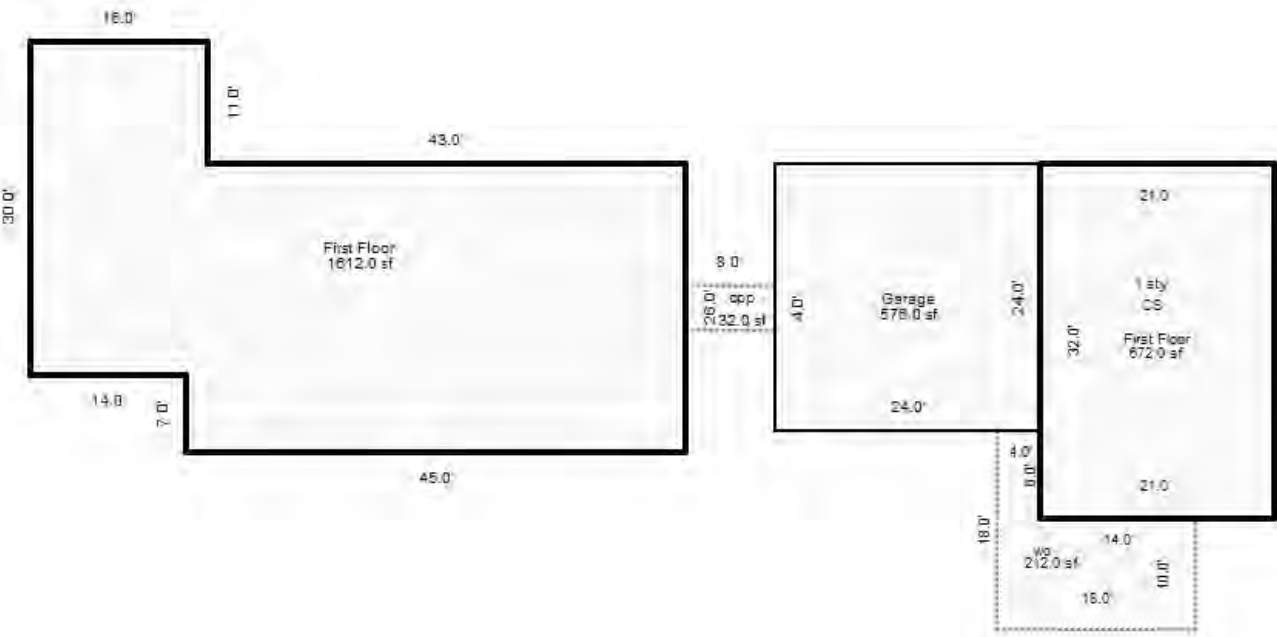


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 32 220	Type Treated Wood 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: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Class: C +5 Effec. Age: 25 Floor Area: 2,162 Total Base New : 343,174 Total Depr Cost: 128,666 Estimated T.C.V: 334,532			E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Yr Built 1979	Remodeled 0	Condition: Average		Room List			(5) Floors			(12) Electric			0 Amps Service			
2	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			X Ex. Ord. Min			No. of Elec. Outlets			Many X Ave. Few			
(1) Exterior		(6) Ceilings		(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			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2162 SF Floor Area = 2162 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5 Economic Depreciation because of: INTEREST SPLIT Building Areas			Cls C 5 Blt 1979			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2162 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Insulation	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Crawl Space 1,490 1 Story Siding Crawl Space 672 Total: 282,010 105,730			
(2) Windows		Many Avg. X Large Avg. Small		(10) Floor Support			Public Water Public Sewer Water Well			Other Additions/Adjustments			Plumbing			
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		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood		1 1,518 569 3 14,332 5,374 1 5,002 1,876 1 5,973 2,240 32 1,444 541 220 4,539 1,702	
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		Chimney: Brick			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 25,511 9,567 Built-Ins Appliance Allow. 1 2,845 1,067 Totals: 343,174 128,666			Notes: ECF (4080 BIG GLEN) 2.600 => TCv: 334,532						

*** 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.
SELBY BENJAMIN J & CAROLY	SELBY BENJAMIN J	0	07/26/2023	WD	09-FAMILY	2023003313	PROPERTY TRANSFER	0.0
STEPITA ET AL	SELBY BENJAMIN J & CAROLY	430,000	09/26/1997	WD	19-MULTI PARCEL ARM'S LE	454:106	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/30/2014					
Owner's Name/Address	MAP #: 46,45					
SELBY BENJAMIN J PO BOX 164 GLEN ARBOR MI 49636	2024 Est TCV 861,576					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			GROUP A 7000/	100.00	850.00	1.0779 1.1419	7000 100	861,576
			100 Actual Front Feet, 1.95 Total Acres					Total Est. Land Value = 861,576

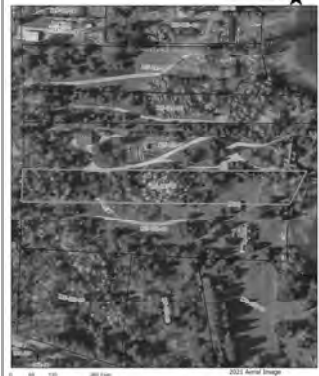
Tax Description
 L228 P673 L454 P106/97 PRT GOVT LOT 2 BEG AT A PT ON FISHER LAKE 620 FT N OF & 735.21 FT E OF SW COR GOVT LOT 2 TH W 815.9 FT TO E R/W LINE OF ROAD TH N 0 DEG 44' W ALG E R/W LINE 100.01 FT TH E 868.0 FT TO SHR FISHER LAKE TH S 26 DEG 53' W ALG SHR 112.12 FT TO POB SEC 25 T29N R14W 1.93 A.

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	430,800	0	430,800			68,670C
2023	233,900	0	233,900			65,400C
2022	190,000	0	190,000			62,286C
2021	180,000	0	180,000			60,297C



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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-IMPRO Zoning: R-2 (Building Permit(s) Date Number Status

6121 S FISHER RD School: GLEN LAKE COMMUNITY SCH DIST Electrical 11/13/2023 PE23-0826

Owner's Name/Address P.R.E. 100% 02/10/2004

TITUSKIN WILLIAM & ELIZABETH MAP #: 46,45

6121 S FISHER RD 2024 Est TCV 1,235,802 TCV/TFA: 966.98

MAPLE CITY MI 49664 X Improved Vacant Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Tax Description Public Improvements * Factors *

LI76 P544/75 BEG AT PT ON SHR FISHER LAKE Dirt Road Description Frontage Depth Front Depth Rate %Adj. Reason Value

870 FT N & 846.2 FT E OF SW COR LOT 2 TH Gravel Road GROUP A 7000/ 100.00 900.00 1.0779 1.1583 7000 100 873,976

N 0 DEG 44' W 50.0005 FT TH N 3 DEG 09' W Paved Road 100 Actual Front Feet, 2.07 Total Acres Total Est. Land Value = 873,976

50.15 FT TH E 877.95 FT TO SHR FISHER Storm Sewer Land Improvement Cost Estimates

LAKE TH S 61 DEG 06' E 75.49 FT TH S 5 Sidewalk Description Rate Size % Good Cash Value

DEG 46' W 50.25 FT TO POB SEC 25 T29N Water Residential Local Cost Land Improvements

R14W 2.06 A M/L. Sewer Description Rate Size % Good Cash Value

Comments/Influences X Electric LAND IMPROVEMENTS 25 2,500.00 1 100 2,500

Street Lights Gas Total Estimated Land Improvements True Cash Value = 2,500

Standard Utilities Curb Topography of Site

Underground Utils. Street Lights Level

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	437,000	180,900	617,900			128,497C
2023	237,200	136,400	373,600			122,379C
2022	190,000	111,700	301,700			116,552C
2021	180,000	108,000	288,000			112,829C

Who When What

TPC 06/06/2018 INSPECTED

WAS 02/22/2008 INSPECTED

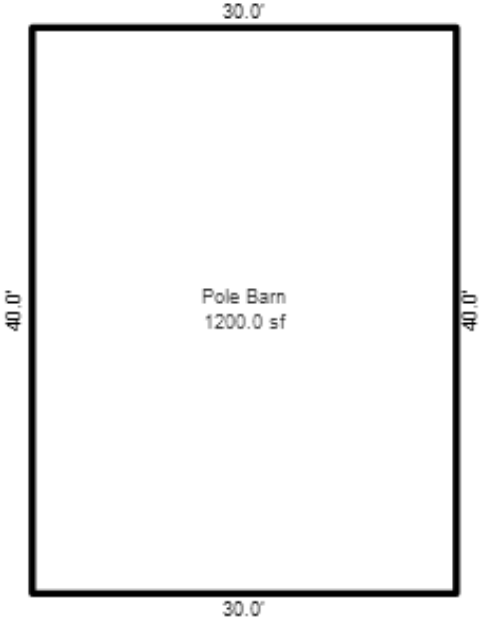
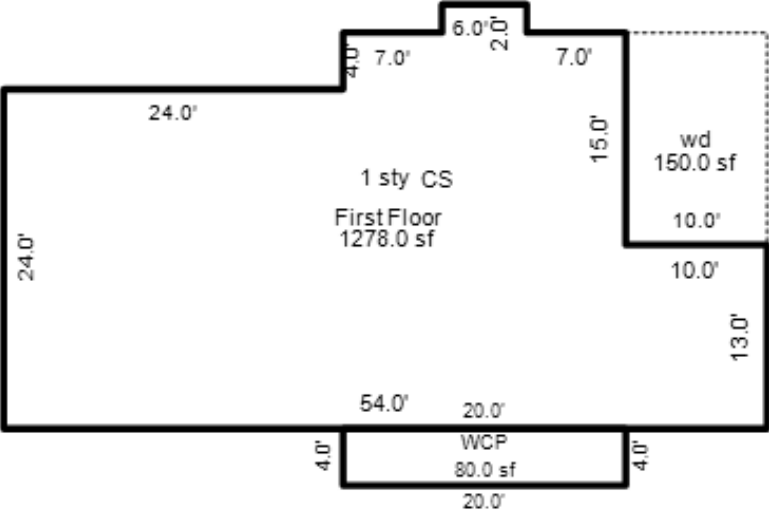
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*** Information herein deemed reliable but not guaranteed***

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	Type	Year Built: 1990 Car Capacity: 3 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior	X Drywall Paneled 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					80	WCP (1 Story)																				
	Building Style: 1 STORY	Trim & Decoration			Central Air Wood Furnace					210	Treated Wood																				
	Yr Built 1976	Ex	X Ord	Min	(12) Electric																										
	Condition: Average	Size of Closets	Lg	X Ord	Small	200	Amps Service																								
	Room List	Doors	Solid	X H.C.	No./Qual. of Fixtures																										
	Basement 6 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors			Ex.	X Ord.	Min																								
	(1) Exterior	Kitchen: Vinyl Other: Carpeted Other:			No. of Elec. Outlets	Many	X Ave.	Few																							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Drywall		(13) Plumbing	1	Average Fixture(s)																								
X	Insulation	(7) Excavation			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: 1278 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer																										
X	Many Avg. X Avg. Few	Large Avg. Small			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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																										
	(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	(9) Basement Finish																													
	Chimney: Block	(10) Floor Support	Joists: 2X12X16 Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1278 SF Floor Area = 1278 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <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>1,278</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>169,854</td> <td>101,911</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,278			Total:				169,854	101,911	E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	1,278																												
Total:				169,854	101,911																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 911 Water/Sewer 1000 Gal Septic 1 5,002 3,001 Water Well, 100 Feet 1 5,973 3,584 Porches WCP (1 Story) 80 4,366 2,620 Deck Treated Wood 210 4,397 2,638 Garages Class: C Exterior: Pole (Unfinished) Door Opener 2 1,124 674 Base Cost 1200 29,772 17,863 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Interior 1 Story 1 5,489 3,293 Totals: 230,340 138,202										Notes: ECF (4082 FISHER LAKE) 2.600 => TCV: 359,326																					

*** 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.
4973 NORTHWOOD LLC	TUBERGEN LUKE B	3,500,000	07/10/2019	WD	03-ARM'S LENGTH	1366P580	PROPERTY TRANSFER	100.0
COOK STANTON 1998 RESIDEN	4973 NORTHWOOD LLC	10	04/29/2016	QC	09-FAMILY	1262P414	PROPERTY TRANSFER	0.0
COOK STANTON R 1998 RESID		0	02/16/2009	QC	09-FAMILY	2009 1004-566Q	DEED	0.0
COOK STANTON 1998 RESIDEN		0	02/16/2009	OTH	33-TO BE DETERMINED	2009 1004-569C	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4973 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/08/2023	PE23-0091	80%
	P.R.E. 0%		Electrical	08/16/2022	PE22-0594	80%
Owner's Name/Address	MAP #: 45		Mechanical	02/08/2022	PM22-0115	80%
TUBERGEN LUKE B 1018 STONEWLL DR NASHVILLE TN 37220	2024 Est TCV 5,156,983 TCV/TFA: 976.89		Res. Single Family Dwellin	01/14/2022	PB21-0654	80%

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			GRADE A 19000	100.00	324.93	0.8574	0.8979	19000	100	1,462,739
			GRADE A 19000	85.00	324.93	0.8574	0.8979	19000	50	SURPLUS: ZONING 100 ft 62
			185 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =							2,084,404

Tax Description
 L1366P580 L13P361 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 01 °53'59" WEST, 1263.33 FEET TO THE SOUTHERLY LIGHT OF WAY OF NORTHWOOD DRIVE AS MONUMENTED; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 67°24'51" EAST, 52.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AS MONUMENTED THE FOLLOWING THREE COURSES NORTH 67°24'51"



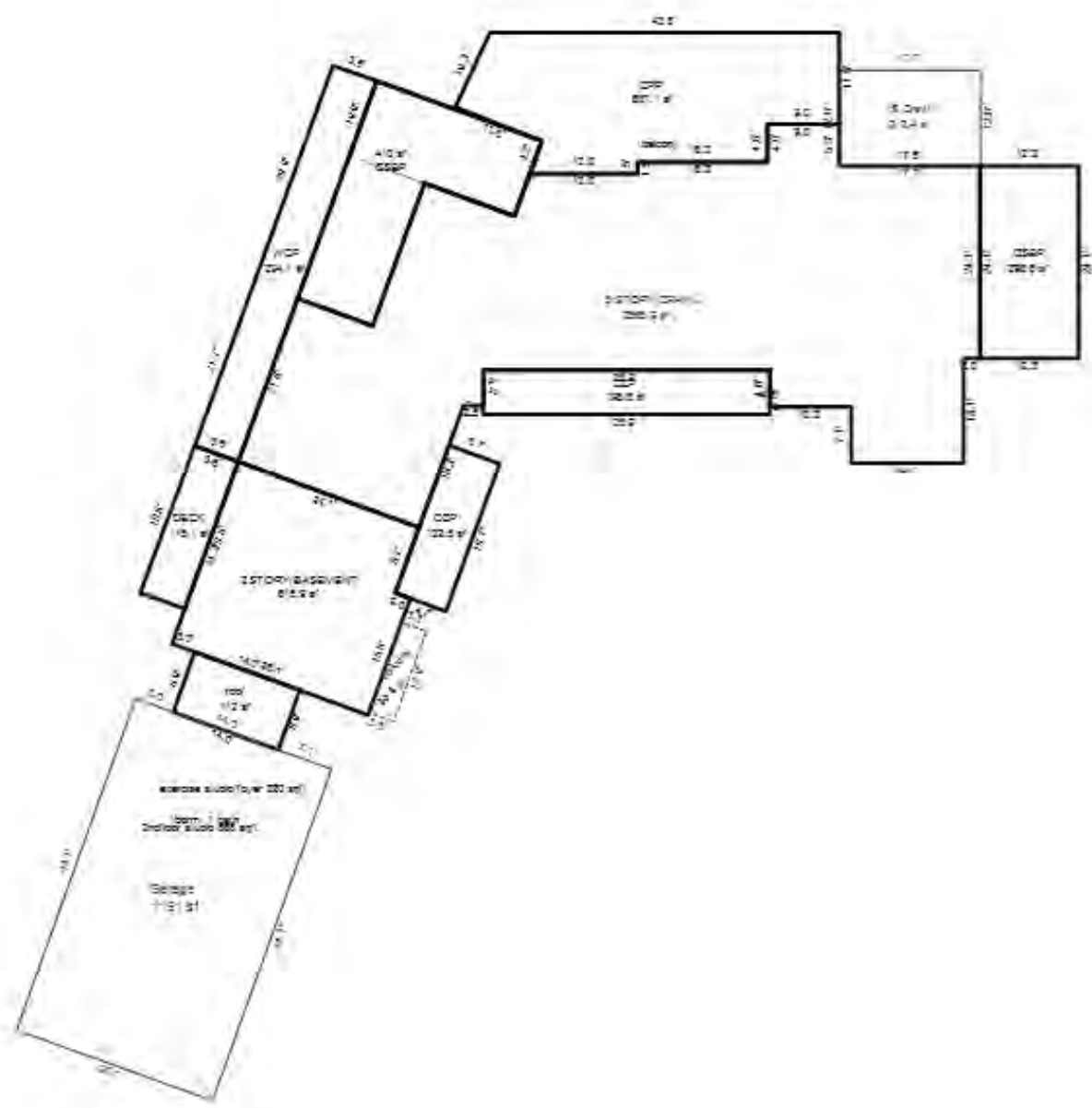
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X	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Dirt Road							
	Gravel Road							
X	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water Sewer							
X	Electric							
X	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
X	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2024	1,042,200	1,536,300	2,578,500	2,242,985C
	TPC 11/07/2023	INSPECTED		2023	877,600	768,100	1,645,700	1,645,700S
	TPC 05/24/2023	INSPECTED		2022	945,000	0	945,000	938,531C
	TPC 12/08/2022	INSPECTED		2021	945,000	571,700	1,516,700	1,473,950C


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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	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: 2023 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1153 % Good: 0 Storage Area: 868 No Conc. Floor: 0	198	CPP	Bsmnt Garage:			
	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
Town Home		(4) Interior	X	Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY	Cls B 10	Blt 2023	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Duplex																		
A-Frame		Trim & Decoration	Ex	Ord	Min	No. of Elec. Outlets	Many	Ave.	Few	1	Average Fixture(s)	Plumbing	2	Siding	Basement	615	12,647	12,521
Wood Frame																		
Building Style: 1.75 STORY		Size of Closets	Lg	Ord	Small	(14) Water/Sewer	1	Public Water	Public Sewer	1	Water Well	1	2000 Gal Septic	2000 Gal Septic	1	6,732	6,665	
Yr Built 2023																		Remodeled 0
Condition: Average Part. Construct.: 90%		Doors	Solid	H.C.	(14) Water/Sewer	Lump Sum Items:	1	2000 Gal Septic	2000 Gal Septic	1	6,732	6,665						
Room List													Basement	1st Floor	2nd Floor	Bedrooms	1	2000 Gal Septic
Basement		(5) Floors	Kitchen:	Other:	No./Qual. of Fixtures	Ex	Ord	Min	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY	Cls B 10	Blt 2023	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1st Floor																		
2nd Floor		Kitchens:	Other:	No./Qual. of Fixtures	Ex	Ord	Min	No. of Elec. Outlets	Ground Area = 3385 SF	Floor Area = 5279 SF.	Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bedrooms																		
(1) Exterior		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Wood/Shingle														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Aluminum/Vinyl		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Brick														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Insulation		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
(2) Windows														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Many Avg. Few		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Large Avg. Small														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Wood Sash		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Metal Sash														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Vinyl Sash		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Double Hung														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Horiz. Slide Casement		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Double Glass														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Patio Doors		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Storms & Screens														(9) Basement Finish	1	2000 Gal Septic	1	6,732
(3) Roof		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Gable														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Hip		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Gambrel														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Flat		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Mansard														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Asphalt Shingle		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Chimney:														(9) Basement Finish	1	2000 Gal Septic	1	6,732
Chimney:		Basement: 615 S.F. Crawl: 2770 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing	1	Average Fixture(s)	Plumbing	Other Additions/Adjustments	Recreation Room	406	12,647	12,521					
Chimney:														(9) Basement Finish	1	2000 Gal Septic	1	6,732

*** 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: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4859 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 05/23/2018								
Owner's Name/Address		MAP #: 45		2024 Est TCV 5,773,950 TCV/TFA: 1080.4								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
L338 P626/92 L411 P247/95 L431 P195/96 PRT GOVT LOT 1 SEC 25 BEG AT PT ON N LN SEC 570 FT E OF NW COR TH E 150 FT TH S 0 DEG 29' W TO SHR GLEN LAKE TH ALG SHR WLY TO PT 150 FT W OF E LN PAR TH N 0 DEG 29' E TO POB EXC NORTHWOOD DR R/W SEC 25 T29N R14W 1.16 A.		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	GRADE A 19000	100.00	1408.73	0.9036	1.2956	19000	100		2,224,310
		X	Gas	GRADE A 19000	50.00	1408.73	0.9036	1.2956	19000	50	SURPLUS: ZONING	100 ft 55
		X	Curb Street Lights Standard Utilities Underground Utils.	150 Actual Front Feet, 4.85 Total Acres Total Est. Land Value = 2,780,387								
			Topography of Site	Land Improvement Cost Estimates								
		X	Level	Description	Rate	Size	% Good	Cash Value				
			Rolling	Residential Local Cost Land Improvements								
			Low	Description	Rate	Size	% Good	Cash Value				
			High	LAND IMPROVEMENTS 10								
			Landscaped	Total Estimated Land Improvements True Cash Value =								
			Swamp									
			Wooded									
			Pond									
		X	Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Ravine	2024	1,390,200	1,496,800	2,887,000			808,334C		
			Wetland	2023	1,170,700	1,126,800	2,297,500			769,842C		
			Flood Plain	2022	939,500	958,000	1,897,500			733,183C		
				2021	939,500	934,500	1,874,000			709,761C		
				Who	When	What						
				TPC 12/17/2015	INSPECTED							
				TPC 09/15/2012	INSPECTED							
				WAS 10/25/2007	INSPECTED							

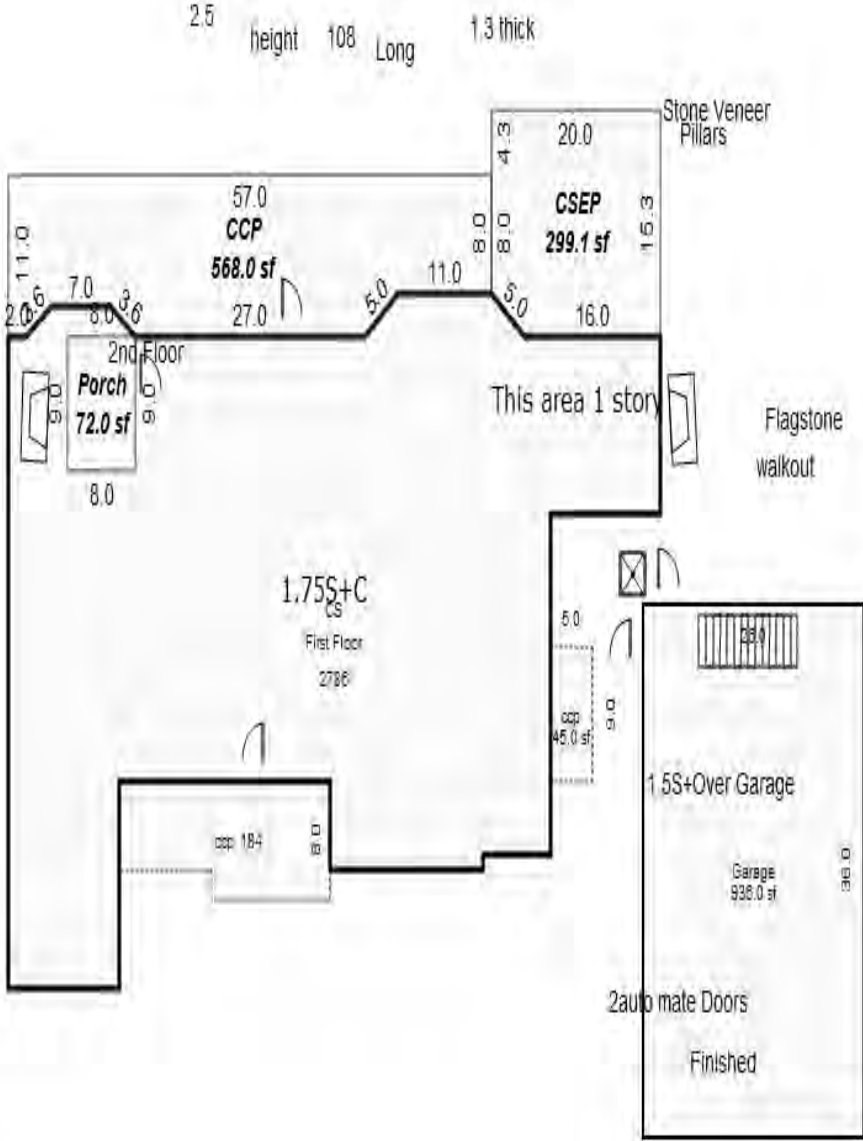
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County of Leelanau, Michigan

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	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 184 45 299 568 72	Type CCP (1 Story) CCP (1 Story) CSEP (1 Story) CCP (1 Story) WPP	Year Built: 1985 Car Capacity: Class: C Exterior: Pole 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 Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	Size of Closets	Lg	X	Ord	Small	Room List	Doors	Solid	X	H.C.	(5) Floors	Kitchen: Other: Hardwood Other:	(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 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	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2786 SF Floor Area = 4876 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,786 Total: 1,124,659 865,987 Other Additions/Adjustments Exterior Stone Veneer 300 17,694 13,624 Plumbing Average Fixture(s) 3 Fixture Bath 1 13,278 10,224 2 Fixture Bath 1 8,852 6,816 Separate Shower 1 3,808 2,932 Water/Sewer 1000 Gal Septic 1 6,920 5,328 Water Well, 100 Feet 1 7,146 5,502 Porches CCP (1 Story) 184 10,757 8,283 CCP (1 Story) 45 2,860 2,202 CSEP (1 Story) 299 24,216 18,646 CCP (1 Story) 568 31,700 24,409 WPP 72 4,112 3,166 Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 22,991 17,703 Built-Ins Appliance Allow. 1 9,943 7,656												
Building Style: 1.75 STORY		Trim & Decoration																																																		
Yr Built	Remodeled	Ex		X	Ord	Min	Size of Closets		Lg	X	Ord	Small	Condition: Average		Room List		Doors	Solid	X	H.C.	(5) Floors	Kitchen: Other: Hardwood Other:	(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 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	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2786 SF Floor Area = 4876 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,786 Total: 1,124,659 865,987 Other Additions/Adjustments Exterior Stone Veneer 300 17,694 13,624 Plumbing Average Fixture(s) 3 Fixture Bath 1 13,278 10,224 2 Fixture Bath 1 8,852 6,816 Separate Shower 1 3,808 2,932 Water/Sewer 1000 Gal Septic 1 6,920 5,328 Water Well, 100 Feet 1 7,146 5,502 Porches CCP (1 Story) 184 10,757 8,283 CCP (1 Story) 45 2,860 2,202 CSEP (1 Story) 299 24,216 18,646 CCP (1 Story) 568 31,700 24,409 WPP 72 4,112 3,166 Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 22,991 17,703 Built-Ins Appliance Allow. 1 9,943 7,656											
Basement 6 1st Floor 2 2nd Floor 4 Bedrooms	Doors		Solid	X	H.C.	(5) Floors	Kitchen: Other: Hardwood Other:	(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 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	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2786 SF Floor Area = 4876 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,786 Total: 1,124,659 865,987 Other Additions/Adjustments Exterior Stone Veneer 300 17,694 13,624 Plumbing Average Fixture(s) 3 Fixture Bath 1 13,278 10,224 2 Fixture Bath 1 8,852 6,816 Separate Shower 1 3,808 2,932 Water/Sewer 1000 Gal Septic 1 6,920 5,328 Water Well, 100 Feet 1 7,146 5,502 Porches CCP (1 Story) 184 10,757 8,283 CCP (1 Story) 45 2,860 2,202 CSEP (1 Story) 299 24,216 18,646 CCP (1 Story) 568 31,700 24,409 WPP 72 4,112 3,166 Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 22,991 17,703 Built-Ins Appliance Allow. 1 9,943 7,656																										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2786 SF Floor Area = 4876 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,786 Total: 1,124,659 865,987 Other Additions/Adjustments Exterior Stone Veneer 300 17,694 13,624 Plumbing Average Fixture(s) 3 Fixture Bath 1 13,278 10,224 2 Fixture Bath 1 8,852 6,816 Separate Shower 1 3,808 2,932 Water/Sewer 1000 Gal Septic 1 6,920 5,328 Water Well, 100 Feet 1 7,146 5,502 Porches CCP (1 Story) 184 10,757 8,283 CCP (1 Story) 45 2,860 2,202 CSEP (1 Story) 299 24,216 18,646 CCP (1 Story) 568 31,700 24,409 WPP 72 4,112 3,166 Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 22,991 17,703 Built-Ins Appliance Allow. 1 9,943 7,656																																			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			(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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2786 SF Floor Area = 4876 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,786 Total: 1,124,659 865,987 Other Additions/Adjustments Exterior Stone Veneer 300 17,694 13,624 Plumbing Average Fixture(s) 3 Fixture Bath 1 13,278 10,224 2 Fixture Bath 1 8,852 6,816 Separate Shower 1 3,808 2,932 Water/Sewer 1000 Gal Septic 1 6,920 5,328 Water Well, 100 Feet 1 7,146 5,502 Porches CCP (1 Story) 184 10,757 8,283 CCP (1 Story) 45 2,860 2,202 CSEP (1 Story) 299 24,216 18,646 CCP (1 Story) 568 31,700 24,409 WPP 72 4,112 3,166 Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 22,991 17,703 Built-Ins Appliance Allow. 1 9,943 7,656																																			
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:	
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:					
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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:										
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:													
*** Information herein deemed reliable but not guaranteed***															Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:							
*** Information herein deemed reliable but not guaranteed***															Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:							
*** Information herein deemed reliable but not guaranteed***															Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:							
*** Information herein deemed reliable but not guaranteed***															Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:							
*** Information herein deemed reliable but not guaranteed***															Basement: 0 S.F. Crawl: 2786 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:		Chimney:		Basement: 0 S.F. Crawl: 2786 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:		Chimney:							

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

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



Sketch by Apex Medina™

*** 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.	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: 2000 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home			Drywall	Plaster	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: 23 Floor Area: 468 Total Base New : 174,493 Total Depr Cost: 134,361 Estimated T.C.V: 349,339	
	Town Home			Paneled	Wood T&G													
Duplex	(4) Interior		Trim & Decoration			Central Air Wood Furnace	(12) Electric 0 Amps Service			E.C.F. X 2.600			Bsmnt Garage:					
A-Frame	Ex	Ord	Min	Size of Closets														
Wood Frame	Size of Closets		Lg			Ord	Small	Cost Est. for Res. Bldg: 2 Single Family GARAGE (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 468 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Overhang 468 Total: 83,828 64,548 Other Additions/Adjustments Plumbing Average Fixture(s) 1 4,215 3,246 Garages Class: A Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 936 84,680 65,204 Door Opener 2 1,770 1,363 Totals: 174,493 134,361 Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 349,339										
Building Style: GARAGE	Doors		Solid			H.C.	No./Qual. of Fixtures				Cls A Blt 2000							
Yr Built	Remodeled	(5) Floors		Kitchen:			Ex.			Ord.			Min					
2000	0	Kitchen:		Other:			No. of Elec. Outlets			Many			Ave.			Few		
Condition: Average	Size of Closets		Other:			(13) Plumbing			1 Average Fixture(s)			1 3 Fixture Bath			2 Fixture Bath			
Room List	Doors		Basement			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			
Basement	Solid		1st Floor			No Plumbing			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			
1st Floor	H.C.		2nd Floor			No Plumbing			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			
Bedrooms	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
(1) Exterior	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Wood/Shingle	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Aluminum/Vinyl	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Brick	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Insulation	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
(2) Windows	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Many	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Avg.	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Few	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Wood Sash	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Metal Sash	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Vinyl Sash	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Double Hung	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Horiz. Slide	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Casement	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Double Glass	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Patio Doors	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Storms & Screens	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
(3) Roof	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Gable	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Hip	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Flat	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Asphalt Shingle	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
Chimney:	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			
	H.C.		Bedrooms			Vent Fan			Vent Fan			Vent Fan			Vent Fan			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DEAN E JR & MILDRED	SMITH FAMILY TRUST	0	01/19/2022	QC	09-FAMILY	2022000504	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
6141 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Repair	12/03/2020	PB20-0424	100% FINIS	
Owner's Name/Address	P.R.E. 100% 04/12/2012	SOLAR	10/29/2020	LU20-28	100% FINIS	
SMITH FAMILY TRUST PO BOX 311 GLEN ARBOR MI 49636	MAP #: 46,45	Electrical	10/27/2020	PE20-0565	100% FINIS	
	2024 Est TCV 2,470,930 TCV/TFA: 483.74	Res. Add/Alter/Repair	07/19/2010	PB10-0190	100% FINIS	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE																																																																							
BEG AT PT ON SHR FISHER LAKE WHICH IS 720 FT N & 785.91 FT E OF SW COR GOVT LOT 2 SEC 25 TH W 868 FT TO E R/W LN PUBLIC RD TH N 44' W ALG R/W LN 150.0015 FT TH E 929.57 FT TO SHR FISHER LAKE TH S 5 DEG 46' W ALG SHR 50.57 FT TH S 28 DEG 43' W ALG SHR 114.03 FT TO POB SEC 25 T29N R14W 3.12 A.	X		<p style="text-align: center;">* Factors *</p> <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>GROUP A 7000/</td> <td>100.00</td> <td>850.87</td> <td>0.9588</td> <td>1.1422</td> <td>7000</td> <td>100</td> <td></td> <td>766,585</td> </tr> <tr> <td>GROUP A 7000/</td> <td>59.73</td> <td>850.87</td> <td>0.9588</td> <td>1.1422</td> <td>7000</td> <td>50</td> <td>SURPLUS: ZONING</td> <td>100 ft 22</td> </tr> <tr> <td colspan="8">160 Actual Front Feet, 3.12 Total Acres</td> <td>Total Est. Land Value = 995,514</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 7000/	100.00	850.87	0.9588	1.1422	7000	100		766,585	GROUP A 7000/	59.73	850.87	0.9588	1.1422	7000	50	SURPLUS: ZONING	100 ft 22	160 Actual Front Feet, 3.12 Total Acres								Total Est. Land Value = 995,514																													
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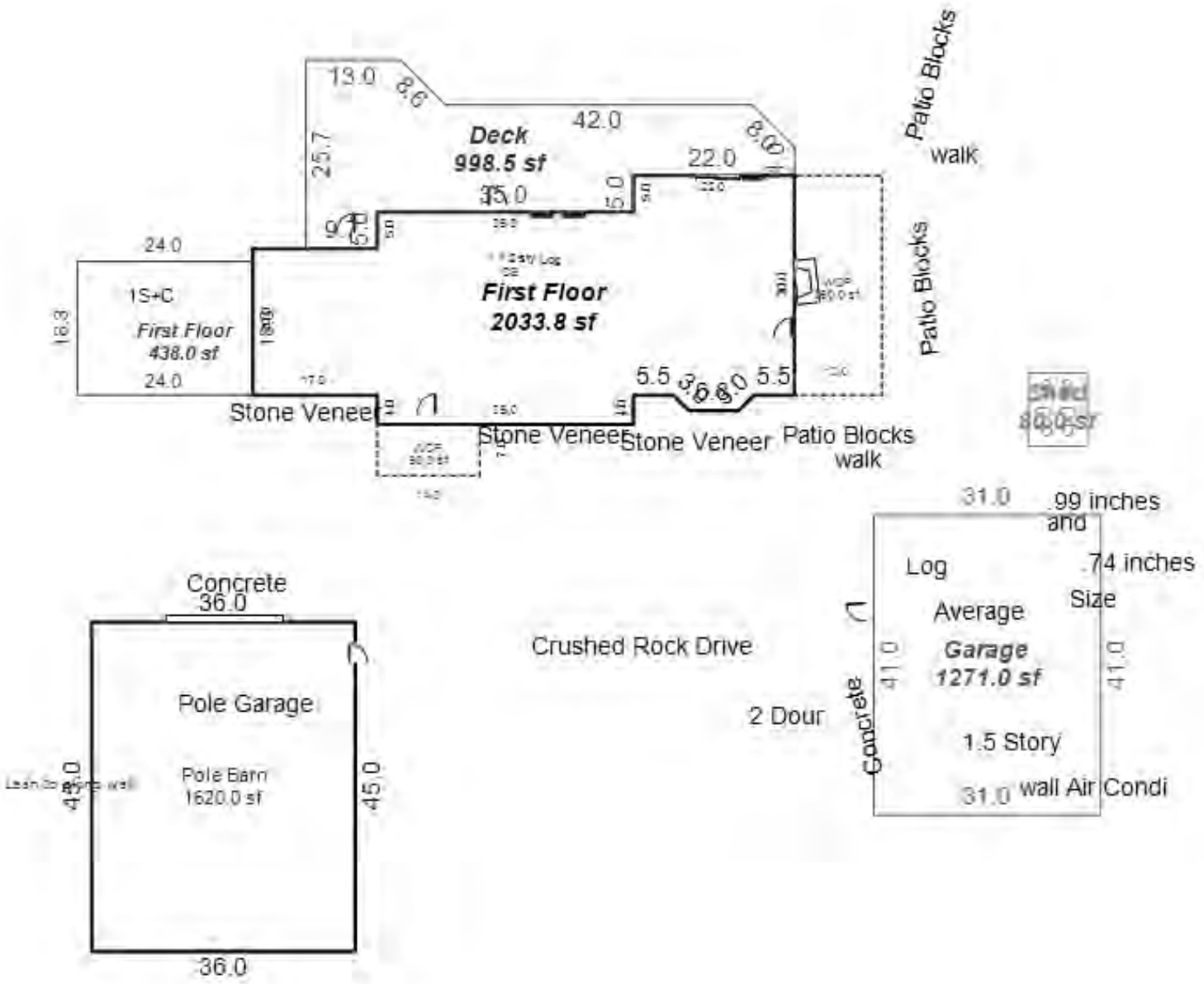
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	497,800	737,700	1,235,500			314,244C
			2023	270,200	559,600	829,800			299,280C
			2022	219,500	459,100	678,600			285,029C
			2021	207,900	443,300	651,200			275,924C

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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: 1998 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1271 % Good: 0 Storage Area: 1142 No Conc. Floor: 0	98 WCP (1 Story) 360 WCP (1 Story) 998 Treated Wood																																																																																			
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																																																																																											
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Condition: Average			Ex X Ord Min		100 Amps Service																																																																																											
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X	Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		(13) Plumbing																																																																																											
X	Insulation		Kitchen: Hardwood Other: Carpeted Other:		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																																																																																											
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X	Many Avg. Few Large Avg. Small		X Wood		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		Lump Sum Items:																																																																																											
X	Basement: 0 S.F. Crawl: 2471 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement																																																																																													
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																																																																													
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X	Gable Hip Flat Gambrel Mansard Shed		(11) Floor Support																																																																																													
X	Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:																																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1998</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 2471 SF Floor Area = 3488 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</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>Pine Logs</td> <td>Crawl Space</td> <td>2,033</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>438</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>538,181</td> <td>430,543</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>200</td> <td>9,592</td> <td>7,674</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,787</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>14,051</td> <td>11,241</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>5,796</td> <td>4,637</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,421</td> <td>5,137</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>98</td> <td>6,187</td> <td>4,950</td> </tr> <tr> <td>WCP (1 Story)</td> <td>360</td> <td>16,121</td> <td>12,897</td> </tr> <tr> <td>Garages Class: D Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storage Over Garage</td> <td>1142</td> <td>12,436</td> <td>9,949</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>885</td> <td>708</td> </tr> <tr> <td>Base Cost</td> <td>1271</td> <td>45,820</td> <td>36,656</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>4,088</td> <td>3,270</td> </tr> <tr> <td>Fireplaces Exterior 2 Story</td> <td>1</td> <td>10,633</td> <td>8,506</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	Pine Logs	Crawl Space	2,033			1 Story	Siding	Crawl Space	438			Total:				538,181	430,543	Item	Quantity	Cost	Depr. Cost	Exterior Stone Veneer	200	9,592	7,674	Plumbing Average Fixture(s)	1	2,234	1,787	3 Fixture Bath	2	14,051	11,241	Water/Sewer 1000 Gal Septic	1	5,796	4,637	Water Well, 100 Feet	1	6,421	5,137	Porches WCP (1 Story)	98	6,187	4,950	WCP (1 Story)	360	16,121	12,897	Garages Class: D Exterior: Siding Foundation: 42 Inch (Finished)				Storage Over Garage	1142	12,436	9,949	Door Opener	2	885	708	Base Cost	1271	45,820	36,656	Built-Ins Appliance Allow.	1	4,088	3,270	Fireplaces Exterior 2 Story	1	10,633	8,506
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Desc. of Bldg/Section: MORTON POLE
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 1,620
 Gross Bldg Area: 1,620
 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

Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 HAS LEAN TO AT THE
 NORTH SIDE

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: 1620					
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: Low					

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 17.39

Adjusted Square Foot Cost for Upper Floors = 17.39

Total Floor Area: 1,620 Base Cost New of Upper Floors = 28,172

Reproduction/Replacement Cost = 28,172

Eff. Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 21,974

ECF (4082 FISHER LAKE) 1.700 => TCV of Bldg: 1 = 37,356
 Replacement Cost/Floor Area= 17.39 Est. TCV/Floor Area= 23.06

(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 Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			3-Piece Baths	Wash Bowls		(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(5) Floor Cover:			2-Piece Baths	Water Heaters					Thickness		
			Shower Stalls	Wash Fountains					Bsmnt Insul.		
(6) Ceiling:			Toilets	Water Softeners		(14) Roof Cover:					
			(9) Sprinklers:								
			(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.
LANPHIER JANE M ESTATE	BELLOWS RANDALL F & JEFFR	0	06/26/1984	WD	16-LC PAYOFF	247P341	DEED	0.0
LANPHIER JAN ESTATE	BELLOWS RANDALL F & JEFFR	270,000	10/26/1981	MLC	08-ESTATE	227P631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
4873 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/08/2021	PM21-0187	100% FINIS					
	P.R.E. 0%		Res. Add/Alter/Repair	02/25/2021	PB21-0030	100% FINIS					
Owner's Name/Address	MAP #: 45		Plumbing	02/12/2021	PP21-0038	100% FINIS					
BELLOWS RANDALL F & JEFFREY A TRUSTEES OF BELLOWS JA REV 25290 MONTANE DRIVE WEST GOLDEN CO 80401	2024 Est TCV 3,001,438 TCV/TFA: 745.14		Electrical	12/17/2020	PE20-0699	100% FINIS					
	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GRADE A 19000	100.00	307.85	0.8637	0.8858	19000	100		1,453,650
			GRADE A 19000	79.70	307.85	0.8637	0.8858	19000	50	SURPLUS: ZONING 100 ft	57
			180 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 2,032,930								
Tax Description			Land Improvement Cost Estimates								
			Description					Rate		Size % Good	Cash Value
			Residential Local Cost Land Improvements								
			Description					Rate		Size % Good	Cash Value
			LAND IMPROVEMENTS 75 7,500.00 1 100 7,500								
			Total Estimated Land Improvements True Cash Value = 7,500								
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	1,016,500	484,200	1,500,700		490,124C		
				2023	856,000	365,000	1,221,000		466,785C		
				2022	932,900	299,100	1,232,000		444,558C		
				2021	932,900	274,900	1,207,800		430,357C		



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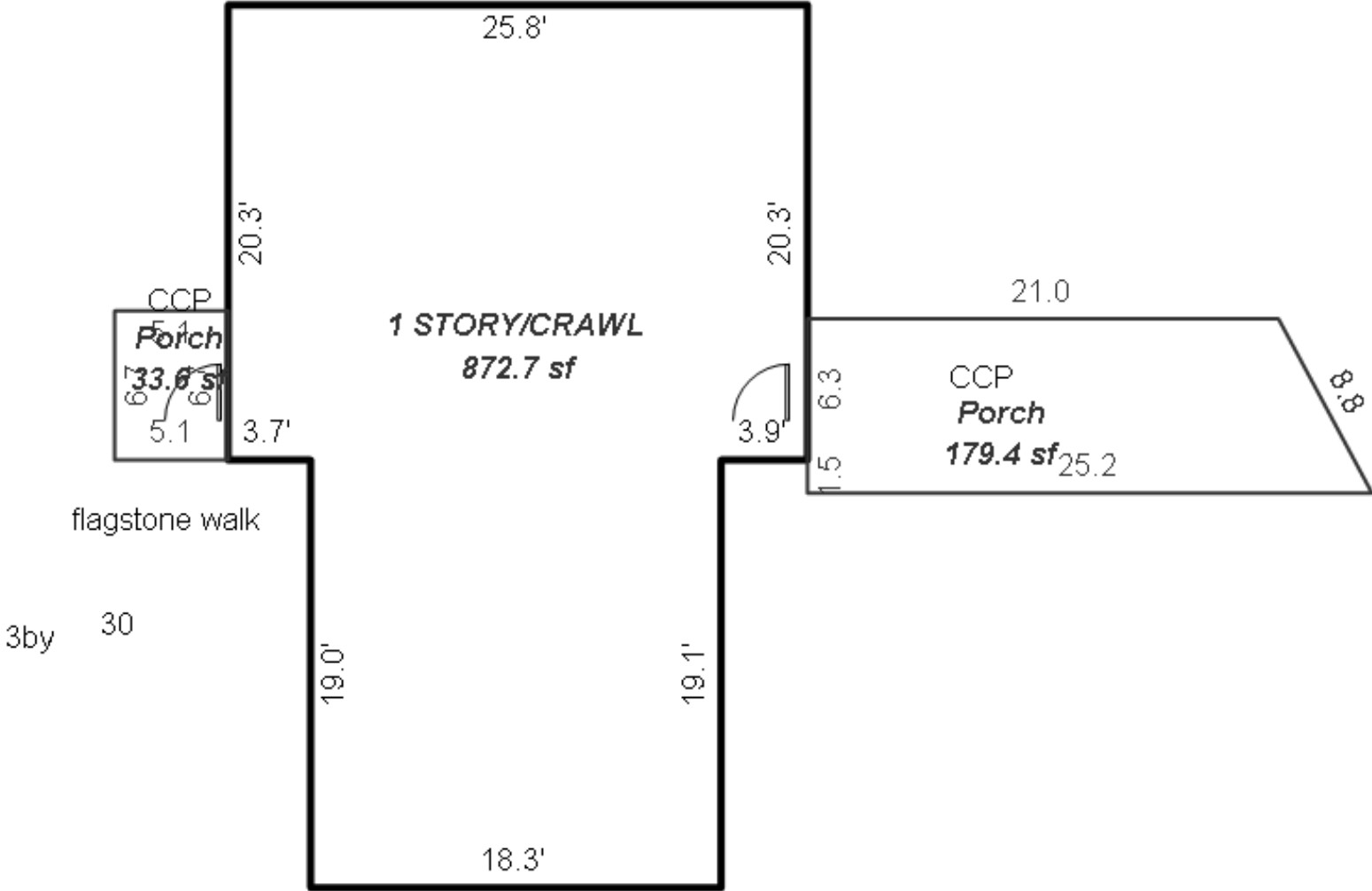
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X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	316 301 57 117 954 98	CCP (1 Story) CPP CPP WSEP (2 Story) Treated Wood Treated Wood				
Building Style: 1 STORY		Trim & Decoration														
Yr Built	Remodeled	Size of Closets														
1946 197	2017	Ex	X	Ord	Min											
Condition: Average		Lg		X	Ord	Small										
Room List		Doors	Solid	X	H.C.											
Basement	6 1st Floor	(5) Floors														
2 2nd Floor	4 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall													
X	Insulation	(7) Excavation														
(2) Windows		Basement: 0 S.F. Crawl: 3156 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Many Avg.	X	Large Avg.													
X	Few	Small														
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														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
Chimney: Brick		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Deck														
		Treated Wood Treated Wood														
		Garages														
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost Common Wall: 1 Wall														
		419 1														
		Built-Ins														
		Appliance Allow.														
		1														
		2,845														
		1,821														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

*** 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 33 179	Type CCP (1 Story) 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		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: 40 Floor Area: 872 Total Base New : 115,008 Total Depr Cost: 69,005 Estimated T.C.V: 179,413			E.C.F. X 2.600			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: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 872 SF Floor Area = 872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 0								
Yr Built 0	Remodeled 2017	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		Lg X Ord Small			(12) Electric			1 Story Siding Crawl Space			Total: 107,682 64,610								
Room List		Doors	Solid	X	H.C.		(13) Plumbing			Other Additions/Adjustments			Plumbing			Averages					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			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			Average Fixture(s) 1 1,265 759			Porches CCP (1 Story) CPP 1,020 612 3,052 1,831			Built-Ins Appliance Allow. 1 1,989 1,193		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Notes:			Totals: 115,008 69,005			ECF (4080 BIG GLEN) 2.600 => TCV: 179,413					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 872 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer														
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:														
Wood Sash Metal Sash Vinyl Sash Double Hung 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)																	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:																			
X	Gable Hip Flat	Gambrel Mansard Shed																			
X	Asphalt Shingle																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SELBY BENJAMIN J & CAROLY	SELBY BENJAMIN J	0	07/26/2023	WD	09-FAMILY	2023003313	PROPERTY TRANSFER	0.0
STEPITA ET AL	SELBY BENJAMIN J & CAROLY	430,000	09/26/1997	WD	03-ARM'S LENGTH	454:106	OTHER	0.0

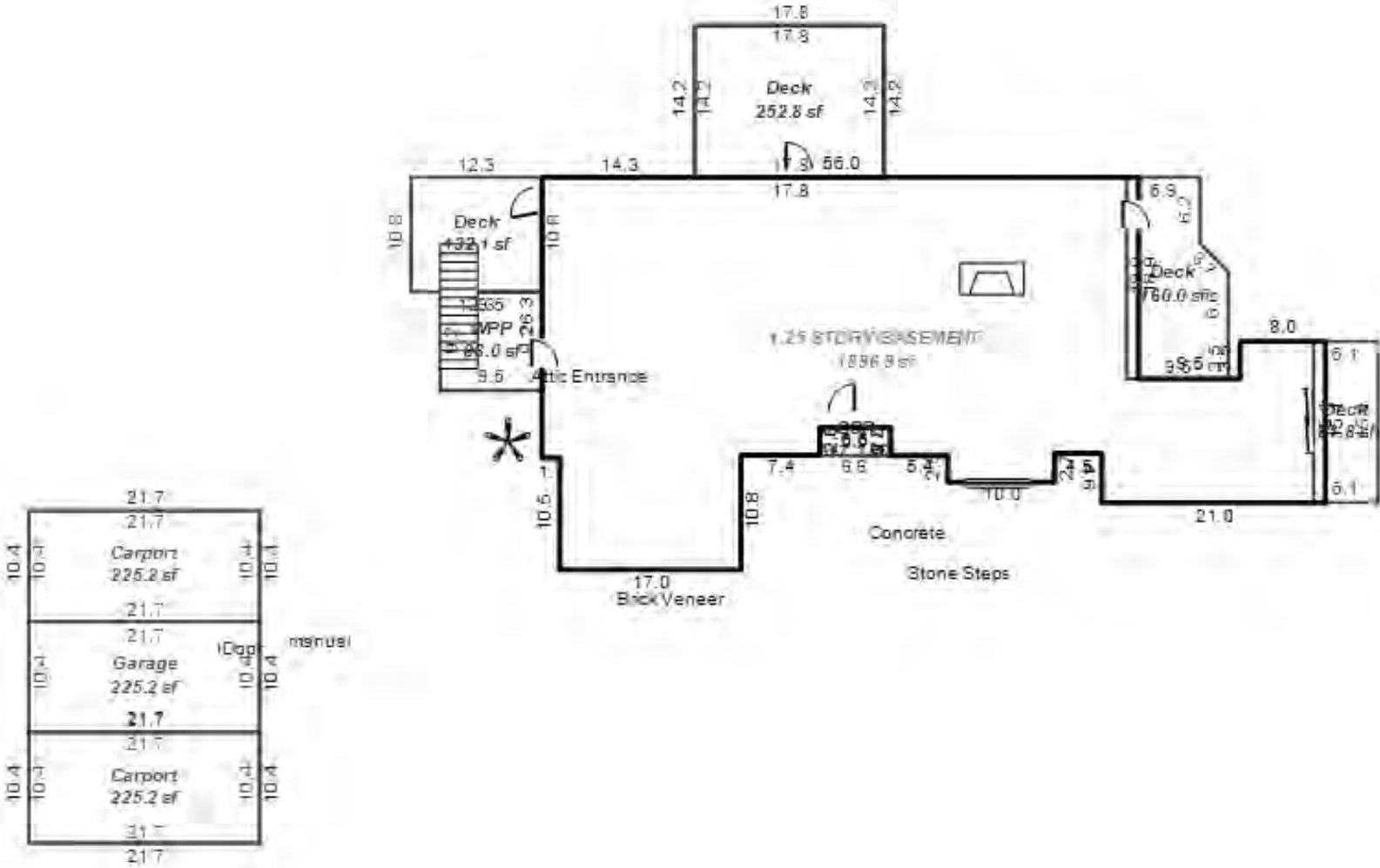
Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6161 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/31/2014					
Owner's Name/Address	MAP #: 46,45					
SELBY BENJAMIN J PO BOX 164 GLEN ARBOR MI 49636	2024 Est TCV 1,621,237 TCV/TFA: 684.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L228 P673 L454 P106/97 BEG AT PT ON SHR FISHER LAKE WHICH IS 470 FT N & 760.46 FT E OF SW COR GOVT LOT 2 SEC 25 TH W 839.47 FT TO E R/W LN OF PUBLIC RD TH N 0 DEG 44' W ALG W R/W LN 150.01 FT TH E 815.9 FT TO SHR FISHER LAKE TH S 4 DEG 09' W ALG SHR 100.26 FT TH S 33 DEG 02' E 59.63 FT TO POB SEC 25 T29N R14W 2.93 A.	X	Dirt Road		GROUP A 7000/	100.00	790.27	0.9636	1.1212	7000	100		756,288
	X	Gravel Road		GROUP A 7000/	56.60	790.27	0.9636	1.1212	7000	50	SURPLUS: ZONING	100 ft 2
	X	Paved Road		157 Actual Front Feet, 2.84 Total Acres Total Est. Land Value = 970,306								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
	X	Water		Dock: Light posts	44.14	120	50	2,648				
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description	Rate	Size	% Good	Cash Value				
	X	Gas		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
	X	Curb		Total Estimated Land Improvements True Cash Value = 5,148								

Comments/Influences	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	Rolling							
	X	Low	High	2024	485,200	325,400	810,600			163,205C
	X	Landscaped	Swamp	2023	263,400	263,900	527,300			155,434C
	X	Wooded	Pond	2022	217,900	216,200	434,100			148,033C
	X	Waterfront	Ravine	2021	206,400	208,900	415,300			143,304C
	X	Wetland	Flood Plain							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LANPHIER FAMILY TRUST	LANPHIER EDWARD O II TRUS	0	02/13/2023	WD	09-FAMILY	2023000701	PROPERTY TRANSFER	0.0			
LANPHIER EDWARD II & CAME	LANPHIER FAMILY TRUST	0	02/15/2014	WD	09-FAMILY	1192P468	OTHER	0.0			
GILLULA E WILLIAM & PATRI	LANPHIER EDWARD O & CAMER	2,750,000	02/07/2014	WD	03-ARM'S LENGTH	1191P628	PROPERTY TRANSFER	100.0			
SPRATTMORAN & FEIGENBAUM	GILLULA E WILLIAM & PATRI	1,250,000	09/03/2013	WD	03-ARM'S LENGTH	2013 L1177P953	PROPERTY TRANSFER	50.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4927 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck		11/03/2022	PB22-0547	100% FINIS			
Owner's Name/Address		P.R.E. 100% 11/22/2021		DECK/PORCH		09/24/2022	LU22-27	100% FINIS			
LANPHIER EDWARD O II TRUST & LANPHIER CAMERON M TRUST PO BOX 291 GLEN ARBOR MI 49636		MAP #: 45		WELL/SEPTIC		08/08/2016	L16 -194	100% FINIS			
		2024 Est TCV 4,386,009 TCV/TFA: 1279.0		Plumbing		01/15/2016	PP16-0013				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GRADE A 19000	100.00	1278.17	0.9433	1.2645	19000	100	2,266,248
		Paved Road		GRADE A 19000	26.30	1278.17	0.9433	1.2645	19000	50	SURPLUS: ZONING 100 ft 29
		Storm Sewer		126 Actual Front Feet, 3.71 Total Acres Total Est. Land Value = 2,564,260							
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: Crushed Rock	2.70	1000	50	1,350			
		Electric		D/W/P: Flagstone/Sand	30.28	500	50	7,570			
		Gas		D/W/P: 4in Ren. Conc.	11.93	560	50	3,340			
		Curb		D/W/P: Flagstone/Sand	30.28	160	50	2,422			
		Street Lights		Wood Frame	36.78	219	50	4,027			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 18,709							
		Underground Utils.									
		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	1,282,100	910,900	2,193,000			1,455,624C
		TPC 05/24/2023 INSPECTED			2023	1,079,700	681,900	1,761,600			1,380,309C
		TPC 12/08/2022 INSPECTED			2022	809,900	599,400	1,409,300			1,307,819C
		TPC 05/18/2016 INSPECTED			2021	809,900	580,900	1,390,800			1,266,040C

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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 X 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 1 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: 2015 Car Capacity: Class: B Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 2047 % 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 1900	Remodeled 2016	Ex	X	Ord		Min									
	Condition: Average															
	Room List	Doors			Solid	X	H.C.									
	Basement 7 1st Floor 2nd Floor 5 Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Other: Hardwood 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: 2743 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	(3) Roof	(8) Basement														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Chimney: Brick	(9) Basement Finish														
		(10) Floor Support														
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(13) Plumbing														
		1 Average Fixture(s) 4 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														
		(12) Electric														
		150 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(11) Heating System: Forced Air w/ Ducts														
		Ground Area = 2743 SF Floor Area = 3429 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85														
		Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		1.25 Story Siding Crawl Space 2,743														
		Total: 564,419 479,755														
		Other Additions/Adjustments														
		Exterior														
		Stone Veneer 20 1,064 904														
		Plumbing														
		Average Fixture(s)														
		3 Fixture Bath 3 32,247 27,410														
		2 Fixture Bath 1 7,166 6,091														
		Separate Shower 1 3,267 2,777														
		Water/Sewer														
		1000 Gal Septic 1 6,288 5,345														
		Water Well, 100 Feet 1 6,732 5,722														
		Porches														
		WCP (1 Story) 36 3,443 2,927														
		WCP (1 Story) 36 3,443 2,927														
		CPP 178 4,826 4,102														
		CPP 79 2,410 2,048														
		CSEP (1 Story) 274 16,235 13,800														
		CCP (1 Story) 79 3,313 2,816														
		Balcony														
		Wood Balcony 100 5,706 4,850														
		Garages														
		Class: B Exterior: Pole (Unfinished)														
		<<<<< 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.
WARNES ELSIE M TRUST	CARLTON CATHERINE	510,000	07/02/2019	WD	03-ARM'S LENGTH	1365P189	PROPERTY TRANSFER	100.0
WARNES ELSIE M	WARNES ELSIE M TRUST	0	12/30/2009	QC	09-FAMILY	1040P238	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6069 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/23/2021	PE21-0110	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	02/22/2021	PM21-0144	100% FINIS
CARLTON CATHERINE 16306 NELSON RD WOODSTOCK IL 60098	MAP #: 46,45		Plumbing	02/04/2021	PP21-0030	100% FINIS
	2024 Est TCV 1,178,097 TCV/TFA: 841.50		Res. Add/Alter/Repair	12/08/2020	PB20-0440	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE				
L224 P393 L225 P683 PRT GOVT LOT 2 SEC 25 BEG AT PT ON SHR FISHER LAKE 1138.9 FT N & 646.73 FT E OF SW COR OF SD GOVT LOT TH S 89 DEG 20' W 485.15 FT TH N 1 DEG 18' W 164.4 FT TH S 88 DEG 42' W 266.25 FT TO E R/W LN PUBLIC RD TH N 4 DEG 19' W 34.27 FT TO N SEC LN TH N 88 DEG 42' E 767.3 FT TO SHR FISHER LK TH S 2 DEG 57' W ALG SD SHR 190.55 FT TO POB EXC PRT COM NW SEC COR TH S 86 DEG 58' 10" E 1972.68 FT FOR POB TH N 88 DEG 03' W 250 FT TH S 01 DEG 57' W 90 FT TH S 88 DEG 03' E 233.76 FT TH N 12 DEG 10' 40" E 91 45 FT TO POB SEC			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 7000/	100.00	500.00	1.0779 1.0000 7000 100	754,539
			100 Actual Front Feet, 1.15 Total Acres				Total Est. Land Value = 754,539

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				
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	377,300	211,700	589,000			341,189C
X Rolling	2023	204,800	159,700	364,500			324,942C
X Low	2022	190,000	130,900	320,900			309,469C
X High	2021	180,000	80,500	260,500			253,601C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

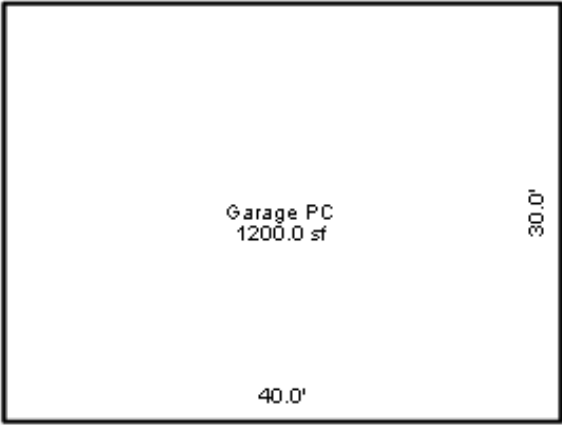
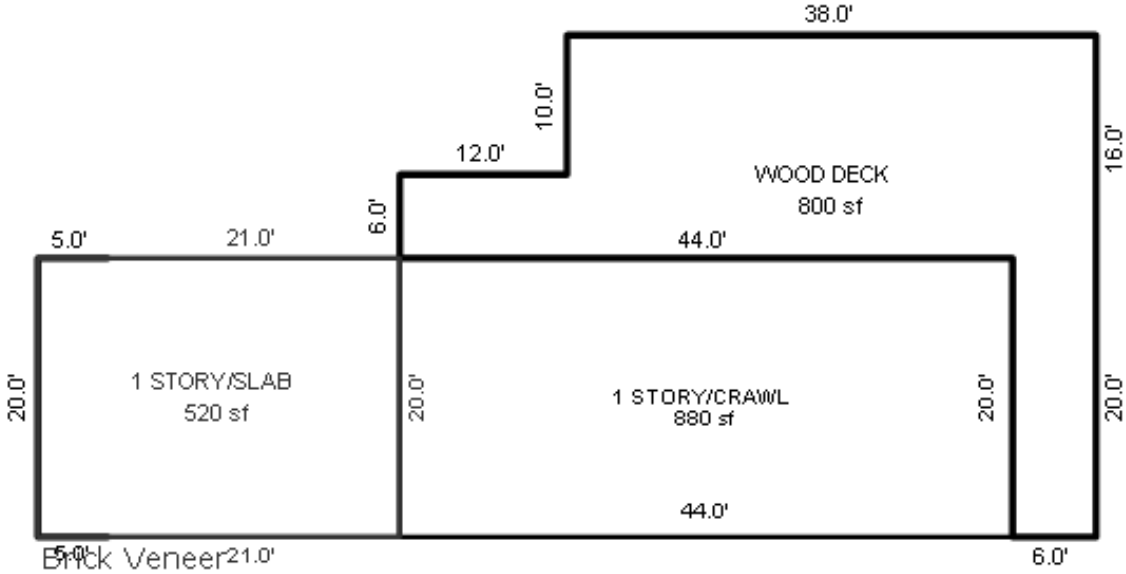


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 800	Type Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 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		Class: C Effec. Age: 35 Floor Area: 1,400 Total Base New : 248,271 Total Depr Cost: 161,376 Estimated T.C.V: 419,576		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 198	Remodeled 2021	Ex	X	Ord	Min	Size of Closets									
Condition: Average		Lg	X	Ord	Small										
Room List		Doors	Solid	X	H.C.										
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		150		Amps Service							
(1) Exterior		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					
(2) Windows		X Drywall		(13) Plumbing		1		Average Fixture(s)							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 880 S.F. Slab: 520 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding 1 Story Siding		Foundation Crawl Space Slab Size 880 520 Total: 181,838		Depr. Cost 118,195	
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		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments Exterior Brick Veneer Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener Base Cost Built-Ins Appliance Allow. Deck Treated Wood		300 5,304 3,448 1 1,518 987 1 4,777 3,105 1 5,002 3,251 1 5,973 3,882 1 562 365 1200 29,772 19,352 1 2,845 1,849 800 10,680 6,942 Totals: 248,271 161,376		Cost New Depr. Cost 181,838 118,195	
(3) Roof		(9) Basement Finish		(10) Floor Support		Lump Sum Items:				Notes:		ECF (4082 FISHER LAKE) 2.600 => TCV: 419,576			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	Joists: 2X8X16 Unsupported Len: Cntr.Sup:													
Chimney: Brick															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MELVILLE MARJORIE LEE		0	07/05/2023	OTH	07-DEATH CERTIFICATE	2023005366	OTHER	0.0
MELVILLE DOUGLAS A & MARJ	MELVILLE BALDWIN & MELVIL	0	07/15/2010	QC	09-FAMILY	2010 1061-642	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6067 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	04/23/2002	PP02-0124	
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	04/22/2002	PB02-0099	
MELVILLE DOUGLAS A & MELVILLE DAVID P & CYNTHIA K-JWROS 2518 ARLINGTON RD LANSING MI 48906	MAP #: 46					
	2024 Est TCV 1,117,445 TCV/TFA: 520.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
PRT GOVT LOT 2 SEC 25 COM AT NW COR SEC 25 TH S 86 DEG 58' 10" E 1972.68 FT ALG N LN SEC 25 TO STAKE NEAR SHR BIG FISHER LAKE & POB TH N 88 DEG 03' W 250 FT ALG N LN TH S 01 DEG 57' 00" W 90.0 FT TH S 88 DEG 03' E 233.76 FT TO SHR BIG FISHER LAKE TH N 12 DEG 10' 40" E 91.45 FT ALG SD SHR TO POB SEC 25 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GROUP A 7000/ 92 Actual Front Feet, 0.51 Total Acres	92.00	240.00	1.1006 0.8324	7000 100		589,974
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value		
	X	Topography of Site		Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value		
	X	Level Rolling Low High Landscaped Swamp		LAND IMPROVEMENTS 25		2,500.00	1 100	2,500		
	X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Total Estimated Land Improvements True Cash Value =				3,958		



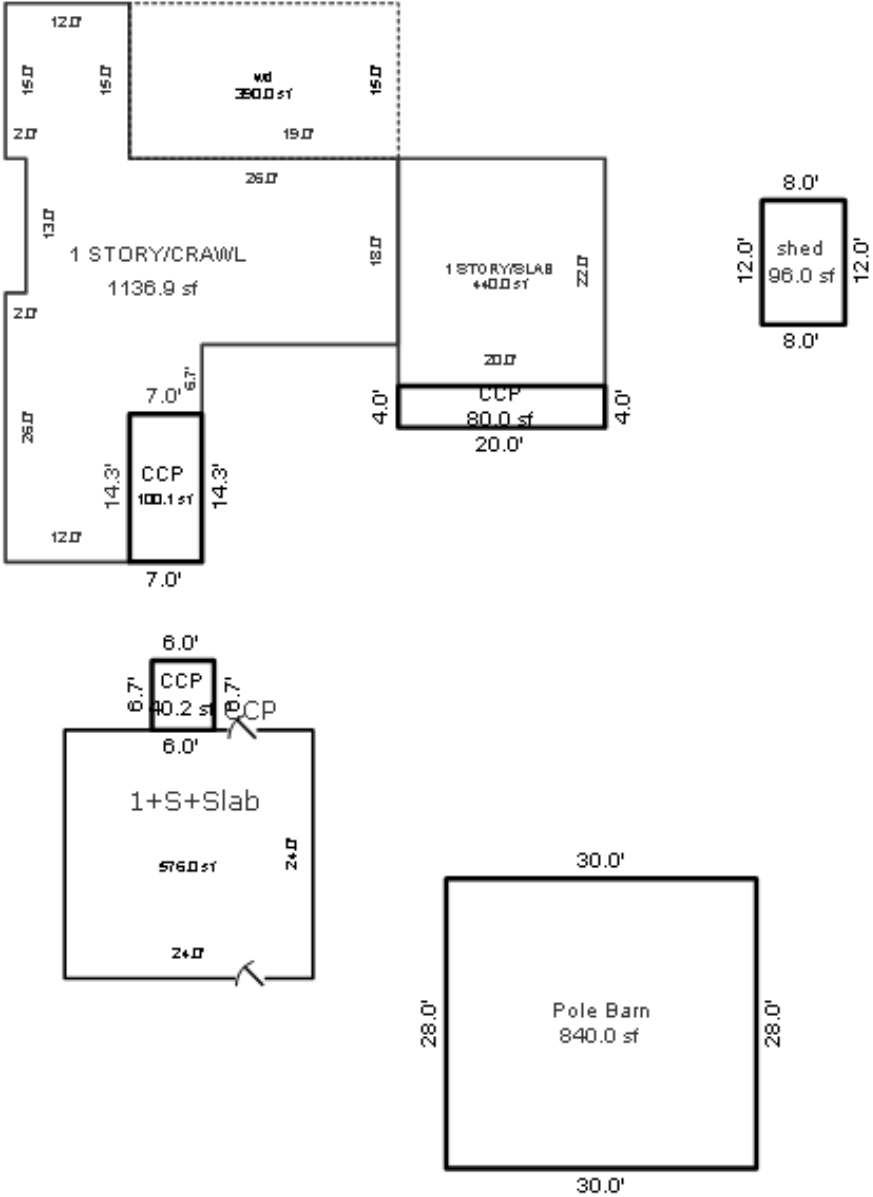
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	295,000	263,700	558,700			133,228C
	TPC 05/09/2019	INSPECTED	2023	160,100	198,800	358,900			126,884C
	WAS 02/12/2008	INSPECTED	2022	138,000	162,800	300,800			120,842C
	WAS 11/03/2007	INSPECTED	2021	115,000	157,300	272,300			116,982C

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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 1 Wood Stove Direct-Vented Ga	Area 80 100 390	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: 2.5 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Class: C -5 Effec. Age: 40 Floor Area: 1,572 Total Base New : 255,265 Total Depr Cost: 153,184 Estimated T.C.V: 398,278			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1920	Remodeled 1980	Ex	X	Ord		Min											
Condition: Average		Size of Closets		(12) Electric			No./Qual. of Fixtures			Building Areas							
Room List		Doors		Solid	X	H.C.											
5	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Tile Other: Carpeted			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall														
X	Insulation	(7) Excavation		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 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 Siding Foundation Slab 1,132 440 1 Story Siding Slab 440 Total: 192,670 115,628							
(2) Windows		(8) Basement		Plumbing			Other Additions/Adjustments			Water/Sewer							
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1132 S.F. Slab: 440 S.F. Height to Joists: 0.0		No. of Elec. Outlets			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						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		No. of Elec. Outlets			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			Water/Sewer				
(3) Roof		(10) Floor Support		Plumbing			Other Additions/Adjustments			Porches							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			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			Ceramic Tile Floor CCP (1 Story) CCP (1 Story)						
X	Asphalt Shingle	(10) Floor Support		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			Deck							
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		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			Garages							
				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			Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Interior 1 Story Wood Stove							
				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			Treated Wood Ceramic Tile Floor CCP (1 Story) CCP (1 Story) Treated Wood Garages							
				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			Totals: 255,265 153,184							

*** 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		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 1 Wood Stove Direct-Vented Ga		Area 40	Type CCP (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:																
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			Class: CD Effec. Age: 40 Floor Area: 576 Total Base New : 80,278 Total Depr Cost: 48,167 Estimated T.C.V: 125,235			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:																	
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G			Trim & Decoration			Size of Closets			Lg			Ord			Small														
Yr Built 0		Remodeled 0		Ex			Ord			Min			Condition: Average																				
Room List		Doors		Solid			H.C.			(5) Floors																							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			Ord.			Min											
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation			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			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/o Ducts Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Slab 576 Total: 75,610 45,366			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 759 Porches CCP (1 Story) 40 1,193 716 Fireplaces Wood Stove 1 2,210 1,326 Totals: 80,278 48,167			Notes: ECF (4082 FISHER LAKE) 2.600 => TCv: 125,235		
(2) Windows		Many Avg. Few		Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 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 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(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:																				
Asphalt Shingle		Chimney:																															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MORLEY J P & DON B & COPE	MORLEY DAVID L & CHERYL P	840,000	04/11/2014	WD	09-FAMILY	1198P402	DEED	60.0			
MORLEY ROBERT B JR	MORLEY DAVID L	210,000	06/06/2013	WD	09-FAMILY	1168P212	DEED	20.0			
MORLEY ROBERT B REV TRUST	MORLEY R B JR & JAY P &	10	01/31/2000	QC	03-ARM'S LENGTH	537P085	DEED	100.0			
MORLEY ROBERT B	MORLEY ROBERT B REV TRUST	10	04/14/1999	WD	09-FAMILY	509P267	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4727 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		02/25/2015	PP15-0045				
		P.R.E. 0%		Mechanical		02/17/2015	PM15-0096				
Owner's Name/Address		MAP #: 45		Res. Single Family Dwellin		10/07/2014	PB14-0368	100% FINIS			
MORLEY DAVID L & CHERYL P 7 NICKLAUS LN JOHNS ISLAND SC 29455		2024 Est TCV 3,905,592 TCV/TFA: 908.28		Res. Demolition		10/03/2014	PB14-0367	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GRADE A 19000	100.00	350.00	1.0000	0.9147	19000	100	1,737,913
				100 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 1,737,913							
Tax Description				Land Improvement Cost Estimates							
L302 P927 L509 P267-268 L536 P85-88/00 PRT GOVT LOT 1 SEC 25 BEG AT WATERS EDGE GLEN LAKE & E BDRY OF LOT 1 TH W 100.1 FT TH N 350 FT TO HWY TH ELY ALG HWY TO PT N OF BEG TH S 350 FT TO POB SEC 25 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.								
		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	869,000	1,083,800	1,952,800			1,239,955C
		TPC 10/07/2015	INSPECTED		2023	731,800	816,100	1,547,900			1,180,910C
		TPC 05/14/2015	INSPECTED		2022	750,000	671,000	1,421,000			1,124,677C
		TPC 12/30/2014	INSPECTED		2021	750,000	629,700	1,379,700			1,088,749C

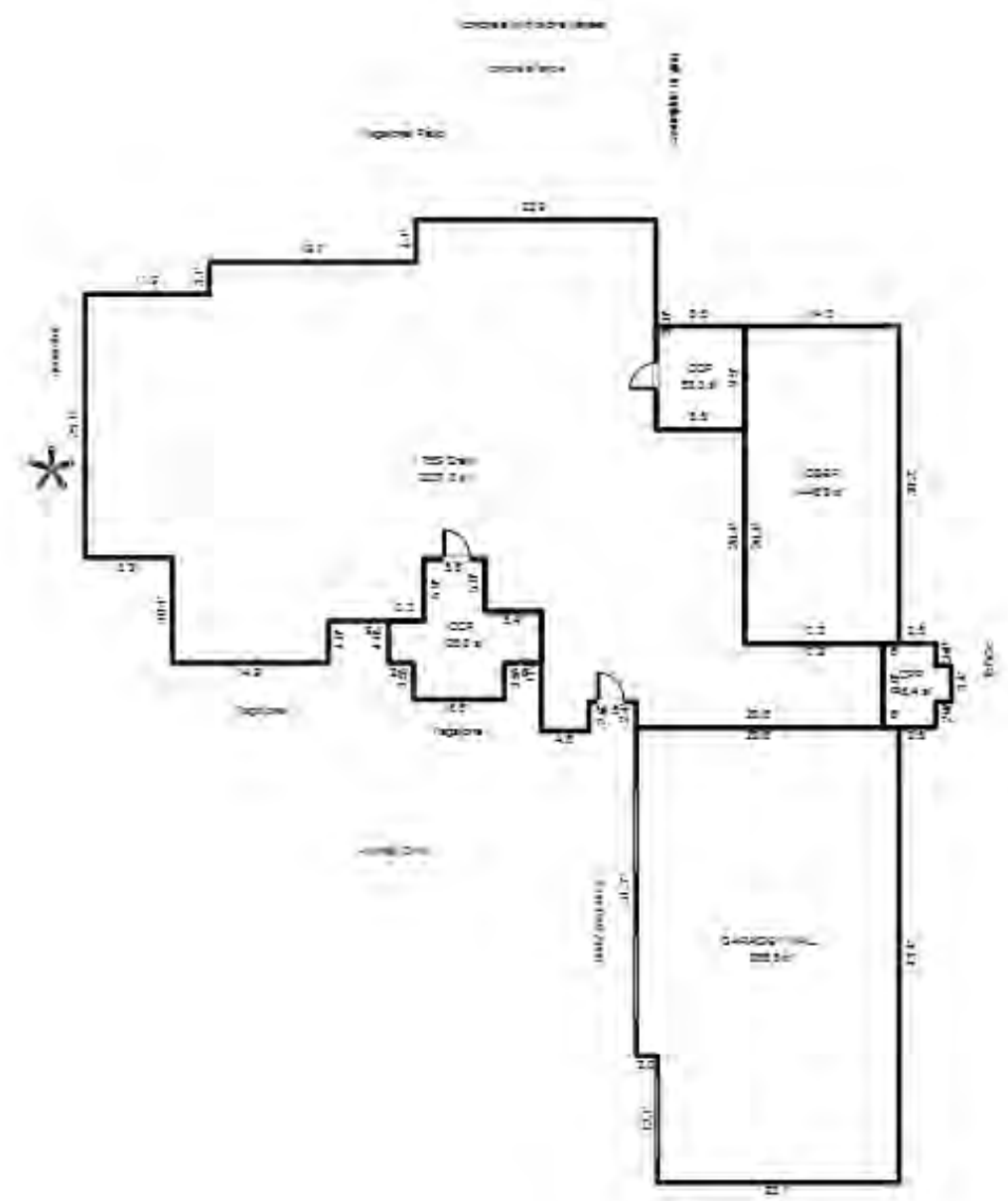


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher 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: 2015			
	Mobile Home			Wood	Coal	Steam				Interior 2 Story				446	CGEP (1 Story)	Car Capacity:	
	Town Home			Forced Air w/o Ducts						2nd/Same Stack				83	CCP (1 Story)	Class: B	
	Duplex	Forced Air w/ Ducts			Two Sided					128	CCP (1 Story)			Exterior: Siding			
	A-Frame	Forced Hot Water			Exterior 1 Story					45	CCP			Brick Ven.: 0			
	Wood Frame	Electric Baseboard			Exterior 2 Story									Stone Ven.: 0			
	Building Style: 1 STORY	Drywall	Plaster	Elec. Ceil. Radiant						Prefab 1 Story				Common Wall: 1 Wall			
		Paneled	Wood T&G	Radiant (in-floor)						Prefab 2 Story				Foundation: 42 Inch			
	Yr Built	Remodeled	Trim & Decoration			Electric Wall Heat				Heat Circulator				Finished?: Yes			
	2015	0	Ex	Ord	Min	Space Heater				Raised Hearth				Auto. Doors: 3			
Condition: Average		Size of Closets			Wall/Floor Furnace		Wood Stove		Mech. Doors: 0								
Room List		Lg	Ord	Small	Forced Heat & Cool		Direct-Vented Ga		Area: 1065								
Basement		Doors			Heat Pump		Class: B		% Good: 0								
1st Floor		Solid			No Heating/Cooling		Effec. Age: 7		Storage Area: 0								
2nd Floor		H.C.			Central Air		Floor Area: 4,300		E.C.F.								
4 Bedrooms					Wood Furnace		Total Base New : 892,547		X 2.600								
(1) Exterior		(5) Floors			(12) Electric		Total Depr Cost: 830,069		Estimated T.C.V: 2,158,179								
Wood/Shingle		Kitchen:			0 Amps Service		Bsmnt Garage:		Carport Area:								
Aluminum/Vinyl		Other:			No./Qual. of Fixtures		Roof:										
Brick		Other:			Ex.		Cls B		Blt 2015								
Insulation		(6) Ceilings			Ord.		Cost Est. for Res. Bldg: 1 Single Family 1 STORY										
(2) Windows		(7) Excavation			Min		(11) Heating System: Forced Heat & Cool										
Many		Basement: 0 S.F.			No. of Elec. Outlets		Ground Area = 2337 SF		Floor Area = 4300 SF.								
Avg.		Crawl: 2337 S.F.			Many		Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93										
Few		Slab: 0 S.F.			Ave.		Building Areas										
Large		Height to Joists: 0.0			Few		Stories		Exterior								
Small		(8) Basement			(13) Plumbing		Foundation		Size								
Wood Sash		Conc. Block			1 Average Fixture(s)		Crawl Space		2,337								
Metal Sash		Poured Conc.			4 3 Fixture Bath		Overhang		210								
Vinyl Sash		Stone			1 2 Fixture Bath		Total:		694,000								
Double Hung		Treated Wood			Softener, Auto		Plumbing		645,420								
Horiz. Slide		Concrete Floor			Softener, Manual		Average Fixture(s)		1 3,407								
Casement		(9) Basement Finish			Solar Water Heat		3 Fixture Bath		3 32,247								
Double Glass					No Plumbing		2 Fixture Bath		1 7,166								
Patio Doors					Extra Toilet		Separate Shower		1 3,267								
Storms & Screens					Extra Sink		Water/Sewer										
(3) Roof					1 Separate Shower		2000 Gal Septic		1 12,259								
Gable					Ceramic Tile Floor		Water Well, 100 Feet		1 6,732								
Hip					Ceramic Tile Wains		Porches										
Flat					Ceramic Tub Alcove		CGEP (1 Story)		446 37,964								
Asphalt Shingle					Vent Fan		CCP (1 Story)		83 3,465								
Chimney:					(14) Water/Sewer		CCP (1 Story)		128 5,171								
					Public Water		CPP		45 1,475								
					Public Sewer		Garages										
					1 Water Well		Class: B Exterior: Siding Foundation: 42 Inch (Finished)										
					1000 Gal Septic		Common Wall: 1 Wall		1 -3,749								
					2000 Gal Septic		Door Opener		3 2,361								
					Lump Sum Items:		Base Cost		1065 68,980								
							Built-Ins										
							Appliance Allow.		1 7,043								
							<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		6,550								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HENRY DICK L TRUST	MILLER ELIZABETH TUDOR &	3,500,000	01/25/2022	WD	03-ARM'S LENGTH	2022000754	PROPERTY TRANSFER	100.0					
HENRY LOIS A TRUST	HENRY DICK L TRUST	0	07/27/2021	QC	09-FAMILY	2021006444	OTHER	0.0					
HENRY DICK L	HENRY DICK L TRUST	0	06/08/2019	OTH	07-DEATH CERTIFICATE	COUNTY VITAL R	OTHER	100.0					
HENRY DICK L	HENRY DICK L	0	06/18/2018	QC	09-FAMILY	1331P782	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4548 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		GARAGE		05/01/2008	PB08-0125	100% FINIS					
Owner's Name/Address		P.R.E. 0%		MAP #: 46									
MILLER ELIZABETH TUDOR & PINKERTON 3735 WILD PLUM CT BOULDER CO 80304		2024 Est TCV 3,036,628 TCV/TFA: 1187.5											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE									
L225 P229 L336 P395/92 L872 P909 2006 DESC REVISED PRT GOVT LOT 2 SEC 25 COM SW COR OF SD LOT TH E 928.45 FT FOR POB TH N 20 FT TH W 302.16 FT TH N 74 DEG 45' W 59.6 FT TH N 11 DEG 35' 00" W 443.08 FT TH E 280.42 FT TO TRAV LN ALG SHR FISHER LAKE TH S 33 DEG 02' E ALG SD LN 78.47 FT TH CONT ALG SD LN N 86 DEG 17' E 264.90 FT TH S 02 DEG 07' E 421.80 FT TO S LN GOVT LOT 2 TH W 154.85 FT TO POB ALSO PRT GOVT LOT 2 COM SW COR OF SD LOT TH E 574.2 FT FOR POB TH N 74 DEG 45' W 50 FT TH N 15 DEG 15' E 33 FT TH S 74 DEG 45' E 104 FT TH E 302.16 FT TH S 20 FT TO S LN OF GOVT LOT 2 TH W ON SD S LN 254.25 FT		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				GROUP A 7000/	500.27	461.49	0.7207	0.9802	7000	100		2,473,900	
				500 Actual Front Feet, 5.30 Total Acres					Total Est. Land Value =				2,473,900
				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				D/W/P: Asphalt Paving	3.19	6400	0	0					
				Wood Frame	23.42	381	50	4,461					
				Residential Local Cost Land Improvements									
				Description	Rate	Size	% Good	Cash Value					
				LAND IMPROVEMENTS 10	10,000.00	1	100	10,000					
				Total Estimated Land Improvements True Cash Value =					14,461				
		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	1,237,000	281,300	1,518,300		928,935C			
		TPC 09/02/2020	INSPECTED		2023	671,500	213,200	884,700		884,700S			
		TPC 01/10/2011	INSPECTED		2022	476,000	175,400	651,400		216,361C			
		TPC 05/07/2009	INSPECTED		2021	420,400	184,400	604,800		209,450C			

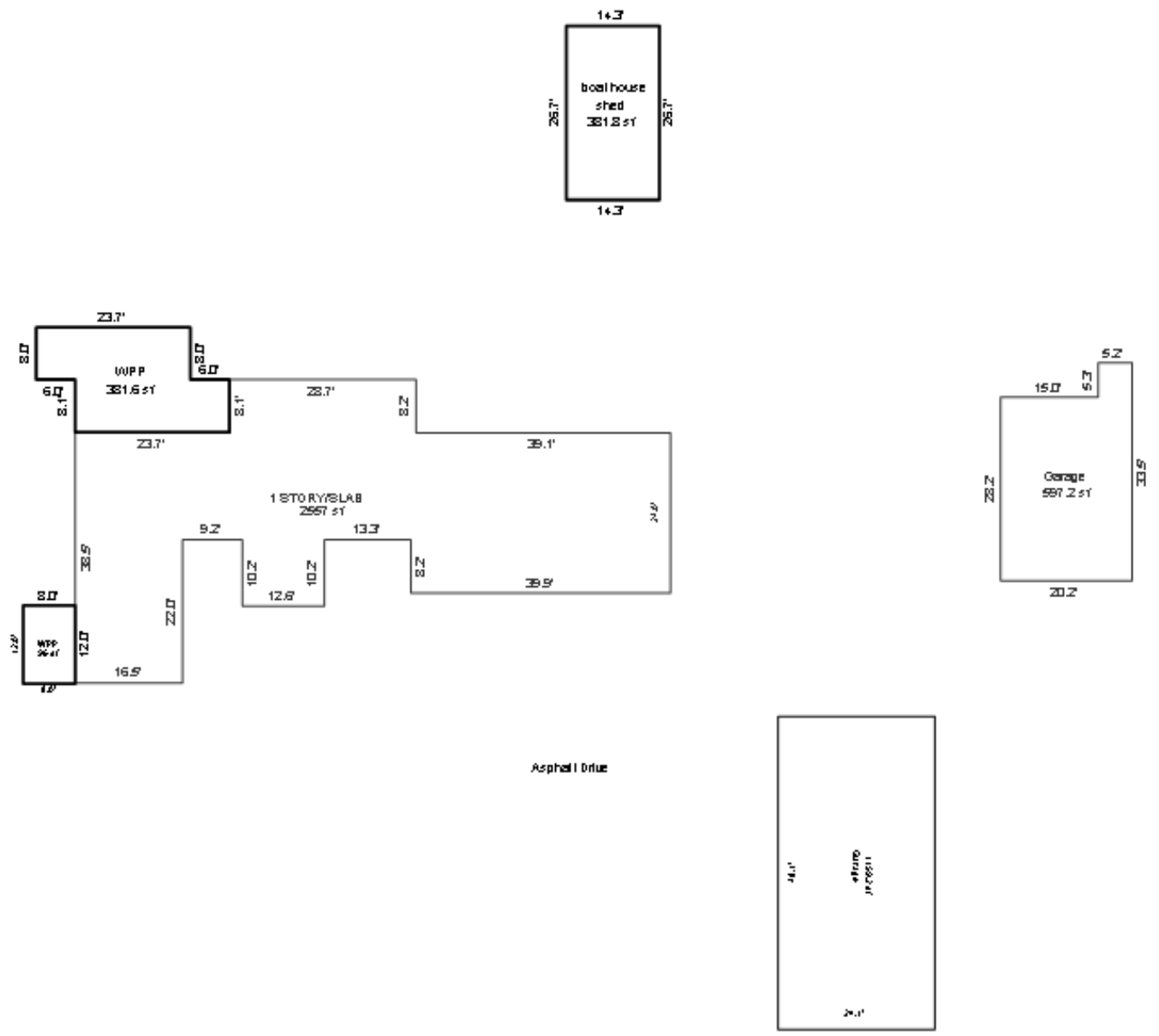


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family 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 96 381	Type WPP WPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 1159 % 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: 45 Floor Area: 2,557 Total Base New : 383,398 Total Depr Cost: 210,872 Estimated T.C.V: 548,267		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		Cls C -5 Blt 1940			
Yr Built 1940	Remodeled 1981	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1940					
Condition: Average		Size of Closets		Lg	X	Ord	Small	150 Amps Service			Total Area = 2557 SF		Floor Area = 2557 SF.			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
6	Basement	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			150 Amps Service			Building Areas		1 Story Siding Slab		2,557 Total: 286,210 157,420		
1st Floor	2nd Floor	Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 4,777 2,627		
4	Bedrooms	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic 1 5,002 2,751		
(1) Exterior		X	Drywall	Many		X	Ave.	Few	(14) Water/Sewer			Water Well, 100 Feet		1 5,973 3,285		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Average Fixture(s)			Public Water			Porches		WPP		96 2,926 1,609		
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2557 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 Sewer			WPP		381 6,591 3,625		Garages		
(2) Windows		(8) Basement		2			Water Well			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Door Opener		1 562 309		
Many	X	Large	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		1159 38,328 21,080			
Avg.	X	Avg.	(9) Basement Finish		2000 Gal Septic			Base Cost			597 23,486 12,917		Built-Ins			
Few	X	Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Appliance Allow.			1 2,845 1,565		Fireplaces			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water			Exterior 1 Story			1 6,698 3,684		Totals:		383,398 210,872		
(3) Roof		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Notes:			ECF (4082 FISHER LAKE) 2.600 => TCY:			548,267						
X	Gable Hip Flat	Gambrel Mansard Shed	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.
COOK BETTY P TRUST	TUBERGEN PROPERTIES LLC	400,000	06/03/2016	WD	03-ARM'S LENGTH	1262P643	PROPERTY TRANSFER	100.0
COOK WEBSTER TRUST	COOK BETTY P TRUST	0	07/05/1995	QC	09-FAMILY		DEED	0.0
COOK BETTY P	COOK WEBSTER TRUST	0	01/05/1990	WD	03-ARM'S LENGTH	307P38	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TUBERGEN PROPERTIES LLC C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	MAP #: 46					
	2024 Est TCV 455,846					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			A 100' @ 2200/	282.90	354.15	0.7711 0.9499	2200 100	455,846
			283 Actual Front Feet, 2.30 Total Acres				Total Est. Land Value =	455,846

Tax Description
 L307 P38 L472 P693/98 DC L878 P137/05
 2006 DESC REVISED L872 P907 PRT OF GOVT
 LOTS 1 & 2 SEC 25 COM SW COR GOVT LOT 2
 TH E ALG S LN OF SD GOVT LOT 2 928.45 FT
 TH N 20 FT TH W 302.16 FT TH N 74 DEG 45'
 W 386.16 FT FOR POB TH N 74 DEG 45' W
 341.14 FT TH N 00 DEG 44' W 259 FT TH E
 345 FT TH S 02 DEG 00' 01" W 350.74 FT TO
 POB SEC 25 T29N R14W 2.3 A M/L.

- 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
- 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	227,900	0	227,900			196,465C
2023	196,800	0	196,800			187,110C
2022	178,200	0	178,200			178,200S
2021	177,800	0	177,800			177,800S

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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.
SCHILLING GEORGE T & BARB	TUBERGEN JERRY L LIVING T	350,000	10/27/2005	WD	03-ARM'S LENGTH		REALTOR	100.0
SCHILLING GEORGE T & BARB	TUBERGEN JERRY L LIVING T	350,000	10/26/2005	WD	03-ARM'S LENGTH	878:138	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TUBERGEN JERRY L LIVING TRUST C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	MAP #: 46					
	2024 Est TCV 486,238					

Improved	X	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/	297.63	343.94	0.7613	0.9430	2200 100	470,085
298 Actual Front Feet, 2.35 Total Acres						Total Est. Land Value = 470,085

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
D/W/P: Asphalt Paving	3.19	5330	95	16,153	
Total Estimated Land Improvements True Cash Value =				16,153	

Topography of Site	
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
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Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X High	2024	235,000	8,100	243,100			94,631C
X Landscaped	2023	203,000	13,700	216,700			73,874C
X Swamp	2022	187,500	11,800	199,300			70,357C
X Wooded	2021	176,000	0	176,000			68,110C
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER ELAINE L REVOCABLE	MILLER KEITH W & ELAINE L	0	07/27/2021	QC	09-FAMILY	2021006627	PROPERTY TRANSFER	0.0
DENG	MILLER	330,000	05/18/1990	WD	03-ARM'S LENGTH	311:345	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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4805 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	07/02/2012	PM12-0242		
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	P.R.E. 0%	Plumbing	07/02/2012	PP12-0105		
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Owner's Name/Address	MAP #: 45	Electrical	05/04/2012	PE12-0146		
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MILLER KEITH W & ELAINE L TRUST 2301 N MOORS ST MUNCIE IN 47304-2448	2024 Est TCV 2,544,196 TCV/TFA: 1135.2	Res. Garage, Detached	04/30/2012	PB12-0078	100% FINIS	
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X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GRADE A 19000	100.33	325.62	0.9992	0.8983	19000	100	1,711,080
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100 Actual Front Feet, 0.75 Total Acres						Total Est. Land Value =	1,711,080
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Land Improvement Cost Estimates					
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Description	Rate	Size	% Good	Cash Value
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D/W/P: Flagstone/Sand	26.87	148	0	0
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D/W/P: Crushed Rock	2.55	1800	0	0
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D/W/P: Flagstone/Sand	26.87	70	0	0
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Residential Local Cost Land Improvements					
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
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Total Estimated Land Improvements True Cash Value =				5,000
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level	2024	855,500	416,600	1,272,100			339,880C
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X	Rolling	2023	720,500	313,800	1,034,300			323,696C
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X	Low	2022	752,000	257,100	1,009,100			308,282C
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X	High	2021	752,000	267,400	1,019,400			298,434C
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X	Landscaped							
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X	Swamp							
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X	Wooded							
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X	Pond							
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X	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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Who	When	What	2024	855,500	416,600	1,272,100		339,880C
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TPC 12/17/2015	INSPECTED	2023	720,500	313,800	1,034,300			323,696C
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TPC 11/21/2012	INSPECTED	2022	752,000	257,100	1,009,100			308,282C
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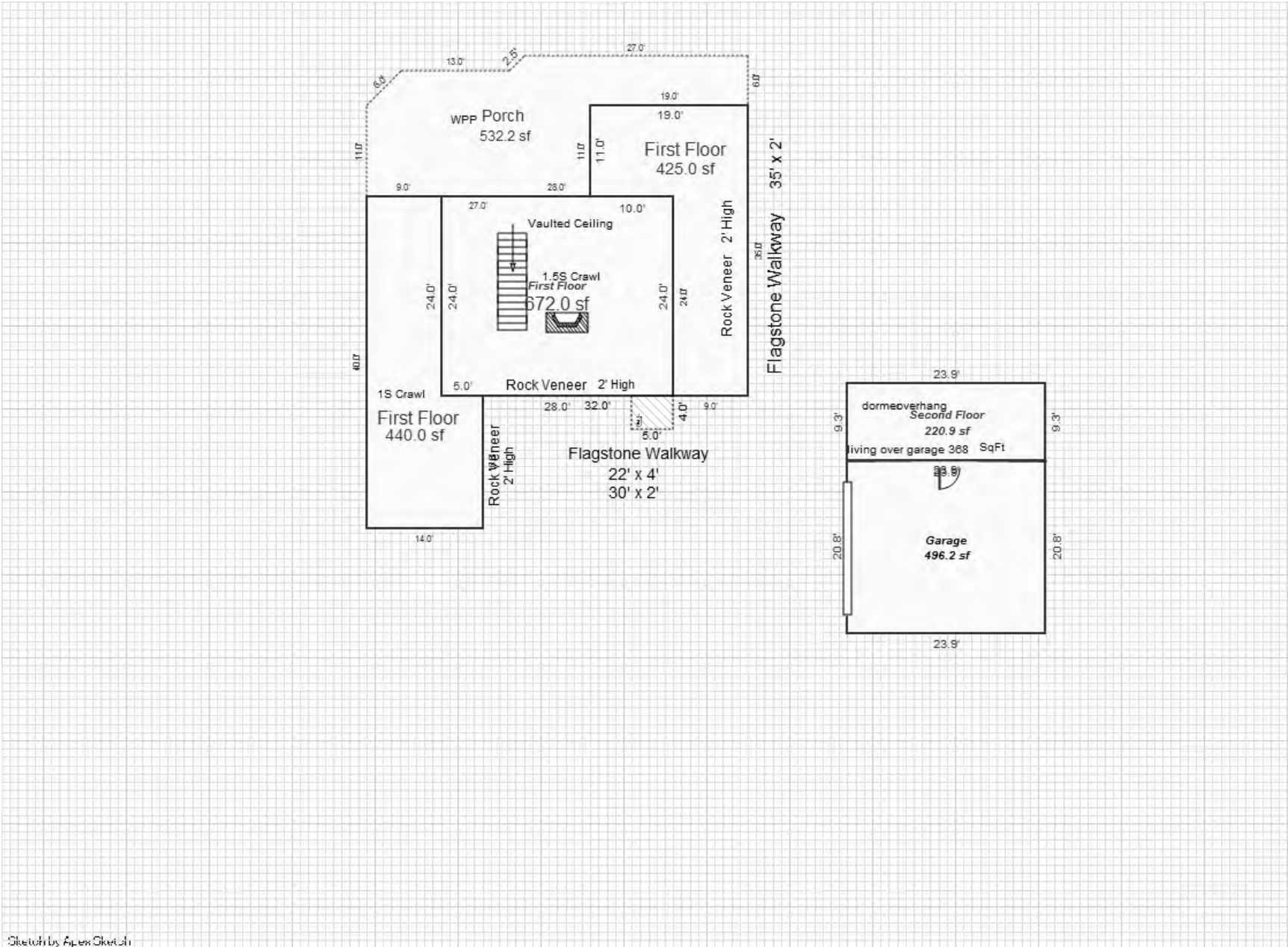
WAS 06/16/2007	INSPECTED	2021	752,000	267,400	1,019,400			298,434C
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*** Information herein deemed reliable but not guaranteed***

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: 2012 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: 496 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			20	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1.75 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Class: BC Effec. Age: 25 Floor Area: 2,241 Total Base New : 424,677 Total Depr Cost: 318,506 Estimated T.C.V: 828,116		E.C.F. X 2.600		Roof:	
Yr Built	Remodeled	Ex		X	Ord	Min	100 Amps Service			Floor Area: 2,241		X		Storage Area: 0	
1927	201	2008		Condition: Average			No. of Elec. Outlets			Total Base New : 424,677		X		Storage Area: 0	
Room List		Doors		Solid	X	H.C.	Lump Sum Items:			Total Depr Cost: 318,506		X		Storage Area: 0	
Basement	5 1st Floor	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
2 2nd Floor	3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
Wood/Shingle	Aluminum/Vinyl	X Drywall		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Stone	X Insulation	(7) Excavation		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
(2) Windows		Basement: 0 S.F. Crawl: 1537 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
Many	X Avg.	X	Large	No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
Avg.	Few	(8) Basement		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
Wood Sash	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Vinyl Sash	X Double Hung	(9) Basement Finish		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Horiz. Slide	X Casement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Double Glass	Patio Doors	(10) Floor Support		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Gable	X Gambrel	(14) Water/Sewer		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Hip	X Mansard	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Flat	X Shed	Lump Sum Items:		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 0	
X Asphalt Shingle	Chimney: Stone		Lump Sum Items:			No. of Elec. Outlets			No. of Elec. Outlets			X		Storage Area: 0	
Chimney: Stone		Lump Sum Items:		No. of Elec. Outlets			No. of Elec. Outlets			Total Depr Cost: 318,506		X		Storage Area: 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.
LANPHIER JANE M ESTATE	BELLOWS RANDALL F & JEFFR	0	06/26/1984	WD	16-LC PAYOFF	247P341	DEED	0.0
LANPHIER JAN ESTATE	BELLOWS RANDALL F & JEFFR	270,000	10/26/1981	MLC	08-ESTATE	227P631	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BELLOWS RANDALL F & JEFFREY A TRUSTEES OF BELLOWS JA REV 25290 MONTANE DR WEST GOLDEN CO 80401	MAP #: 45					
	2024 Est TCV 346,943					

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	1050.00	0.7953	1.2465	2000	100		198,253	
B 100' @ 2000/	100.00	1050.00	0.7953	1.2465	2000	50	SURPLUS: ZONING 100 ft	9	
B 100' @ 2000/	50.00	1050.00	0.7953	1.2465	2000	50	SURPLUS ZONING 100' MIN		
250 Actual Front Feet, 6.03 Total Acres								Total Est. Land Value = 346,943	

Tax Description
 L227 P631/81 L247 P341/84 L312 P157/90
 PRT GOVT LOT 1 SEC 25 BEG AT PT ON N LN
 SD SEC 320.0 FT E OF NW COR TH E 250.0 FT
 TH S 0 DEG 29' W 1070.0 FT TO C/L
 NORTHWOOD DR TH N 81 DEG 13' W 250.0 FT
 TH N TO POB SEC 25 T29N R14W.

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	173,500	0	173,500			49,812C
2023	138,800	0	138,800			47,440C
2022	122,600	0	122,600			45,181C
2021	131,100	0	131,100			43,738C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GORDON MARGUERITE B TRUST	BRACKEN THE LLC	100	10/26/2012	QC	09-FAMILY	1142P883	DEED	0.0
PETERSEN	GORDON	249,000	08/30/1991	WD	03-ARM'S LENGTH	328:573	OTHER	0.0
WRIGHT	PETERSEN	225,000	06/01/1990	LC	16-LC PAYOFF	311:421	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4461 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BRACKEN THE LLC GORDON DANIEL 2930 BONNELL AVE SE GRAND RAPIDS MI 49506	MAP #: 47					
	2024 Est TCV 2,990,302 TCV/TFA: 753.60					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L276 P964 L311 P421 L328 P572/91L566 P805/01 BEG AT PT 1502.6 FT E & 525.9 FT S OF NW COR GOVT LOT 3 TH S 52 DEG 33' E 329.4 FT TO SHR GLEN LAKE TH S 34 DEG 56' W ALG SHR 100 FT TH S 58 DEG 15' W ALG SHR 45 FT TH N 40 DEG 46' W 329.7 FT TH N 41 DEG 22' E 75 FT TO POB SEC 25 T29N R14W 0.85 A.	X			GRADE B 14K	100.00	270.31	0.9522	0.8930	14000	100		1,190,428
				GRADE B 14K	21.67	270.31	0.9522	0.8930	14000	50	SURPLUS: ZONING 100 ft	12
				122 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,319,393								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
	X			D/W/P: Asphalt Paving	4.05	6500	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
				Total Estimated Land Improvements True Cash Value = 10,000								



Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	659,700	835,500	1,495,200			547,470C
	Rolling	2023	612,600	629,500	1,242,100			521,400C
	X High	2022	488,200	515,600	1,003,800			496,572C
	Landscaped	2021	488,200	508,100	996,300			480,709C
	Swamp							
	X Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who When What							
	TPC 04/30/2015 INSPECTED							
	WAS 11/03/2007 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 270 198	Type WSEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 320 % 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: B +5 Effec. Age: 18 Floor Area: 3,968 Total Base New : 779,015 Total Depr Cost: 638,811 Estimated T.C.V: 1,660,909			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls B 5 Blt 1998		
Yr Built 1998	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls B 5 Blt 1998				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 2127 SF Floor Area = 3968 SF.							
Room List		Doors	Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82							
5	Basement	(5) Floors				100			Building Areas							
2	1st Floor	Kitchen:				Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
3	2nd Floor	Other: Carpeted				No./Qual. of Fixtures			2 Story Siding Crawl Space 1,556							
3	Bedrooms	Other: Carpeted				Ex. X Ord. Min			1.5 Story Siding Crawl Space 571							
(1) Exterior		(6) Ceilings				Many X Ave. Few			Total: 660,650 541,752							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall				No. of Elec. Outlets			Other Additions/Adjustments							
X	Insulation	(7) Excavation				(13) Plumbing			Exterior Stone Veneer 168 8,934 7,326							
(2) Windows		Basement: 0 S.F. Crawl: 2127 S.F. Slab: 0 S.F. Height to Joists: 0.0				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			Plumbing Average Fixture(s) 3 Fixture Bath 1 10,749 8,814 2 Fixture Bath 1 7,166 5,876							
X	Many Avg. X Few	Large Avg. X Small				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 1 6,288 5,156 Water Well, 100 Feet 1 6,732 5,520							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement				(14) Water/Sewer			Porches WSEP (1 Story) 270 19,459 15,956 WCP (1 Story) 198 11,935 9,787							
X	Double Hung Horiz. Slide Casement	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			Garages Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 320 24,534 20,118							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish				Lump Sum Items:			Built-Ins Appliance Allow. 1 7,043 5,775							
(3) Roof		(10) Floor Support							Fireplaces Exterior 2 Story 1 12,118 9,937							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Totals: 779,015 638,811							
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
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.
AYLSWORTH GLENN T & KATHY	AYLSWORTH KATHY A TRUST	0	11/03/2020	QC	09-FAMILY	2020007455	PROPERTY TRANSFER	0.0
RUSSELL JESSIE TRUST	PEPLER WILLIAM & HELEN	0	06/30/1989	LC	33-TO BE DETERMINED	300P483	DEED	0.0
RUSSELL JESSIE TRUST	AYLSWORTH GLENN T & KATHY	115,000	10/01/1987	LC	03-ARM'S LENGTH	281P91	DEED	0.0
RUSSELL & RUSSELL & RUSSE	AYLSWORTH GLENN T & KATHY	57,500	09/23/1987	WD	16-LC PAYOFF	305P924	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4467 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/06/2023	PM23-0743	100% FINIS
	P.R.E. 100% 05/10/1994		Electrical	08/08/2023	PE23-0549	100% FINIS
Owner's Name/Address	MAP #: 47		Res. Garage Detached	12/09/2015	PB15-0505	100% FINIS
AYLSWORTH KATHY A TRUST 4467 W GLEN EDEN DR GLEN ARBOR MI 49636	2024 Est TCV 2,704,531 TCV/TFA: 984.18		ACCESSORY BLDG	11/30/2015	2015-33	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L249 P409 L281 P91/87 L300 P483/89 L305 P924/89 PRT GOVT LOT 3 SEC 25 BEG AT PT 1399.0 FT E OF & 634.1 FT S OF NW COR OF GOVT LOT 3 TH N 48 DEG 30' E 50.0 FT TH N 41 DEG 22' E 25.0 FT TH S 40 DEG 46' E 329.7 FT TO SHR GLEN LAKE TH S 58 DEG 15' W ALG SHR 45.0 FT TH S 67 DEG 24' W ALG SHR 90.0 FT TH N 30 DEG 01' W 295.8 FT TO POB SEC 25 T29N R14W 0.75 A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GRADE A 19000	100.00	312.02	0.9277	0.8888	19000	100		1,566,653
			GRADE A 19000	35.00	312.02	0.9277	0.8888	19000	50	SURPLUS: ZONING 100 ft	27
			135 Actual Front Feet, 0.97 Total Acres Total Est. Land Value = 1,840,818								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 4in Concrete	7.16	2000	0	0				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
			Total Estimated Land Improvements True Cash Value = 10,000								



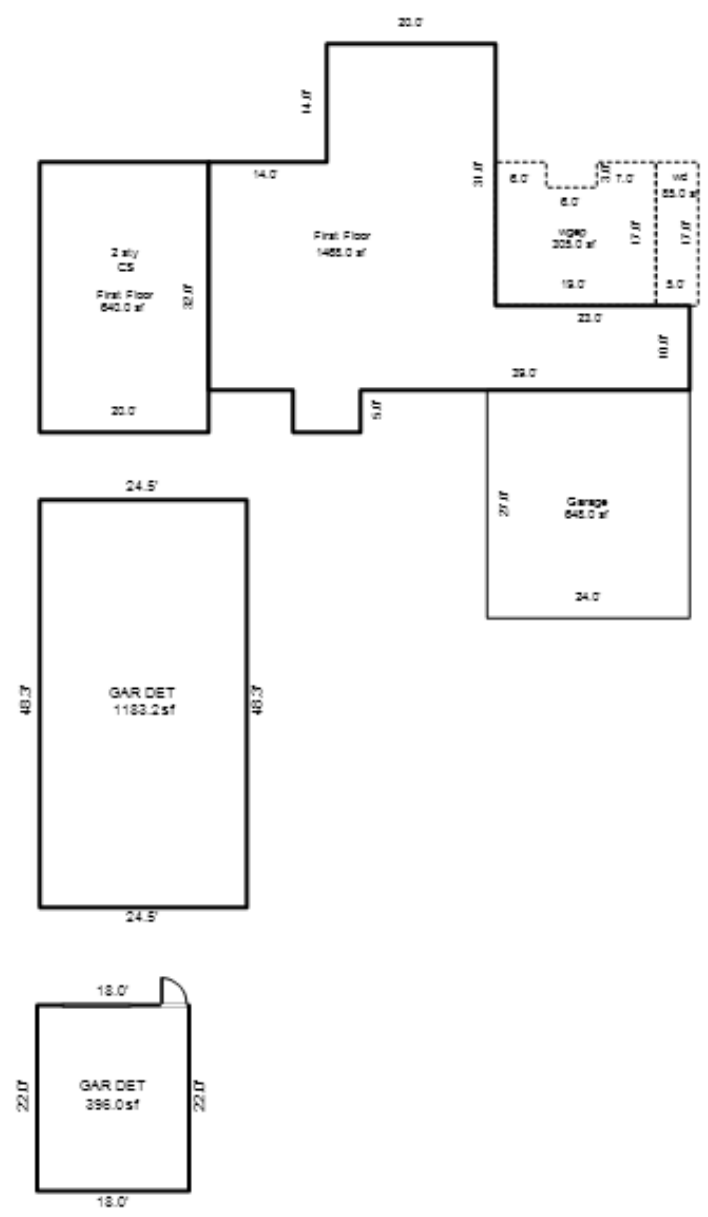
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level							
	X Rolling							
	X Low							
	X High							
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who	When	What	2024	920,400	431,900	1,352,300	404,347C
	TPC 09/07/2023	INSPECTED		2023	775,100	325,900	1,101,000	385,093C
	TPC 10/25/2016	INSPECTED		2022	782,700	267,400	1,050,100	366,756C
	TPC 12/31/2015	INSPECTED		2021	782,700	245,900	1,028,600	355,040C

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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 305	Type WGEP (1 Story) 85 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: 648 % 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: 2 STORY		Trim & Decoration		Ex X Ord Min			No. Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 2,748 Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Yr Built 1947	Remodeled 1989	Size of Closets		Lg X Ord Small			No Heating/Cooling			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms	Doors		Kitchen: Other: Carpeted Other:			200 Amps Service			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			Many X Ave. Few			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Insulation	(7) Excavation		(13) Plumbing			(14) Water/Sewer			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
(2) Windows		Basement: 0 S.F. Crawl: 2108 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Double Hung 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)			Lump Sum Items:			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																													
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 505,111 Total Depr Cost: 328,351 Estimated T.C.V: 853,713		Storage Area: 0 No Conc. Floor: 0																																																																																																														
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1947</p> <p>(11) Heating System: Forced Hot Water</p> <p>Ground Area = 2108 SF Floor Area = 2748 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>640</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,468</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>362,321</td> <td>235,537</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,518</td> <td>987</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>4,777</td> <td>3,105</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,197</td> <td>3,197</td> <td>2,078</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>5,002</td> <td>3,251</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>5,973</td> <td>3,882</td> </tr> <tr> <td>Porches WGEP (1 Story)</td> <td>305</td> <td>20,688</td> <td>20,688</td> <td>13,447</td> </tr> <tr> <td>Deck Treated Wood</td> <td>85</td> <td>2,413</td> <td>2,413</td> <td>1,568</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>648</td> <td>27,715</td> <td>27,715</td> <td>18,015</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,762</td> <td>-2,762</td> <td>-1,795</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>562</td> <td>562</td> <td>365</td> </tr> <tr> <td colspan="5">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,124</td> <td>1,124</td> <td>731</td> </tr> <tr> <td>Base Cost</td> <td>1183</td> <td>43,215</td> <td>43,215</td> <td>28,090</td> </tr> <tr> <td colspan="5">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	640			1 Story	Siding	Crawl Space	1,468			Total:				362,321	235,537	Item	Quantity	Unit Cost	Total Cost	Depr. Cost	Plumbing Average Fixture(s)	1	1,518	1,518	987	3 Fixture Bath	1	4,777	4,777	3,105	2 Fixture Bath	1	3,197	3,197	2,078	Water/Sewer 1000 Gal Septic	1	5,002	5,002	3,251	Water Well, 100 Feet	1	5,973	5,973	3,882	Porches WGEP (1 Story)	305	20,688	20,688	13,447	Deck Treated Wood	85	2,413	2,413	1,568	Garages					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost	648	27,715	27,715	18,015	Common Wall: 1 Wall	1	-2,762	-2,762	-1,795	Door Opener	1	562	562	365	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					Door Opener	2	1,124	1,124	731	Base Cost	1183	43,215	43,215	28,090	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
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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-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4445 W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/14/2021	PM21-0867	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		08/30/2021	PM21-0709	100% FINIS				
DOYLE JAMES N REV TRUST & DOYLE SHARON A REV TRUST PO BOX 508 SOUTH VIENNA OH 45369		MAP #: 47		Mechanical		11/08/2019	PM19-0885	100% FINIS				
		2024 Est TCV 2,886,427 TCV/TFA: 683.83		Mechanical		08/15/2005	PM05-0502					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L242 P642 L691 P986/02 L694 P808/02 PRT GOVT LOT 3 SEC 25 BEG AT PT 1502.6 FT E & 525.9 FT S OF NW COR GOVT LOT 3 TH N 41 DEG 22' E 50 FT TH S 61 DEG 28' E 307.9 FT TO SHR GLEN LAKE TH S 24 DEG 48' W ALG SHR 100 FT TH N 52 DEG 33' W 329.4 FT TO BEG IN GOVT LOT 3 ALSO PRT GOVT LOT 3 SEC 25 COM NW COR SD GOVT LOT 3 TH E 1535.6 FT TH S 488.4 FT TH N 41 DEG 21' E 25 FT AS POB TH S 41 DEG 22' W 25 FT TH S 61 DEG 28' E 307.09 FT TO SHR GLEN LAKE TH N 6 DEG 24' E ALG SD SHR 45 FT TH NWLY IN STRAIGHT LINE TO POB UND 1/2 INT - JAMES		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GRADE B 14K	100.00	362.55	0.9365	0.9610	14000	100		1,260,050
		Paved Road		GRADE A 19000	30.00	362.55	0.9365	0.9228	19000	50	SURPLUS: ZONING 100 ft	24
		Storm Sewer		130 Actual Front Feet, 1.08 Total Acres Total Est. Land Value = 1,506,347								
		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.										
		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	753,200	690,000	1,443,200			467,686C	
		TPC 04/30/2015 INSPECTED			2023	688,700	519,500	1,208,200			445,416C	
		WAS 11/03/2007 INSPECTED			2022	505,700	425,300	931,000			424,206C	
					2021	505,700	414,900	920,600			410,655C	



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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	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 48 WPP 275 WGEP (1 Story) 100 Treated Wood 230 Treated Wood	Year Built: 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: 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																																																																																																																																						
	Building Style: LOG	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																						
	Yr Built 1946	Remodeled 200		X	Ex	Ord	Min																																																																																																																																				
	Condition: Average		Trim & Decoration	X	Lg	Ord	Small																																																																																																																																				
	Room List	Doors	Solid	X	H.C.																																																																																																																																						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5)	Floors		(12)	Electric																																																																																																																																					
	(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		200	Amps Service																																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6)	Ceilings		No./Qual. of Fixtures																																																																																																																																						
	Insulation	X	Drywall		X	Ex.	Ord.	Min																																																																																																																																			
	(2) Windows		(7) Excavation		No. of Elec. Outlets	Many	X	Ave.	Few																																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small		(13)	Plumbing																																																																																																																																					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1692 S.F. Slab: 1253 S.F. Height to Joists: 0.0	1	Average Fixture(s)																																																																																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8)	Basement	3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink																																																																																																																																						
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14)	Water/Sewer																																																																																																																																					
X	Asphalt Shingle		(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																					
	Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1	Lump Sum Items:																																																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1946</p> <p>(11) Heating System: Forced Heat & Cool Ground Area = 2945 SF Floor Area = 4221 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</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>Pine Logs</td> <td>Crawl Space</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Pine Logs</td> <td>Crawl Space</td> <td>216</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Pine Logs</td> <td>Slab</td> <td>1,253</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>644</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>528,477</td> <td>422,783</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Stone Veneer</td> <td></td> <td>50</td> <td>1,952</td> <td>1,562</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,518</td> <td>1,214</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td>2</td> <td>9,555</td> <td>7,644</td> </tr> <tr> <td>Separate Shower</td> <td></td> <td>1</td> <td>1,398</td> <td>1,118</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>5,002</td> <td>4,002</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,973</td> <td>4,778</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td></td> <td>48</td> <td>2,086</td> <td>1,669</td> </tr> <tr> <td>WGEP (1 Story)</td> <td></td> <td>275</td> <td>19,330</td> <td>15,464</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td>100</td> <td>2,626</td> <td>2,101</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td>230</td> <td>4,674</td> <td>3,739</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td>660</td> <td>25,278</td> <td>20,222</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	Pine Logs	Crawl Space	832			2 Story	Pine Logs	Crawl Space	216			1 Story	Pine Logs	Slab	1,253			2 Story	Siding	Crawl Space	644			Total:				528,477	422,783	Exterior	Foundation	Size	Cost New	Depr. Cost	Stone Veneer		50	1,952	1,562	Plumbing					Average Fixture(s)		1	1,518	1,214	3 Fixture Bath		2	9,555	7,644	Separate Shower		1	1,398	1,118	Water/Sewer					1000 Gal Septic		1	5,002	4,002	Water Well, 100 Feet		1	5,973	4,778	Porches					WPP		48	2,086	1,669	WGEP (1 Story)		275	19,330	15,464	Deck					Treated Wood		100	2,626	2,101	Treated Wood		230	4,674	3,739	Garages					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					Base Cost		660	25,278	20,222
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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.
NORTHWOOD GL LLC		640,000	10/28/1998	WD	03-ARM'S LENGTH		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4685 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/21/2017	PM17-0127	
Owner's Name/Address	P.R.E. 0%		PLUMBING	03/04/2004	PP04-0071	
NORTHWOOD GL LLC ATTN: PATRICIA TURNER 7193 HAWTHORN VALLEY AVE KALAMAZOO MI 49009	MAP #: 47,46		ELECTRICAL	03/04/2004	PE04-0092	
	2024 Est TCV 2,865,305 TCV/TFA: 830.52		MECHANICAL	03/04/2004	PM04-0134	

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
	Public Improvements		* Factors *							
Tax Description	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L241 P185&186 L491 P574/98 L539 P522/00 PRT OF GOVT LOTS 2 & 3 SEC 25 BEG AT PT 26.49 FT N & 339.96 FT E OF NW COR GOVT LOT 3 TH S 75 DEG 26' E 25 FT TO POB TH S 25 DEG 26' W 319.09 FT TO SHR GLEN LAKE TH N 65 DEG 53' W 100 FT TH N 70 DEG 20' W 25 FT TH N 25 DEG 40' E 296.5 FT TH S 75 DEG 26' E 126.56 FT TO POB SEC 25 T29N R14W .7 A M/L.	X	Gravel Road	GRADE A 19000	100.00	257.88	0.9457 0.8474	19000 100		1,522,776	
	X	Paved Road	GRADE A 19000	25.00	257.88	0.9457 0.8474	19000 50	SURPLUS: ZONING 100 ft 19		
	X	Storm Sewer	125 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = 1,713,123							
	X	Sidewalk	Land Improvement Cost Estimates							
	X	Water	Description	Rate	Size	% Good	Cash Value			
	X	Sewer	Residential Local Cost Land Improvements							
	X	Electric	Description	Rate	Size	% Good	Cash Value			
	X	Gas	LAND IMPROVEMENTS 75							
		Curb					7,500.00	1 100	7,500	
		Street Lights	Total Estimated Land Improvements True Cash Value = 7,500							
		Standard Utilities								
		Underground Utils.								

Comments/Influences



	Topography of Site		
X	Level		
	Rolling		
X	Low		
X	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	856,600	576,100	1,432,700			611,530C
WAS 11/03/2007 INSPECTED			2023	721,300	434,200	1,155,500			582,410C
			2022	806,900	355,700	1,162,600			554,677C
			2021	806,900	358,800	1,165,700			536,958C

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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. Steam	1	Appliance Allow.	1	Interior 1 Story	Year Built:	
	Mobile Home		Insulation	Wood	Coal				Cook Top		Interior 2 Story	Car Capacity:	
	Town Home	0	Front Overhang						Dishwasher		2nd/Same Stack	Class:	
	Duplex	0	Other Overhang						Garbage Disposal		Two Sided	Exterior:	
	A-Frame								Bath Heater		Exterior 1 Story	Brick Ven.:	
									Vent Fan		Exterior 2 Story	Stone Ven.:	
X Wood Frame		(4) Interior		X				1		Prefab 1 Story		Common Wall:	
			Drywall					Unvented Hood		Prefab 2 Story		Foundation:	
Building Style: 1 STORY		X	Paneled	Plaster Wood T&G				Vented Hood		Heat Circulator		Finished ?:	
		Trim & Decoration						Intercom		Raised Hearth		Auto. Doors:	
Yr Built	Remodeled		Ex	X	Ord		Min	Jacuzzi Tub		Wood Stove		Mech. Doors:	
1950	1983							Jacuzzi repl.Tub		Direct-Vented Ga		Area:	
Condition: Average		Size of Closets						Oven		Class: C +10		% Good:	
			Lg	X	Ord		Small	Microwave		Effec. Age: 30		Storage Area:	
Room List		Doors			Solid	X	H.C.	Standard Range		Floor Area: 2,040		No Conc. Floor:	
								Self Clean Range		Total Base New : 302,588		E.C.F. X 2.600	
6	Basement	(5) Floors						Sauna		Total Depr Cost: 211,806		Bsmnt Garage:	
	1st Floor	Kitchen: Ceramic Til						Trash Compactor		Estimated T.C.V: 550,696		Carport Area:	
	2nd Floor	Other: Carpeted						Central Vacuum				Roof:	
3	Bedrooms	Other:						Security System					
(1) Exterior												Cls C 10 Blt 1950	
X	Wood/Shingle	(6) Ceilings											
	Aluminum/Vinyl	X Drywall											
	Brick												
X	Insulation												
(2) Windows		(7) Excavation											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F.									
				Crawl: 1368 S.F.									
				Slab: 0 S.F.									
				Height to Joists: 0.0									
X	Wood Sash	(8) Basement											
	Metal Sash												
	Vinyl Sash												
	Double Hung												
	Horiz. Slide Casement	Conc. Block											
	Double Glass	Poured Conc. Stone											
	Patio Doors	Treated Wood											
	Storms & Screens	Concrete Floor											
(3) Roof		(9) Basement Finish											
X	Gable Hip Flat												
X	Asphalt Shingle	(10) Floor Support											
	Chimney: Brick	Joists: 2X8X16											
		Unsupported Len:											
		Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1 STORY

(11) Heating System: Electric Baseboard

Ground Area = 1368 SF Floor Area = 2040 SF.

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

Building Areas

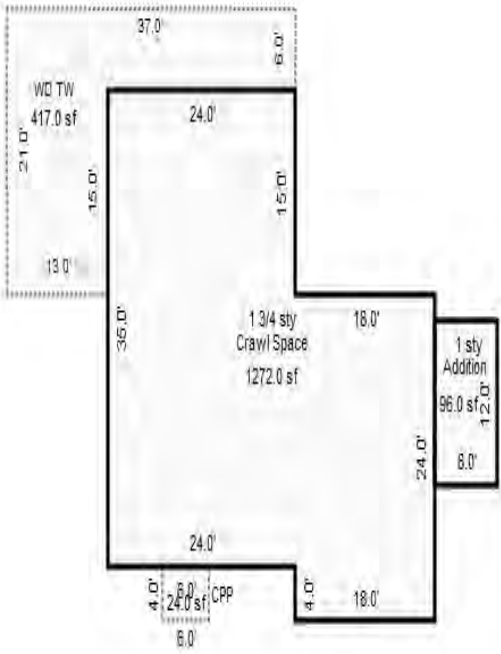
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,272		
1 Story	Siding	Crawl Space	96		
1 Story	Siding	Overhang	672		
			Total:	258,425	180,894

Other Additions/Adjustments

Item	Area	Unit Cost	Total		
Exterior Stone Veneer	80	3,123	2,186		
Plumbing Average Fixture(s)	1	1,518	1,063		
Plumbing 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	417	6,893	4,825		
Deck Treated Wood	270	5,189	3,632		
Built-Ins Appliance Allow.	1	2,845	1,991		
Fireplaces Interior 1 Story	1	5,489	3,842		
Fireplaces Prefab 1 Story	1	2,665	1,865		
Porches CPP	24	689	482		
Totals:			302,588		211,806

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

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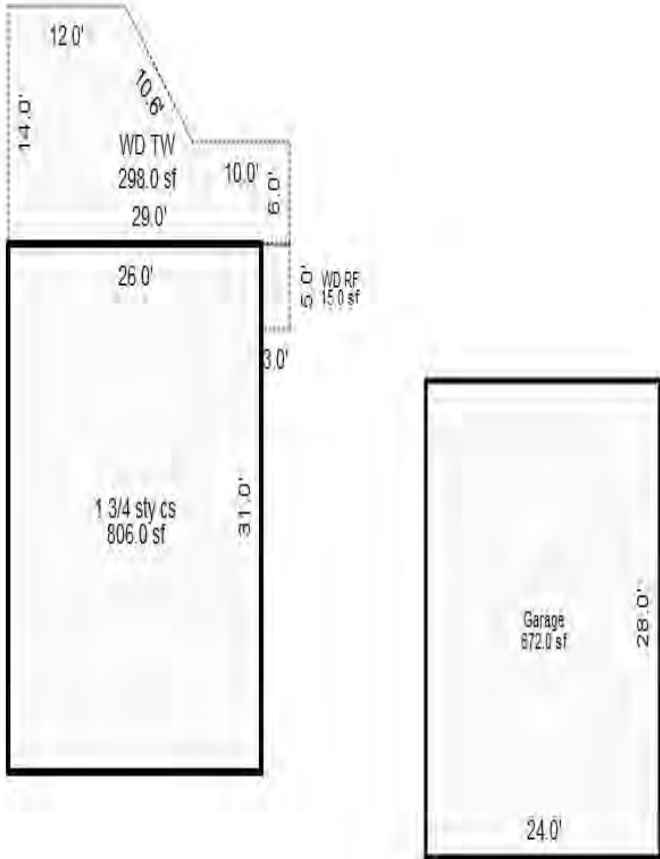


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance 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 15 298	Type Pine Treated Wood	Year Built: 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: 672 % Good: 0 Storage Area: 336 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: 1.75 STORY		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: BC Effec. Age: 20 Floor Area: 1,410 Total Base New : 285,571 Total Depr Cost: 228,456 Estimated T.C.V: 593,986		Storage Area: 336 No Conc. Floor: 0		Roof:				
Yr Built	Remodeled	Ex		X	Ord	Min	No./Qual. of Fixtures			Total Base New : 285,571		Storage Area: 336		No Conc. Floor: 0				
1999	200	0	Lg		X	Ord	Small	100 Amps Service			Total Depr Cost: 228,456		No Conc. Floor: 0		No Conc. Floor: 0			
Condition: Average		Size of Closets		Lump Sum Items:			Central Air Wood Furnace			Total Base New : 285,571		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
Room List		Doors		Solid			X H.C.			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.	Few	Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 806 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
(2) Windows		Basement: 0 S.F. Crawl: 806 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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:			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
(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			Lump Sum Items:			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total Depr Cost: 228,456		Storage Area: 336		No Conc. Floor: 0		No Conc. Floor: 0		

*** 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.
THREE T PARTNERSHIP LLC	GLEN EDEN LLC	0	12/03/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0
THREE T'S PARTNERSHIP LLC	GLEN EDEN LLC	0	11/25/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0
THREE T PARTNERSHIP	GLEN EDEN LLC	0	06/29/2007	QC	09-FAMILY	946/91	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4513 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/20/2021	PM21-0048	100% FINIS
	P.R.E. 0%		Mechanical	11/04/2015	PM15-0591	100% FINIS
Owner's Name/Address	MAP #: 47		WELL/SEPTIC	07/30/2012	L12 -125	100% FINIS
GLEN EDEN LLC 7700 FORSYTH BLVD SUITE 1220 SAINT LOUIS MO 63105	2024 Est TCV 3,016,661 TCV/TFA: 977.21		Electrical	11/19/2008	PE08-0546	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
DC L519 P314 L549 P229/00 PRT OF GOVT LOT 3 SEC 25 BEG 1041 FT E & 542.9 FT S OF NW LOT COR TH S 55 DEG 26' E 90 FT TH S 26 DEG 23'33" W 302.87 FT TO SHR GLEN LAKE TH ALG SHR N 51 DEG 10' W 85 FT & N 45 DEG 08' W 100 FT TH N 44 DEG 55' E 279.5 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		GRADE A 19000	100.00	214.83	0.8574	0.8096	19000	100		1,318,990	
	X	Gravel Road		GRADE A 19000	85.00	214.83	0.8574	0.8096	19000	50	SURPLUS: ZONING 100 ft	56	
		Paved Road		185 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value =	1,879,560
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description					Rate	Size	% Good	Cash Value	
		Water		Dock: Light posts					44.14	840	50	18,539	
	X	Sewer		Residential Local Cost Land Improvements									
		Electric		Description					Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVEMENTS 10					10,000.00	1	100	10,000	
		Curb		Total Estimated Land Improvements True Cash Value =								28,539	
		Street Lights											
		Standard Utilities											
		Underground Utils.											



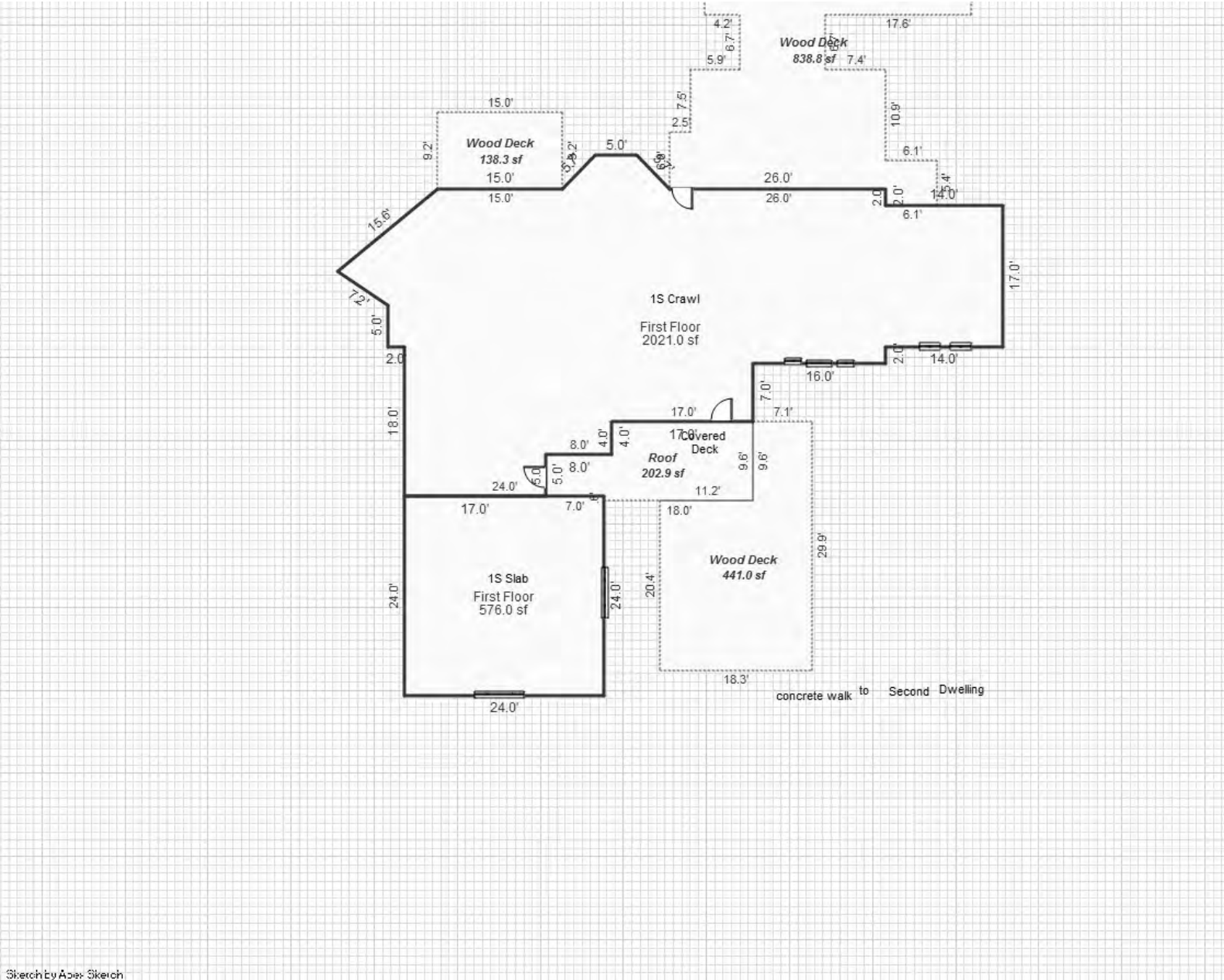
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling		2024	939,800	568,500	1,508,300			618,879C
Low	High		2023	791,400	430,400	1,221,800			589,409C
Landscaped	Swamp		2022	872,200	356,400	1,228,600			561,342C
Wooded	Pond		2021	872,200	340,100	1,212,300			543,410C
X 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 202 441 838 138	Type Pine Treated Wood 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 Drywall Plaster X Paneled 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												
	Building Style: 1 STORY		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace												
	Yr Built 2002		Remodeled 0		Size of Closets Lg Ord X Small												
	Condition: Average				Doors Solid X H.C.												
	Room List Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min												
	(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 2021 S.F. Slab: 576 S.F. Height to Joists: 0.0		(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												
	(2) Windows Many X Avg. Few		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(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		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items: Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
	(3) Roof X Gable Hip Flat		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																
	Chimney: Brick																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2597 SF Floor Area = 2597 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,021 576 1 Story Siding Slab Total: 356,388 302,953 Other Additions/Adjustments Exterior Stone Veneer 50 1,952 1,659 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 Ceramic Tile Floor 1 5,973 5,077 Deck Pine w/Roof (Deck Portion) 202 3,428 2,914 Pine w/Roof (Roof portion) 202 3,495 2,971 Treated Wood 441 7,149 6,077 Treated Wood 138 3,341 2,840 Treated Wood 838 11,187 9,509 Built-Ins Appliance Allow. 1 2,845 2,418 Fireplaces Interior 1 Story 1 5,489 4,666 Local Cost Items GENERATOR 1 1 1 *																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

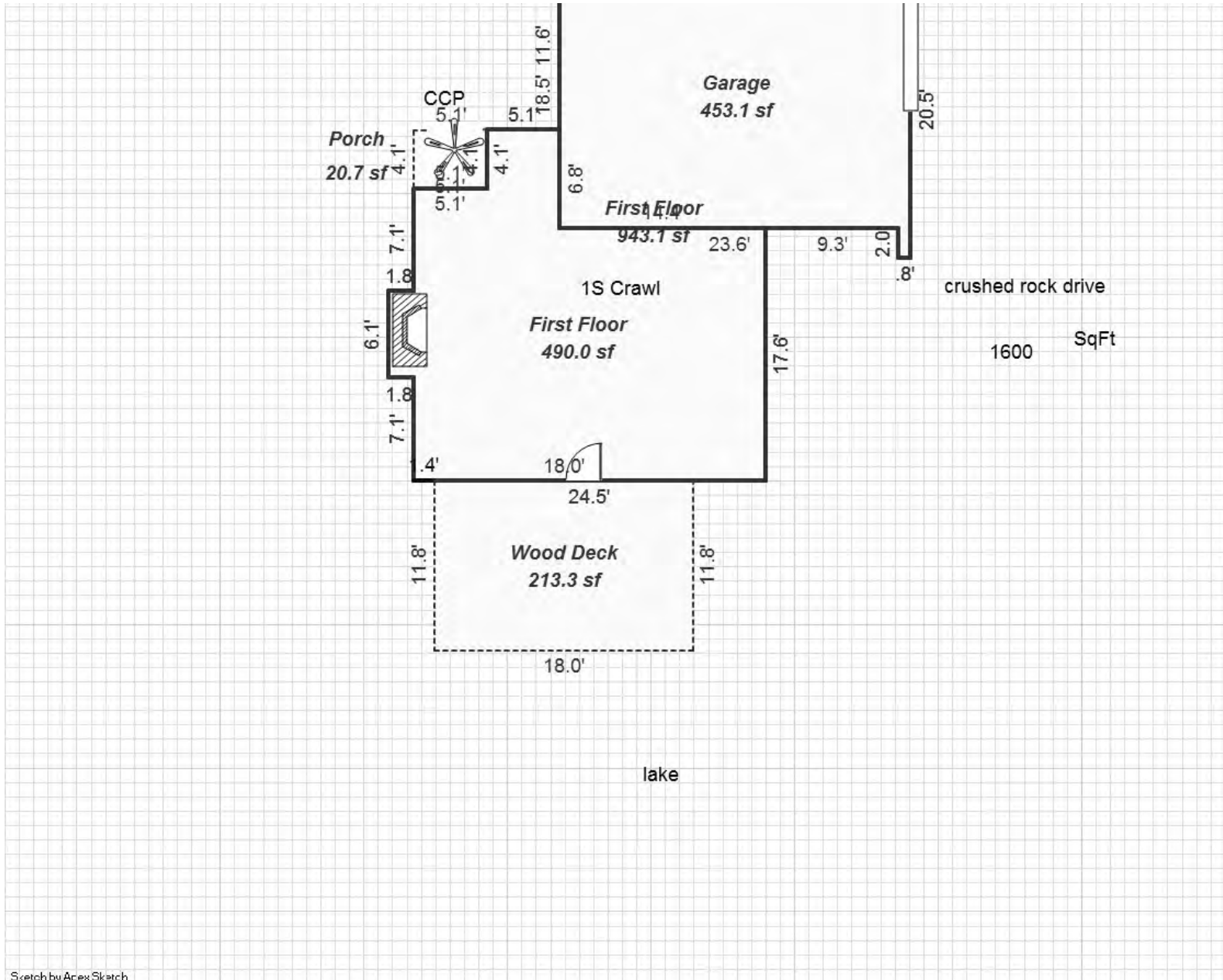
*** Information herein deemed reliable but not guaranteed***



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

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 20 225	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 453 % 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 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1940		Remodeled 2002			Ex	Ord	X	Min								
Condition: Average		Size of Closets			Lg	Ord	X	Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior			Kitchen: Other: Other:		0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures											
	(2) Windows		(7) Excavation		X	Ex.		Ord.		Min						
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 490 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many	X	Ave.		Few							
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing											
X	Gable Hip Flat		(9) Basement Finish		1	Average Fixture(s)										
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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										
	Chimney: Brick		(10) Floor Support		(14) Water/Sewer											
			Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
					Lump Sum Items:											
Cost Est. for Res. Bldg: 2 Single Family 1 STORY										Cls C 5 Blt 1940						
(11) Heating System: Forced Heat & Cool																
Ground Area = 490 SF Floor Area = 490 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 490										Total:		77,017		50,059		
Other Additions/Adjustments																
Exterior																
Stone Veneer										40		1,562		1,015		
Plumbing																
Average Fixture(s)										1		1,518		987		
Deck																
Treated Wood										225		4,608		2,995		
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Finished)																
Base Cost										453		21,155		13,751		
Built-Ins																
Appliance Allow.										1		2,845		1,849		
Fireplaces																
Exterior 1 Story										1		6,698		4,354		
Porches																
CCP (1 Story)										20		1,036		673		
Notes:										Totals:		116,439		75,683		
												ECF (4080 BIG GLEN) 2.600 =>		TCV: 196,776		

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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.
PETERSON THEODORE R	SOUTHWELL PETERSON AMY	0	03/14/2015	AFF	07-DEATH CERTIFICATE	1229P713	DEED	0.0
PETERSON THEODORE R REV T	PETERSON THEODORE R & AMY	0	03/12/2014	QC	09-FAMILY	1193P435	PROPERTY TRANSFER	0.0
PETERSON THEODORE R TRUST	PETERSON THEODORE R &	0	03/12/2014	WD	09-FAMILY	1193P435	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4529 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	02/04/2004	PE04-0046	
	P.R.E. 100% 02/03/2000		MECHANICAL	06/26/2003	PM03-0407	
Owner's Name/Address	MAP #: 47		Res. Add/Alter/Repair	04/25/2002	PB02-0139	
SOUTHWELL PETERSON AMY 4529 W GLEN EDEN DR GLEN ARBOR MI 49636	2024 Est TCV 3,050,289 TCV/TFA: 1321.6		HOUSE	11/13/2000	1836	

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE A 19000	100.00	501.38	1.0000	1.0007	19000	100		1,901,306	
100 Actual Front Feet, 1.15 Total Acres			Total Est. Land Value =					1,901,306	

Tax Description
 A PART OF GOVERNMENT LOT THREE (3) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTYNINE (29) NORTH, RANGE FOURTEEN (14) WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 971.9 FEET EAST OF AND 486.4 FEET SOUTH OF THE NORTHWEST CORER OF SAID LOT THREE (3); THENCE SOUTH 48°04' EAST 56.9 FEET; THENCE SOUTH 55°26' EAST 32.5 FEET; THENCE SOUTH 44°55' WEST 279.9 FEET TO THE SHORE OF GLEN LAKE; THENCE NORTH 45°08' WEST ALONG THE SHORE 100.0 FEET;

X	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water	40.59	144	50	2,922
X	Sewer				
X	Electric				
X	Gas	2,500.00	1	100	2,500
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				
Land Improvement Cost Estimates					
Description					
Residential Local Cost Land Improvements					
Description					
LAND IMPROVEMENTS 25					
Total Estimated Land Improvements True Cash Value = 5,422					



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	950,700	574,400	1,525,100			418,607C
2023	800,600	432,500	1,233,100			398,674C
2022	676,300	354,000	1,030,300			379,690C
2021	676,300	333,700	1,010,000			367,561C

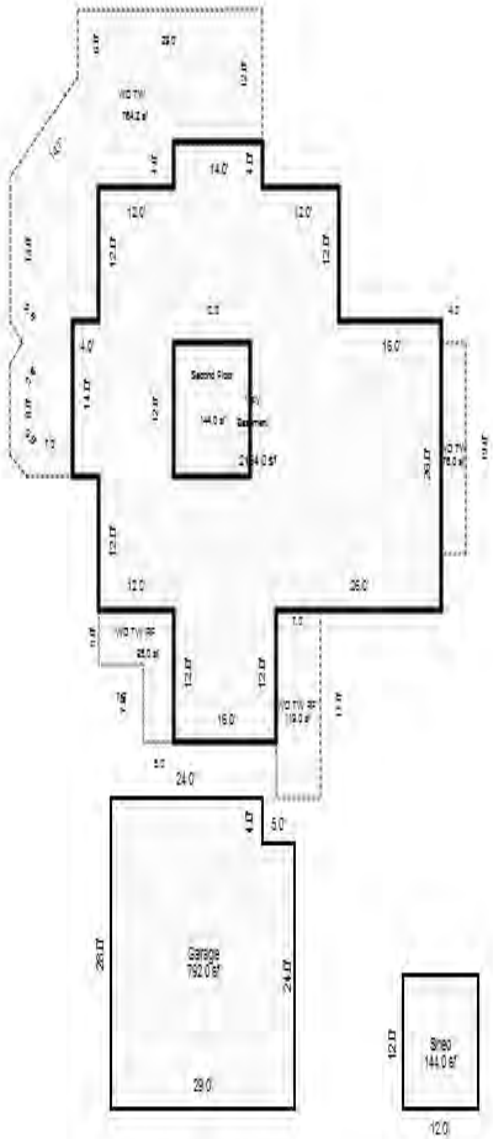
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*** Information herein deemed reliable but not guaranteed***

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: 2002 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 792 % 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			119 WCP (1 Story) 96 WCP (1 Story) 76 Treated Wood 764 Treated Wood				
	Building Style: 1.5 STORY	X	Drywall Paneled	X	Plaster Wood T&G												
	Yr Built 1940	Remodeled 1985	Trim & Decoration	Ex	Ord		Min										
	Condition: Average		Size of Closets	Lg	X	Ord		Small									
	Room List	Doors	Solid	X	H.C.												
	Basement 3 1st Floor 2nd Floor 2 Bedrooms		(5) Floors														
	(1) Exterior		Kitchen: Hardwood Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings														
X	Insulation	X	Tile														
	(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: 2164 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	(3) Roof		(8) Basement														
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Asphalt Shingle		(9) Basement Finish														
	Chimney: Brick		(10) Floor Support														
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
			Joists: 2X8X16 Unsupported Len: Cntr.Sup:														
			(14) Water/Sewer														
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
			Lump Sum Items:														
			(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 Water Well 1000 Gal Septic 2000 Gal Septic														
			Lump Sum Items:														
			(15) Fireplaces														
			Class: B Effec. Age: 25 Floor Area: 2,308 Total Base New : 586,445 Total Depr Cost: 439,831 Estimated T.C.V: 1,143,561														
			(16) Porches/Decks														
			E.C.F. X 2.600														
			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2164 SF Floor Area = 2308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 2,020 2 Story Siding Basement 144 Total: 471,976 353,981 Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,407 2,555 Water/Sewer 1000 Gal Septic 1 6,288 4,716 Water Well, 100 Feet 1 6,732 5,049 Porches WCP (1 Story) 119 8,066 6,049 Ceramic Tile Floor 96 6,831 5,123 Deck Treated Wood 76 2,484 1,863 Treated Wood 764 11,292 8,469 Garages Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 792 49,421 37,066 Door Opener 1 787 590 Built-Ins Appliance Allow. 1 7,043 5,282 Fireplaces Exterior 2 Story 1 12,118 9,088 Totals: 586,445 439,831														
			(17) Garage														
			Year Built: 2002 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 792 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:														

<<<< 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	07/15/2017	LU17-17	EXPIRED

Owner's Name/Address	P.R.E. 0%	MAP #: 47	2024 Est TCV 1,649,049
HALEY FAMILY LTD PARTNERSHIP 240 W DIXON AVE DAYTON OH 45419			

Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	GRADE A 19000	100.00	274.43	0.9918	0.8607	19000	100		1,622,042
L462 P101/98 PRT GOVT LOT 3 SEC 25 BEG 1305.8 FT E & 668 FT S OF NW LOT COR TH N 77 DEG 11' E 50 FT TH S 21 DEG 18' E 277.4 FT TO SHR GLEN LAKE TH S 83 DEG 58' W ALG SHR 105 FT TH N 11 DEG 10' 17" W 263.52 FT TH N 77 DEG 11' E 5 FT TO POB SEC 25 T29N R14W.		X	Gravel Road	GRADE A 19000	3.33	274.43	0.9918	0.8607	19000	50	SURPLUS: ZONING 100 ft	2

Comments/Influences		Paved Road	103 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 1,649,049								
		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	2024	824,500	0	824,500			235,150C
Rolling	2023	694,300	0	694,300			223,953C
Low	2022	752,800	0	752,800			213,289C
High	2021	752,800	0	752,800			206,476C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	2024	824,500	0	824,500			235,150C
		TPC 11/16/2017 INSPECTED	2023	694,300	0	694,300			223,953C
		TPC 08/09/2017 INSPECTED	2022	752,800	0	752,800			213,289C
		TPC 10/27/2016 INSPECTED	2021	752,800	0	752,800			206,476C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLY & SHOOK & PATTERSON	NELSON MICHAEL L & SUZANN	1,600,000	08/30/2018	WD	03-ARM'S LENGTH	1339P161	DEED	100.0
KELLY BARBARA J	KELLY BARBARA J TRUST	0	05/29/2018	QC	09-FAMILY	1336P637	DEED	0.0
KELLY ESTHER A ESTATE	KELLY BARBARA J & SHOOK K	0	05/15/2018	QC	09-FAMILY	1334P264	DEED	0.0
KELLY ESTHER A TRUST	KELLY BARBARA J & SHOOK K	0	04/20/2018	QC	09-FAMILY	1327P417	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4499 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/18/2022	PE22-0239	100% FINIS
	P.R.E. 0%		Electrical	04/13/2022	PE22-0232	100% FINIS
Owner's Name/Address	MAP #: 47		Mechanical	02/08/2022	PM22-0114	100% FINIS
NELSON MICHAEL L & SUZANNE S 135 MELROSE AVE KENILWORTH IL 60043	2024 Est TCV 3,717,422 TCV/TFA: 1052.8		Mechanical	01/06/2022	PM22-0022	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GRADE A 19000	93.33	353.77	1.0000	0.9171	19000	100	1,626,398
93 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =							1,626,398

Tax Description
 L1339P161 COMMENCING AT THE NORTHWEST COMER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT EAST 1121.84 FEET (PREVIOUSLY RECORDED AS 1123.3 FEET}; THENCE SOUTH 559.31 FEET {PREVIOUSLY RECORDED AS 559.6 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 55 DEGREES 04 MINUTES 36 SECONDS EAST 50.41 FEET (RECORDED AS SOUTH 55 DEGREES 26 MINUTES EAST 50.0 FEET); THENCE SOUTH 15 DEGREES 46 MINUTES 25 SECONDS WEST 297.39 FEET (RECORDED AS SOUTH 16 DEGREES 43 MINUTES WEST 298.2



- 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	813,200	1,045,500	1,858,700			1,591,040C
2023	684,800	620,000	1,304,800			1,304,800S
2022	700,000	71,300	771,300			771,300S
2021	700,000	123,000	823,000			820,630C

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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		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: 2022 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: 758 % 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 -10 Effec. Age: 1 Floor Area: 3,531 Total Base New : 812,384 Total Depr Cost: 804,240 Estimated T.C.V: 2,091,024			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:				
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 (11) Heating System: Forced Heat & Cool Ground Area = 2583 SF Floor Area = 3531 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls B-10 Blt 2023	
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service			Building Areas						
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		Doors	Solid	H.C.	(12) Electric			1 Story Siding Crawl Space 1,287									
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Story Siding Basement 1,296										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Story Siding Overhang 948										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many Ave. Few			Total: 579,943 574,123										
(2) Windows		(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			Other Additions/Adjustments Exterior Stone Veneer 160 8,509 8,424 Plumbing Average Fixture(s) 1 3,407 3,373 3 Fixture Bath 7 75,243 74,491 Water/Sewer 2000 Gal Septic 1 12,259 12,136 Water Well, 100 Feet 1 6,732 6,665										
Many Avg. Few	Large Avg. Small	Basement: 1296 S.F. Crawl: 1287 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Porches CCP (1 Story) 102 4,174 4,132 CCP (1 Story) 36 1,647 1,631 CCP (1 Story) 98 4,023 3,983 CGEP (1 Story) 425 36,202 35,840 CPP 215 5,594 5,538										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		(14) Water/Sewer			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 758 56,160 55,598 Door Opener 2 1,574 1,558										
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			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		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.
EATON GREY ERIC DEBTOR	US BANKRUPTCY COURT ATLAN	0	09/03/2014	OTH	33-TO BE DETERMINED	1208P779	OTHER	0.0
EATON GREY	PARTALIS WILLIAM & BRIDG	40,000	04/11/2014	WD	09-FAMILY	1203P778	PROPERTY TRANSFER	66.0
WILSON ROBIN	PARTALIS WILLIAM & BRIDG	40,000	04/09/2014	QC	09-FAMILY	1203P782	PROPERTY TRANSFER	33.0
EATON GREY & BLAESING MAR	EATON-PARTILIS BRIDGET &	10	01/22/2008	QC	09-FAMILY	2008 969/18QC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6157 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/06/2018	PM18-0228	100% FINIS
	P.R.E. 0%		Mechanical	09/28/2017	PM17-0588	100% FINIS
Owner's Name/Address	MAP #: 48		Plumbing	09/28/2017	PP17-0250	100% FINIS
PARTALIS WILLIAM & BRIDGIT EATON 181 ATLANTIS BLVD UNIT D ATLANTIS FL 33462	2024 Est TCV 501,632 TCV/TFA: 1885.83		Electrical	09/05/2017	PE17-0477	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 250' @ 700/FF	200.00	659.05	1.0456	1.0793	700 100	157,998
200 Actual Front Feet, 3.03 Total Acres						Total Est. Land Value = 157,998

Tax Description
 L12P335 PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION S04°13'51"E 984.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE 804°13'51 "E 200.00 FEET; THENCE S89°47'40"W 659.05 FEET; THENCE N04°13'5L"W 200.00 FEET; THENCE N89°47'40"E 159.46 FEET; THENCE N70°56'34"E 135.30 FEET; THENCE S67°22'17"E 68.76 FEET; THENCE S50°42'44"E 26.78 FEET; THENCE N89°47'40"E 287.51 FEET TO THE POINT OF



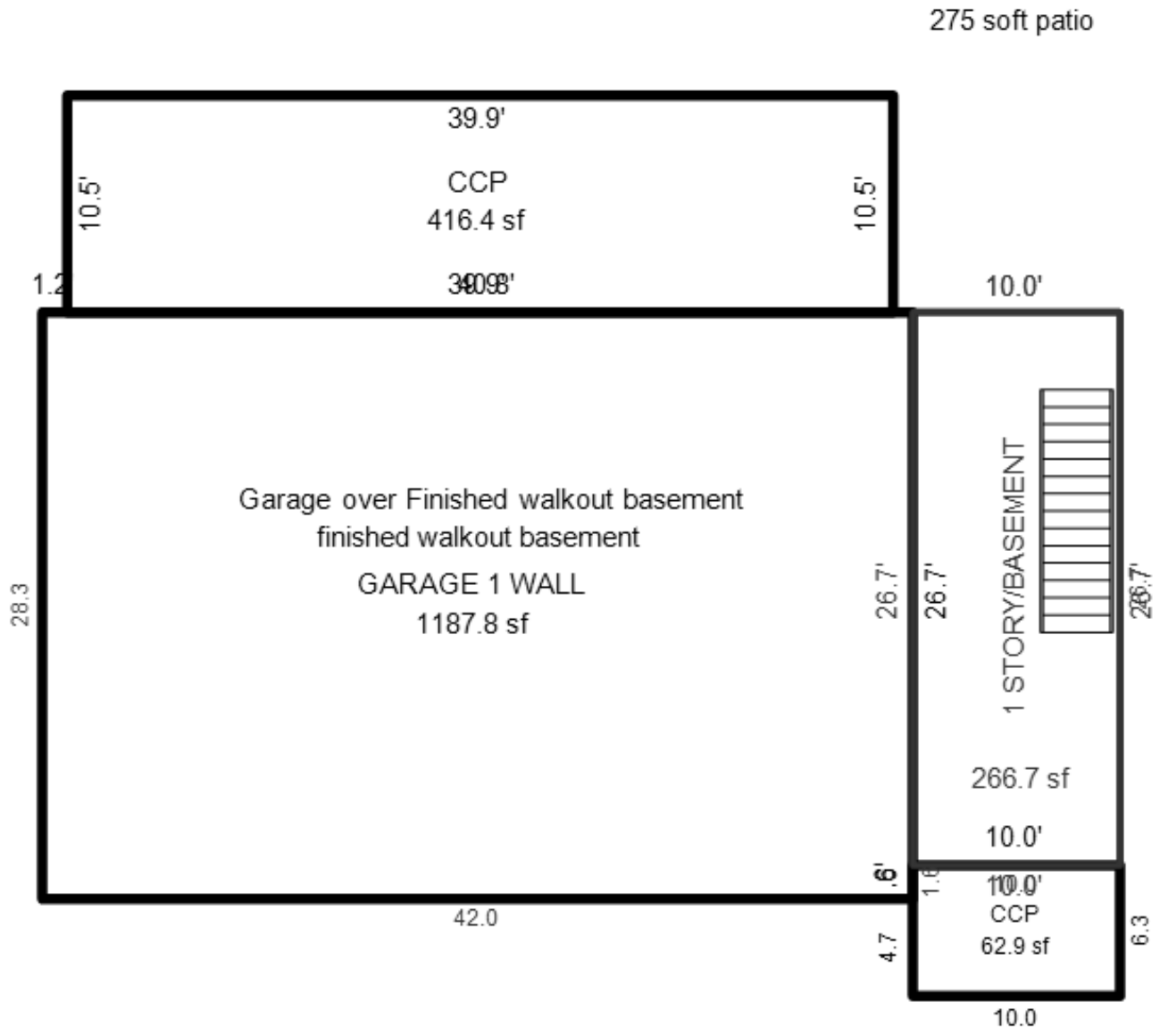
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X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
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	79,000	171,800	250,800			188,597C
2023	62,100	151,100	213,200			179,617C
2022	60,000	131,400	191,400			171,064C
2021	60,000	105,600	165,600			165,600S
Who	When	What				
TPC	04/25/2019	INSPECTED				
TPC	11/15/2018	INSPECTED				
TPC	03/26/2018	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	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1187 % Good: 0 Storage Area: 0 No Conc. Floor: 0	62 416	CCP (1 Story) CCP (1 Story)	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0	0	0
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 2019								
Duplex		Drywall Paneled		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			(11) Heating System: Forced Heat & Cool			Ground Area = 266 SF Floor Area = 266 SF.								
A-Frame		Plaster Wood T&G		Central Air Wood Furnace			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Building Areas								
Wood Frame		Trim & Decoration		(12) Electric			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Building Style: 1 STORY		Ex Ord Min		0 Amps Service			Ex. Ord. Min			1 Story Siding Basement 266								
Yr Built 2019		Lg Ord Small		No. of Elec. Outlets			Many Ave. Few			Total: 57,507 55,206								
Remodeled 0		Size of Closets		(13) Plumbing			Average Fixture(s)			Basement Living Area 1453 53,572 51,429								
Condition: Average		Doors Solid H.C.		1 Average Fixture(s)			3 Fixture Bath			Basement, Outside Entrance, Above Grade 3 5,770 5,539								
Room List		(5) Floors		1 3 Fixture Bath			Softener, Auto			Plumbing								
Basement		Kitchen:		1 2 Fixture Bath			Softener, Manual			Average Fixture(s) 1 1,518 1,457								
1st Floor		Other:		1 3 Fixture Bath			Solar Water Heat			Water/Sewer								
2nd Floor		Other:		1 2 Fixture Bath			No Plumbing			1000 Gal Septic 1 5,002 4,802								
2 Bedrooms		(6) Ceilings		1 Extra Toilet			Extra Sink			Water Well, 200 Feet 1 11,048 10,606								
(1) Exterior		No. of Elec. Outlets		1 Extra Sink			Separate Shower			Porches								
Wood/Shingle		Many Ave. Few		1 Separate Shower			Ceramic Tile Floor			CCP (1 Story) 62 1,883 1,808								
Aluminum/Vinyl		Basement: 266 S.F.		1 Ceramic Tile Floor			Ceramic Tile Wains			CCP (1 Story) 416 10,471 10,052								
Brick		Crawl: 0 S.F.		1 Ceramic Tile Wains			Ceramic Tub Alcove			Garages								
Insulation		Slab: 0 S.F.		1 Ceramic Tub Alcove			Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
(2) Windows		Height to Joists: 0.0		1 Vent Fan			(14) Water/Sewer			Common Wall: 1 Wall 1 -2,762 -2,652								
Wood Sash		(7) Excavation		1 Public Water			Public Sewer			Door Opener 3 1,686 1,619								
Metal Sash		Basement: 266 S.F.		1 Public Sewer			Water Well			Base Cost 1187 52,786 50,675								
Vinyl Sash		Crawl: 0 S.F.		1 Water Well			1000 Gal Septic			Built-Ins								
Double Hung		Slab: 0 S.F.		1 1000 Gal Septic			2000 Gal Septic			Appliance Allow. 1 2,845 2,731								
Horiz. Slide		Height to Joists: 0.0		1 2000 Gal Septic			Lump Sum Items:			Fireplaces								
Casement		(8) Basement		Lump Sum Items:			Notes:			Direct-Vented Gas 1 3,107 2,983								
Double Glass		Conc. Block		Notes:			ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.700 => TCV: 333,634			Totals: 204,433 196,255								
Patio Doors		Poured Conc.		ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.700 => TCV: 333,634														
Storms & Screens		Stone																
(3) Roof		Treated Wood																
Gable		Concrete Floor																
Hip		(9) Basement Finish																
Flat		Joists:																
Asphalt Shingle		Unsupported Len:																
Chimney:		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.
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	950,000	12/21/2021	LC	19-MULTI PARCEL ARM'S LE	2021009938	PROPERTY TRANSFER	100.0
NEUROTH HANS G & LINDA L	NEUROTH HANS G & LINDA L	0	06/18/2021	WD	05-CORRECTING TITLE	2021005074	OTHER	0.0

Property Address: S DUNNS FARM RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 48

Owner's Name/Address: LEELANAU CONSERVANCY INC
 PO BOX 1007
 LELAND MI 49654
 2024 Est TCV 0

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1			
Public Improvements			* Factors * 337' X 900'			
			Description	Frontage	Depth	Value
			D 100' @ 1200/	337.29	900.00	393,065
			337 Actual Front Feet, 6.97 Total Acres			Total Est. Land Value = 393,065

Tax Description: 2021005074 PARCEL 1 A PARCEL OF LAND IN PART OF GOVERNMENT LOT 4, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 04°13 '51" EAST, 392.49 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04°13'51" EAST, 337.29 FEET, ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89°47'40" WEST, 804.83 FEET. TO THE EASTERLY RIGHT OF WAY OF A CURVE TO



6.22 FEET
 5'53",
 ST, 66.22 FEET);
 SAID RIGHT OF WAY
 TO THE LEFT
 EET, 1=04°30'03",
 N ON FILE***

- 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	98,600	0	98,600			91,231C

*** 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 CONSERVANCY INC	UNITED STATES OF AMERICA	685,000	11/22/2023	WD	19-MULTI PARCEL ARM'S LE	2023005156	PROPERTY TRANSFER	100.0
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	950,000	12/21/2021	LC	20-MULTI PARCEL SALE REF	2021009938	REALTOR	100.0
NEUROTH HANS G & LINDA L	NEUROTH HANS G & LINDA L	0	06/18/2021	WD	05-CORRECTING TITLE	2021005074	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 48
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US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	2024 Est TCV 0					
--	----------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

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

2021005074 PARCEL 2 L1159P898 PART OF THE NORTH 10.1 ACRES OF GOVERNMENT LOT 4; SECTION 25, TOWN 29 NORTH, RANGE 14, WEST GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, LYING EAST OF COUNTY ROAD 675, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 04°13 '51" EAST, 261.66 FEET ALONG THE EAST LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04°13'51" EAST, 130.83 FEET ALONG SAID EAST SECTION LINE; THENCE SOUTH 89°26'46" WEST, 999.41 FEET (PREVIOUSLY						
---	--	--	--	--	--	--

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2022	0	0	0			0
High	2021	70,000	0	70,000			70,000S

X	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					

	Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC	05/30/2021	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC	11/13/2017	INSPECTED	2022	0	0	0			0
	TPC	06/08/2016	INSPECTED	2021	70,000	0	70,000			70,000S

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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.
WILSON ROBIN	PARTALIS WILLIAM A & BRID	195,000	06/10/2010	WD	09-FAMILY	1171P668	PROPERTY TRANSFER	100.0
EATON GREY & BLAESING MAR	WILSON ROBIN	10	01/22/2008	QC	09-FAMILY	2008 969/21	DEED	0.0
WILSON DENNIS C & ROBIN	WILSON ROBIN	0	08/11/2006	QC	09-FAMILY	911:869	OTHER	0.0
EATON ROBERT F ESTATE	EATON G, PARTALIS B, WILS	20,000	09/08/1989	WD	03-ARM'S LENGTH	303P31	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6149 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 48					
PARTALIS WILLIAM A & BRIDGIT E 181 ATLANTIS BLVD UNIT D ATLANTIS FL 33462	2024 Est TCV 538,958 TCV/TFA: 235.97					

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			D 100' @ 1200/	255.00	725.00	0.7913 1.2468	1200 100		301,919	
			255 Actual Front Feet, 4.24 Total Acres						Total Est. Land Value =	301,919

Tax Description
L12P335 PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION S04°13'51" E 729.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE S04°13'51" E 255.20 FEET; THENCE S89°47'40" W 287.51 FEET; THENCE N50°42'44" W 26.78 FEET; THENCE N67°22'17" W 68.76 FEET; THENCE S70°56'34" W

X	Improved	Vacant	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
	Dirt Road		Description	Rate	Size	% Good	Cash Value		
	Gravel Road		Wood Frame	20.65	472	50	4,873		
	Paved Road		Sewer	20.65	480	50	4,956		
	Storm Sewer		Total Estimated Land Improvements True Cash Value =					9,829	
	Sidewalk								
	Water								
	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
X	Level		2024	151,000	118,500	269,500			135,080C
	Rolling		2023	76,800	104,200	181,000			128,648C
	Low		2022	60,000	89,200	149,200			122,522C
	High		2021	60,000	71,600	131,600			118,608C
	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	04/25/2019	INSPECTED	2024	151,000	118,500	269,500			135,080C
TPC	07/20/2017	INSPECTED	2023	76,800	104,200	181,000			128,648C
TPC	06/08/2016	INSPECTED	2022	60,000	89,200	149,200			122,522C
			2021	60,000	71,600	131,600			118,608C

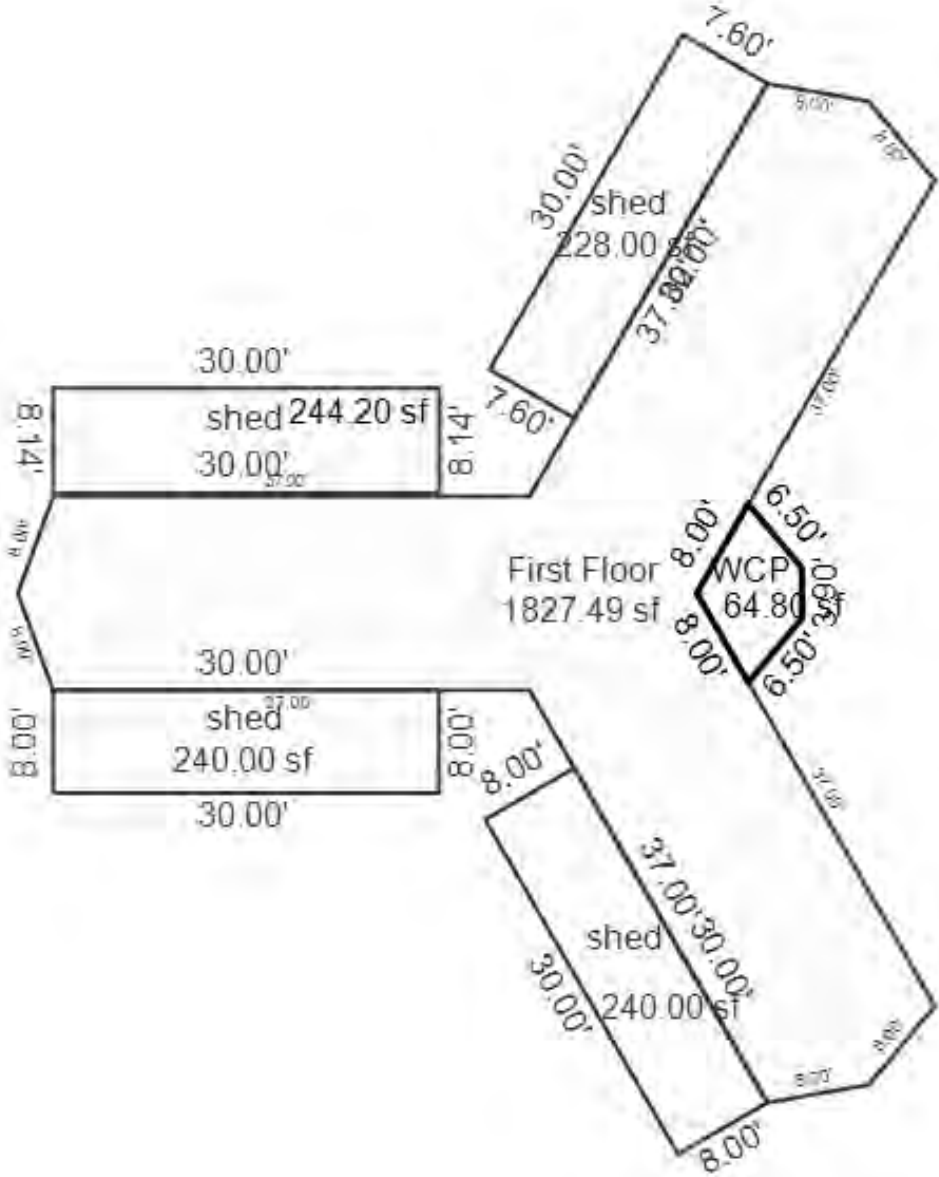


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*** Information herein deemed reliable but not guaranteed***

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							64	WCP (1 Story)			
Building Style: A-FRAME		X	Drywall Paneled													
Yr Built 1970		Trim & Decoration														
Remodeled 0		Ex	X	Ord												
Condition: Average		Size of Closets														
Room List		Lg	X	Ord												
Basement 5 1st Floor 2nd Floor 4 Bedrooms		Small														
(1) Exterior		Doors		Solid	X	H.C.										
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family A-FRAME					Cls CD		Blt 1970		
X Insulation		Kitchen: Other: Carpeted Other:		120 Amps Service			(11) Heating System: Wall/Floor Furnace									
(2) Windows		(6) Ceilings		No./Qual. of Fixtures			Ground Area = 1827 SF Floor Area = 2284 SF.									
X Many Avg. Few		X Large Avg. Small		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
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									
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1827 S.F. Height to Joists: 0.0		Many X Ave. Few			Stories Exterior Foundation									
X Gable Hip Flat		Gambrel Mansard Shed		(13) Plumbing			1.25 Story Siding Slab									
X Asphalt Shingle		(8) Basement		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									
Chimney: Brick		(9) Basement Finish		2			Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			Average Fixture(s)									
		(10) Floor Support		(14) Water/Sewer			Water/Sewer									
		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			1000 Gal Septic Water Well, 100 Feet									
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Porches									
							WCP (1 Story) Foundation: Shallow									
							Built-Ins									
							Appliance Allow.									
							Fireplaces									
							Interior 2 Story									
							Totals:									
							Notes:									
							ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.700 => TCV:									

*** 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.
HOOK JAMES W & JOAN	HOOK MATTHEW & LEIGH	0	09/11/2018	QC	09-FAMILY	1340P191	PROPERTY TRANSFER	0.0
HOOK JAMES W & JOAN H	HOOK FAMILY LTD PARTNERSH	0	12/26/1995	QC	09-FAMILY	415P905	OTHER	0.0
BREITMEYER HOWARD & VIRGI	HOOK JAMES W & JOAN H	19,000	02/04/1980	WD	03-ARM'S LENGTH	214P874	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 48					
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HOOK FAMILY LTD PARTNERSHIP C/O HOOK MATTHEW 7605 GRAND ST DEXTER MI 48130	2024 Est TCV 142,705					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1		
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	Public Improvements			* Factors *		
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
D 100' @ 1200/	100.00	600.00	1.0000	1.1892	1200	100	142,705
100 Actual Front Feet,	1.38 Total Acres		Total Est. Land Value =				142,705

Tax Description	X	Dirt Road					
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L216 P47 L270 P136 L415 P905-906/95 PRT OF GOVT LOT 4 SEC 25 COM AT NE SEC COR TH S ALG E SEC LN 1286 FT FOR POB TH W 660 FT TH N 100 FT TH E 660 FT TH S 100 FT TO POB SEC 25 T29N R14W.	X	Gravel Road					
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Comments/Influences	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
--	---	----------	--	--	--	--	--

	X	Water					
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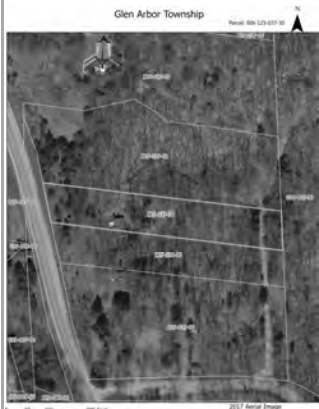
	X	Sewer					
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	X	Electric					
--	---	----------	--	--	--	--	--

	X	Gas					
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	X	Curb					
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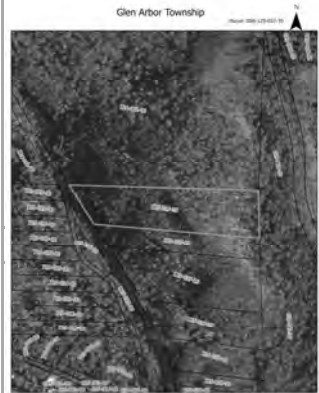
	X	Street Lights					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LEELANAU CONSERVANCY INC	UNITED STATES OF AMERICA	685,000	11/22/2023	WD	19-MULTI PARCEL ARM'S LE	2023005156	PROPERTY TRANSFER	100.0		
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0		
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	950,000	12/21/2021	LC	20-MULTI PARCEL SALE REF	2021009938	REALTOR	100.0		
NEUROTH HANS G & LINDA L	NEUROTH HANS G & LINDA L	0	06/18/2021	WD	05-CORRECTING TITLE	2021005074	OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
S MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 48				
Owner's Name/Address		2024 Est TCV 0		Improved X Vacant					Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1	
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		Public Improvements		* Factors *		260'X1100'				
Tax Description		Dirt Road		Description		Frontage		Depth		
2021005074 PARCEL 3 PART OF THE NORTH I 0.1 ACRES OF GOVERNMENT LOT 4, SECTION 25 TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, LYING EAST OF COUNTY ROAD 675, MORE FULLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORER OF SAID SECTION 25; THENCE SOUTH 04°13' 51" EAST 130.83 FEET ALONG THE EAST LINE OF SAID SECTION 25 THENCE SOUTH 89°26'46" WEST 1165.57 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 25 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 675; THENCE NORTH		X		Gravel Road		260.00		1100.00		
		Paved Road		260 Actual Front Feet, 6.57 Total Acres		0.7875		1.3838		
		Storm Sewer		Total Est. Land Value =		1200		100		
		Sidewalk		Value				340,000		
		Water						340,000		
		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								
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		When		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		What		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 11/13/2017 INSPECTED		2022	0	0	0			0
		TPC 06/08/2016 INSPECTED		2021	60,000	0	60,000			60,000S
		WAS 02/04/2009 INSPECTED								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOK JAMES W & JOAN	HOOK MATTHEW & LEIGH	0	09/11/2018	QC	09-FAMILY	1340P191	PROPERTY TRANSFER	0.0
HOOK JAMES W & JOAN H	HOOK FAMILY LTD PARTNERSH	0	12/26/1995	QC	09-FAMILY	415P905	OTHER	0.0
BREITMEYER HOWARD & VIRGI	HOOK JAMES W & JOAN H	19,000	02/04/1980	WD	03-ARM'S LENGTH	214P874	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6163 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	08/21/2023	PP23-0267	100% FINIS
	P.R.E. 0%		Mechanical	10/06/2014	PM14-0479	
Owner's Name/Address	MAP #: 48		Plumbing	09/26/2014	PP14-0218	
HOOK FAMILY LTD PARTNERSHIP C/O HOOK MATTHEW 7605 GRAND ST DEXTER MI 48130	2024 Est TCV 586,044 TCV/TFA: 283.39		Res. Add/Alter/Reair	09/08/2014	PB14-0309	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1			
L214 P874 L218 P781 L415 P903-904/95 PRT GOVT LOTS 4 & 5 SEC 25 BEG AT NE COR SEC 25 TH S 1386 FT TO POB TH W 660 FT TH N 100 FT TH E 660 FT TH S 100 FT TO POB SUBJECT TO EASEMENTS SEC 25 T29N R14W 2.52 A.	X		* Factors * 100' X 660'			
			Description	Frontage	Depth	Value
			D 100' @ 1200/	100.00	660.00	146,146
			100 Actual Front Feet, 1.51 Total Acres			Total Est. Land Value = 146,146

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
	X	Gas	Description	Rate	Size % Good	Cash Value
	X	Curb	D/W/P: Crushed Rock	2.33	1200 0	0
	X	Street Lights	Residential Local Cost Land Improvements			
	X	Standard Utilities	Description	Rate	Size % Good	Cash Value
	X	Underground Utils.	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
			Total Estimated Land Improvements True Cash Value =			1,500

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	73,100	219,900	293,000			125,534C
	X	Low	2023	45,700	192,800	238,500			119,557C
	X	High	2022	65,000	163,500	228,500			113,864C
	X	Landscaped	2021	65,000	130,200	195,200			110,227C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

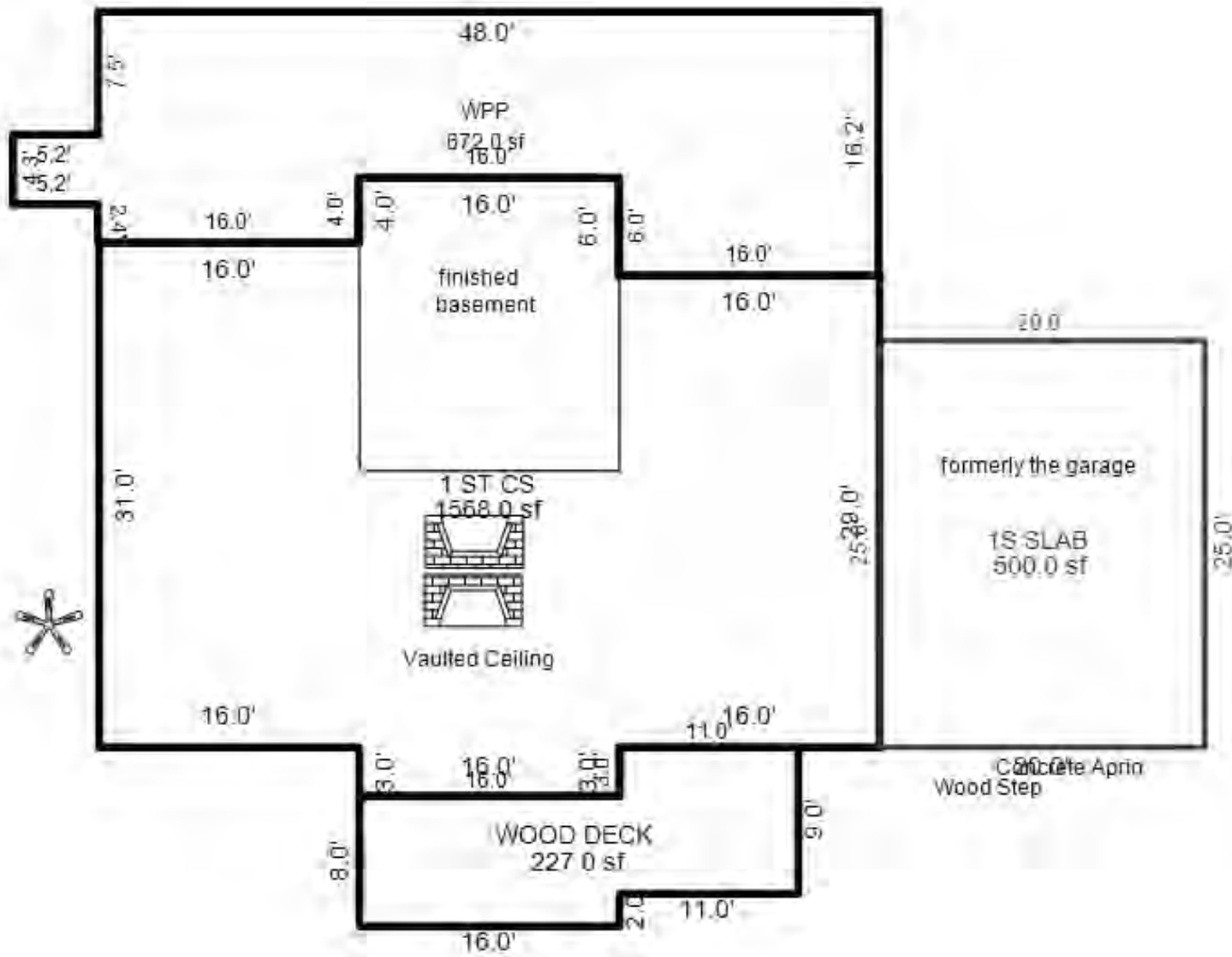


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*** Information herein deemed reliable but not guaranteed***

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 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 1 Wood Stove Direct-Vented Ga	Area 672 227	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	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 1980		Remodeled 2015		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:		150 Amps Service													
2	2nd Floor	Other: Carpeted		No./Qual. of Fixtures													
3	Bedrooms	Other:		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C 10 Blt 1980				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many	X	Ave.	Few	(11) Heating System: Forced Heat & Cool									
X	Insulation	(7) Excavation		(13) Plumbing													
(2) Windows		1	Average Fixture(s)	Ground Area = 2068 SF			Floor Area = 2068 SF.										
X	Many Avg. Few	X	Large Avg. Small	2	3 Fixture Bath	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75											
		Basement: 0 S.F. Crawl: 1568 S.F. Slab: 500 S.F. Height to Joists: 0.0		No. of Elec. Outlets													
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		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 Areas										
(3) Roof		(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic			Stories Exterior Foundation Size Cost New Depr. Cost										
X	Gable Hip Flat	Gambrel Mansard Shed	288 Recreation SF Living SF 1 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			1 Story Siding Crawl Space 1,568 1 Story Siding Slab 500										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Other Additions/Adjustments										
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Basement, Outside Entrance, Below Grade 1 2,632 1,974										
Chimney: Brick							Plumbing										
							Average Fixture(s)										
							3 Fixture Bath										
							Water/Sewer										
							1000 Gal Septic										
							Water Well, 100 Feet										
							Porches										
							WPP										
							Deck										
							Treated Wood										
							Built-Ins										
							Appliance Allow.										
							Fireplaces										
							Interior 1 Story										
							2nd on Same Stack										
							Wood Stove										
							Totals:										
							Notes:										
							ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.700 => TCY:									438,398	

*** 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.
BACH BETTE J	HOUGHTON MATTHEW & BARBAR	58,500	06/13/1975	WD	03-ARM'S LENGTH	178P691	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6185 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
HOUGHTON MATTHEW & BARBARA B P O BOX 116 GLEN ARBOR MI 49636-0116	MAP #: 48					
	2024 Est TCV 671,223 TCV/TFA: 304.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L178 P691 PRT GOVT LOT 5 SEC 25 BEG AT NE COR SEC 25 TH S 1752 FT TO POB TH W 660 FT TH N 366 FT TH E 660 FT TH S 366 FT TO POB SEC 25 T29N R14W 5.56 A.	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.							

Land Improvement Cost Estimates			* Factors *				300'X660'	
Description	Rate	Size % Good	Cash Value					
D 100' @ 1200/ 300 Actual Front Feet, 4.54 Total Acres	1200	100	333,141					
Total Est. Land Value =			333,141					

Residential Local Cost Land Improvements			Rate				Size % Good		Cash Value	
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							



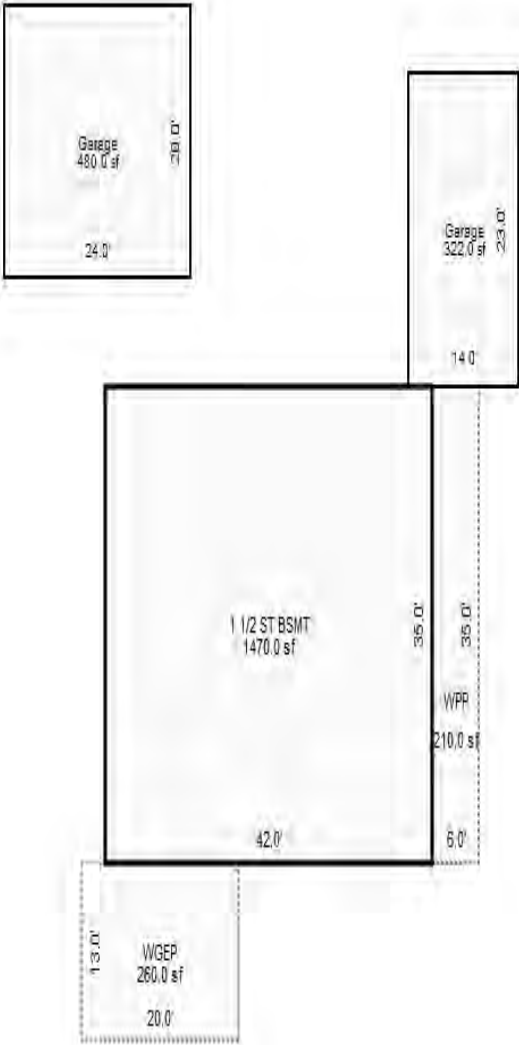
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	166,600	169,000	335,600			119,870C
Rolling	2023	85,900	148,200	234,100			114,162C
Low	2022	60,000	130,600	190,600			108,726C
High	2021	60,000	104,100	164,100			105,253C
Landscaped							
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 260 210	Type WGEP (1 Story) WPP	Year Built: 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G								
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 45 Floor Area: 2,205 Total Base New : 358,913 Total Depr Cost: 197,401 Estimated T.C.V: 335,582		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1950	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C Blt 1950		
Condition: Average		Lg	X Ord	Small	Kitchens: Other: Carpeted Other:			150 Amps Service			Ground Area = 1470 SF Floor Area = 2205 SF.				
Room List		Doors	Solid	X H.C.	(5) Floors			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				
	Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		X	Drywall		Many	X Ave.	Few	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			1.5 Story Siding Basement 1,470		Total: 273,693 150,530		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1470 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments					
X	Insulation	(8) Basement		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			Plumbing		Average Fixture(s) 1 1,518 835 3 Fixture Bath 1 4,777 2,627			
(2) Windows	Many Avg. X Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Water/Sewer		1000 Gal Septic 1 5,002 2,751 Water Well, 100 Feet 1 5,973 3,285			
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:						Porches		WGEP (1 Story) 260 18,655 10,260 WPP 210 4,786 2,632			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed								Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 322 15,501 8,526 Common Wall: 1 Wall 1 -2,282 -1,255			
X	Asphalt Shingle	Chimney: Brick								Built-Ins		Appliance Allow. 1 2,845 1,565			
										Fireplaces		Exterior 2 Story 1 8,251 4,538			
										Totals:		358,913 197,401			
										Notes:		ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.700 => TCVC: 335,582			

*** 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.
BROWN CALVIN R JR TRUST	BEITH CARSTEN TRUST & BEI	2,250,000	07/23/2020	WD	03-ARM'S LENGTH	2020004737	PROPERTY TRANSFER	100.0
BROWN CALVIN R JR & JOANN	BROWN CALVIN R JR TRUST	0	06/12/2018	QC	09-FAMILY	1332P579	PROPERTY TRANSFER	0.0
WIELAND	BROWN	355,000	03/10/1995	WD	03-ARM'S LENGTH	401:948	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6254 S TAMARACK LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/02/2016	PM16-0264	
	P.R.E. 0%		MECHANICAL	12/12/2002	PM02-0933	
Owner's Name/Address	MAP #: 48		HOUSE	07/31/2001	1881	INSPECTED
BEITH CARSTEN TRUST & BEITH L TRUST 6254 S TAMARACK LN MAPLE CITY MI 49664	2024 Est TCV 3,898,948 TCV/TFA: 853.72					

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE A 19000	100.00	372.73	0.9618	0.9292	19000	100		1,697,997	
GRADE A 19000	16.87	372.73	0.9618	0.9292	19000	50	SURPLUS: ZONING 100 ft 14		
117 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =					1,841,198	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L401 P948/95 L429 P914/96 L623 P514&542 L743 P54&59/03 L783 P693/04 PRT GOVT Land in Government Lot 5, Section 25, Town 29 North, Range 14 West, described more fully as follows: Commencing at the Northeast Corner of said Section 25, thence South 3'46' East along the East line of Section 25, 1752.00 feet, thence North 89'56' West, 522.00 feet to the Point of Beginning on the centerline of County Road No. 675; thence continuing North 89'56' West, 138.00 feet to the East line of Glen Shores Subdivision;	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.				

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10			10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =						10,000

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	920,600	1,028,900	1,949,500			1,261,424C
X	Rolling	2023	775,200	775,000	1,550,200			1,201,357C
X	Low	2022	507,300	637,400	1,144,700			1,144,150C
X	High	2021	507,300	600,300	1,107,600			1,107,600S
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



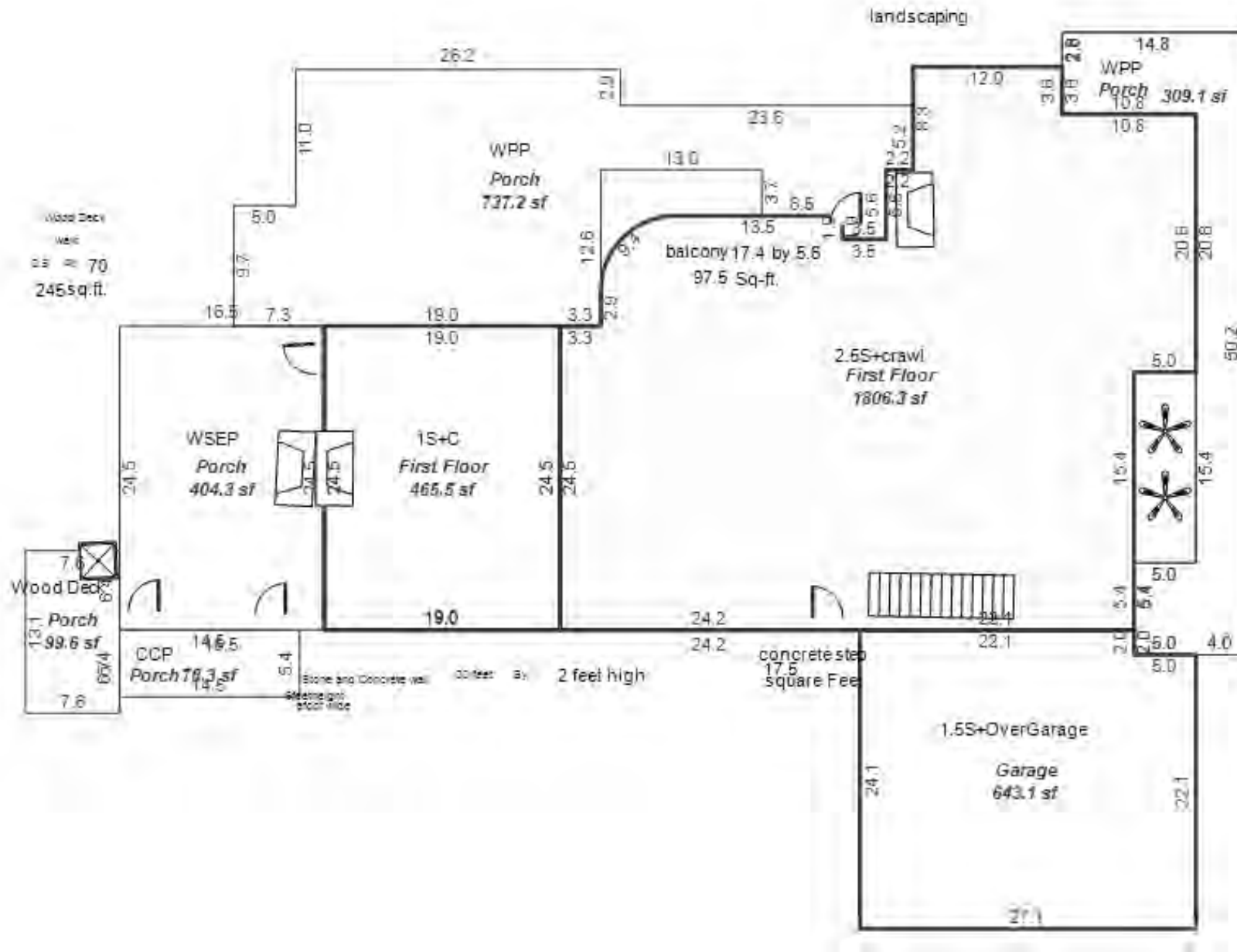
Who	When	What	2024	2023	2022	2021
TPC	11/14/2023	INSPECTED				
TPC	09/12/2018	INSPECTED				
WAS	11/03/2007	INSPECTED				

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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: 2003 Car Capacity: 2.5 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: 643 % Good: 0 Storage Area: 321 No Conc. Floor: 0		
X	Wood Frame	(4) Interior														
Building Style: 2 STORY		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 2003		Remodeled 0	X	Ex	Ord	Min										
Condition: Average		Size of Closets		X	Lg	Ord	Small									
Room List		Doors	X	Solid		H.C.										
	Basement 4 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Ceramic Tile Other: Carpeted												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls B		Blt 2003				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Wood	X	Ex.	Ord.	Min	X	Many	Ave.	Few	(11) Heating System: Forced Heat & Cool Ground Area = 2467 SF Floor Area = 4567 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2.5 Story Siding Crawl Space 196 2 Story Siding Crawl Space 1,806 1 Story Siding Crawl Space 465 Total: 740,379 592,303 Other Additions/Adjustments Exterior Stone Veneer 100 5,318 4,254 Plumbing Average Fixture(s) 1 3,407 2,726 3 Fixture Bath 3 32,247 25,798 Separate Shower 3 9,801 7,841 Water/Sewer 1000 Gal Septic 1 6,288 5,030 2000 Gal Septic 1 12,259 9,807 Water Well, 100 Feet 1 6,732 5,386 Porches CCP (1 Story) 78 3,275 2,620 WSEP (1 Story) 404 28,114 22,491 WPP 309 7,808 6,246 WPP 737 17,651 14,121 Deck Treated Wood 99 2,898 2,318 Treated Wood 245 5,380 4,304 Balcony <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2467 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 3 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows		(8) Basement		(9) Basement Finish		(14) Water/Sewer										
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															
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		Joists: 12" WOOD I BE 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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6350 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/13/2022	PE22-0932	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	08/29/2008	PB08-0308	100% FINIS
ELEANOR HOUSE LLC 1108 SAXON DR BIRMINGHAM MI 48009-4501	MAP #: 48		Res. Porch/Deck	09/28/2006	PB06-0562	
	2024 Est TCV 1,975,835 TCV/TFA: 1174.6					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L253 P80 DC L431 P676 L431 P718/96 L682	X		Dirt Road	200.00	280.00	0.7071	0.8952	7000	100		886,198
P641/02 L689 P268/02 L906 P965/06 PRT	X		Gravel Road	200.00	280.00	0.7071	0.8952	7000	50	SURPLUS: ZONING 100' MIN	
GOVT LOT 5 SEC 25 COM E 1/4 COR SEC TH N			Paved Road	400 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 1,329,297							
295.21 FT TH WLY 386.09 FT TO C/L CO RD			Storm Sewer								
675 & POB TH WLY 278.39 FT TO SHR GLEN			Sidewalk								
LAKE TH ALG SHR N 10 DEG 15' W 300 FT & N	X		Water								
32 DEG 56' W 100 FT TH N 86 DEG 35' 15" E	X		Sewer								
282.03 FT TO C/L SD RD TH SLY ALG C/L TO	X		Electric								
POB SEC 25 T29N R14W 2.55 A M/L.			Gas								
Comments/Influences			Curb								
RENTAL			Street Lights								
			Standard Utilities								
			Underground Utils.								



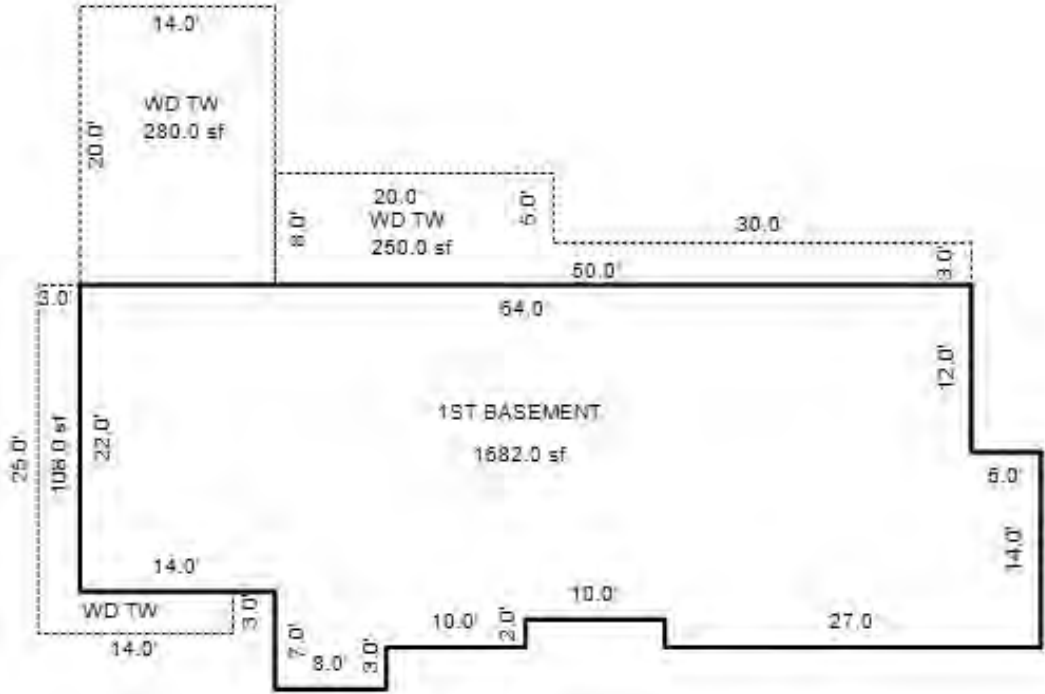
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	664,600	323,300	987,900			375,740C
X	Low	High	2023	351,300	242,000	593,300			357,848C
X	Landscaped	Swamp	2022	211,900	198,100	410,000			340,808C
X	Wooded	Pond	2021	211,900	183,600	395,500			329,921C
X	Waterfront	Ravine							
	Wetland	Flood Plain							

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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	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	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	0	Front Overhang 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: 1,682 Total Base New : 380,066 Total Depr Cost: 247,040 Estimated T.C.V: 642,304		E.C.F. X 2.600		Bsmnt Garage: Carport Area: 600 Roof: Comp.Shingle			
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1953					
Yr Built	Remodeled	Trim & Decoration		(12) Electric			Ground Area = 1682 SF Floor Area = 1682 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
1953	200	0	Ex X Ord Min	0 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No./Qual. of Fixtures			1 Story Block Basement 1,682		Total: 280,099 182,063					
Room List		Doors Solid X H.C.		X Ex. Ord. Min			Other Additions/Adjustments		Recreation Room 1682 33,892 22,030					
4	Basement	(5) Floors		No. of Elec. Outlets			Exterior Brick Veneer 50 871 566		Basement, Outside Entrance, Below Grade 1 2,618 1,702					
4	1st Floor	Kitchen:		Many X Ave. Few			Plumbing		Average Fixture(s) 1 1,494 971					
2nd	Floor	Other: Carpeted		(13) Plumbing			3 Fixture Bath		3 Fixture Bath 2 9,410 6,116					
5	Bedrooms	Other:		Average Fixture(s) 3			Extra Toilet		Water/Sewer 1 4,926 3,202					
(1) Exterior		(6) Ceilings		3 Fixture Bath			Extra Sink		1000 Gal Septic 1 6,055 3,936					
Wood/Shingle	Aluminum/Vinyl	X Drywall		2 Fixture Bath			Separate Shower		Water Well, 100 Feet 1 6,055 3,936					
Brick	Stone	X		Softener, Auto			Ceramic Tile Floor		Porches 250 4,290 2,788					
X	Insulation	(7) Excavation		Softener, Manual			Ceramic Tile Wains		Deck 108 2,751 1,788					
(2) Windows		Basement: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Solar Water Heat			Ceramic Tub Alcove		Treated Wood 280 5,233 3,401					
Many	Avg.	X	Large Avg.	No Plumbing			Vent Fan		Built-Ins 1 2,884 1,875					
X	Few	X	Small	Extra Toilet			(14) Water/Sewer		Fireplaces 1 6,930 4,504					
X	Wood Sash	(8) Basement		Extra Sink			Public Water		Exterior 2 Story 1 8,365 5,437					
Metal Sash	Vinyl Sash	Conc. Block		Separate Shower			Public Sewer		Carports					
Double Hung	Horiz. Slide	Poured Conc.		Ceramic Tile Floor			Water Well		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Casement	Double Glass	Stone		Ceramic Tile Wains			1000 Gal Septic							
Patio Doors	Storms & Screens	Treated Wood		Ceramic Tub Alcove			2000 Gal Septic							
(3) Roof		X Concrete Floor		Vent Fan			Lump Sum Items:							
X	Gable	(9) Basement Finish		(10) Floor Support										
Hip	Gambrel	Joists:		Chimney: Brick										
Flat	Mansard	Unsupported Len:												
X	Asphalt Shingle	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.
BENGSTON HARRIET & KATHER	BENGSTON HARRIET P TRUST	0	04/13/2017	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0
CROSBY FAMILY TRUST	BENGSTON HARRIET & KATHER	57,250	01/20/2017	WD	19-MULTI PARCEL ARM'S LE	1285P463	PROPERTY TRANSFER	100.0
CROSBY ROBERT D & GINGER	CROSBY FAMILY TRUST	1	12/10/2012	WD	09-FAMILY	1152P850	DEED	0.0
CROSBY LARRY R & JOYCE A	CROSBY FAMILY TRUST	0	11/06/2012	WD	03-ARM'S LENGTH	1143P850	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #: 48	2024 Est TCV 80,873				
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	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1		
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	100.00	385.00	0.7598	1.0644	500	100		40,437
	Gravel Road	200.00	385.00	0.7598	1.0644	500	50	SURPLUS: ZONING 100'	40,
X	300 Actual Front Feet, 2.65 Total Acres Total Est. Land Value = 80,873								

Tax Description	X	Dirt Road							
L247 P252 PRT OF GOVT LOT 5 SEC 25 COM AT E 1/4 POST TH N ON E LN SEC 295.21 FT AS POB TH WLY PARALLEL TO E- W 1/4 LN 386.09 FT TO C/L HWY TH NLY ON C/L HWY 300 FT TH ELY 394.55 FT M/L TO E LN SEC TH SLY ON E LN 300 FT M/L TO POB SEC 25 T29N R14W 2.7 A M/L.	X	Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences									
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10/28/2016 ZOING REVIEW FOR CROSBY									
------------------------------------	--	--	--	--	--	--	--	--	--




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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,400	0	40,400			23,814C
2023	32,300	0	32,300			22,680C
2022	21,600	0	21,600			21,600S
2021	21,600	0	21,600			21,600S

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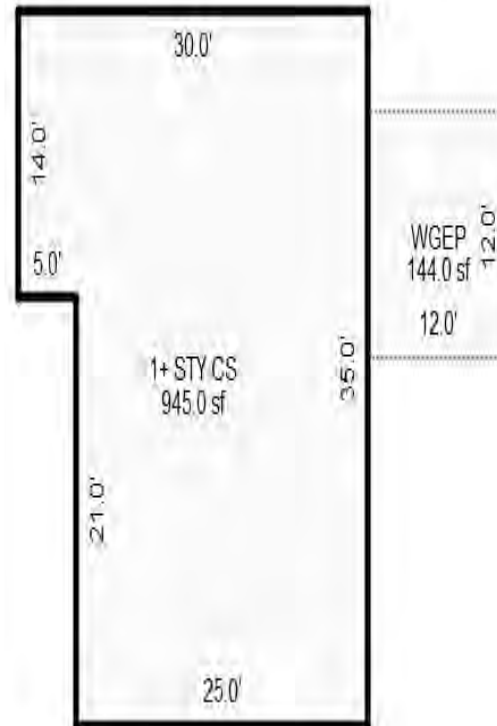
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6280 S TAMARACK LN		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 02/23/2008								
Owner's Name/Address		MAP #: 48		2024 Est TCV 1,996,908 TCV/TFA: 2113.1								
COLBATH LAND MANAGEMENT TRUST 6280 S TAMARACK LN MAPLE CITY MI 49664		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
Tax Description		Public Improvements		* Factors *								
L569 P405/01 DC L615 P229/01 L688 P674&677&680/02 SURVEY L9 P501/07 PRT GOVT LOT 5 SEC 25 COM NE SEC COR TH S 3 DEG 46' E 1752 FT TH N 89 DEG 56' W 522 FT TO C/L CO RD 675 TH ON C/L S 22 DEG 52' 20" E 143. 48 FT TO POB TH S 78 DEG 13' 50" W 298.11 FT TO SHR GLEN LAKE TH ON SHR S 45 DEG 31' 50" E 16.49 FT & S 32 DEG 56' E 105.32 FT TH N 86 DEG 33' 15" E 282.3 FT TO SD C/L TH ON C/L N 20 DEG W 8.98 FT & N 22 DEG 52' 20" W 146.59 FT TO POB SEC 25 T29N R14W. .8 A M/L.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GRADE A 19000	100.00	270.14	0.9383	0.8573	19000	100		1,528,484
		X	Topography of Site	GRADE A 19000	29.00	270.14	0.9383	0.8573	19000	50	SURPLUS: ZONING 100 ft	22
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates					Description			
				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			
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	875,100	123,400	998,500			481,325C	
				TPC 04/17/2013 INSPECTED	2023	736,900	93,100	830,000			458,405C	
				WAS 11/03/2007 INSPECTED	2022	495,500	76,400	571,900			436,577C	
					2021	495,500	70,200	565,700			422,631C	

*** 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type WGEP (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:		
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		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 945 SF Floor Area = 945 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Crawl Space 945 Total: 136,243 74,934 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 835 Water/Sewer 1000 Gal Septic 1 5,002 2,751 Water Well, 100 Feet 1 5,973 3,285 Porches WGEP (1 Story) 144 12,555 6,905 Built-Ins Appliance Allow. 1 2,845 1,565 Fireplaces Exterior 1 Story 1 6,698 3,684 Totals: 170,834 93,959 Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 244,294		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		150 Amps Service		No. of Elec. Outlets		Many X Ave. Few			
Yr Built 1960 201	Remodeled 0	Ex	X		Ord	Min	Size of Closets		Lg X Ord Small		Doors Solid X H.C.			(5) Floors	
Condition: Average		Kitchen: Other: Carpeted Other:			No. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few			(13) Plumbing	
Room List		Basement 5 1st Floor 1 2nd Floor 3 Bedrooms			(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 945 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 945 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			
X Insulation		(2) Windows		Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 945 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			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(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:		Chimney: Brick			
X Asphalt Shingle		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Chimney: Brick		Chimney: Brick		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.				
WARNER TIMOTHY E ET AL	MALLERY JOHN & CENCI ADRI	205,000	07/25/2007	WD	03-ARM'S LENGTH	949:73	PROPERTY TRANSFER	100.0				
LEELANAU LAND LLC	WARNER TIMOTHY E ET AL	430,000	03/23/2006	WD	03-ARM'S LENGTH	903:951	OTHER	100.0				
MARTIN WILLIAM F & JILL W	LEELANAU LAND LLC	175,000	12/26/2003	QC	09-FAMILY	786:439	OTHER	100.0				
MARTIN	MARTIN	175,000	06/17/2002	LC	16-LC PAYOFF	659:311	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6283 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/30/2007	PM07-0515					
Owner's Name/Address		P.R.E. 0%		MAP #: 48								
MALLERY JOHN & CENCI ADRIENNE A 3739 EIGHT MILE RD MELBOURNE KY 41059		2024 Est TCV 350,613 TCV/TFA: 209.82										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1								
		Public Improvements		* Factors * 184 X 226.152								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 250' @ 700/FF	184.00	226.15	1.0632	0.8714	700	100		119,338
		Paved Road		184 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 119,338								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.34	22	0	0				
		Sewer		D/W/P: 3.5 Concrete	6.34	16	0	0				
		X	Electric	D/W/P: 3.5 Concrete	6.34	40	0	0				
		X	Gas	D/W/P: 3.5 Concrete	6.34	24	0	0				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 1,500								
		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	59,700	115,600	175,300		116,160C		
		TPC 04/13/2017 INSPECTED		2023	46,900	101,400	148,300			110,629C		
		TPC 04/29/2015 INSPECTED		2022	35,500	86,000	121,500			105,361C		
		WAS 10/29/2008 INSPECTED		2021	35,500	68,600	104,100			101,996C		

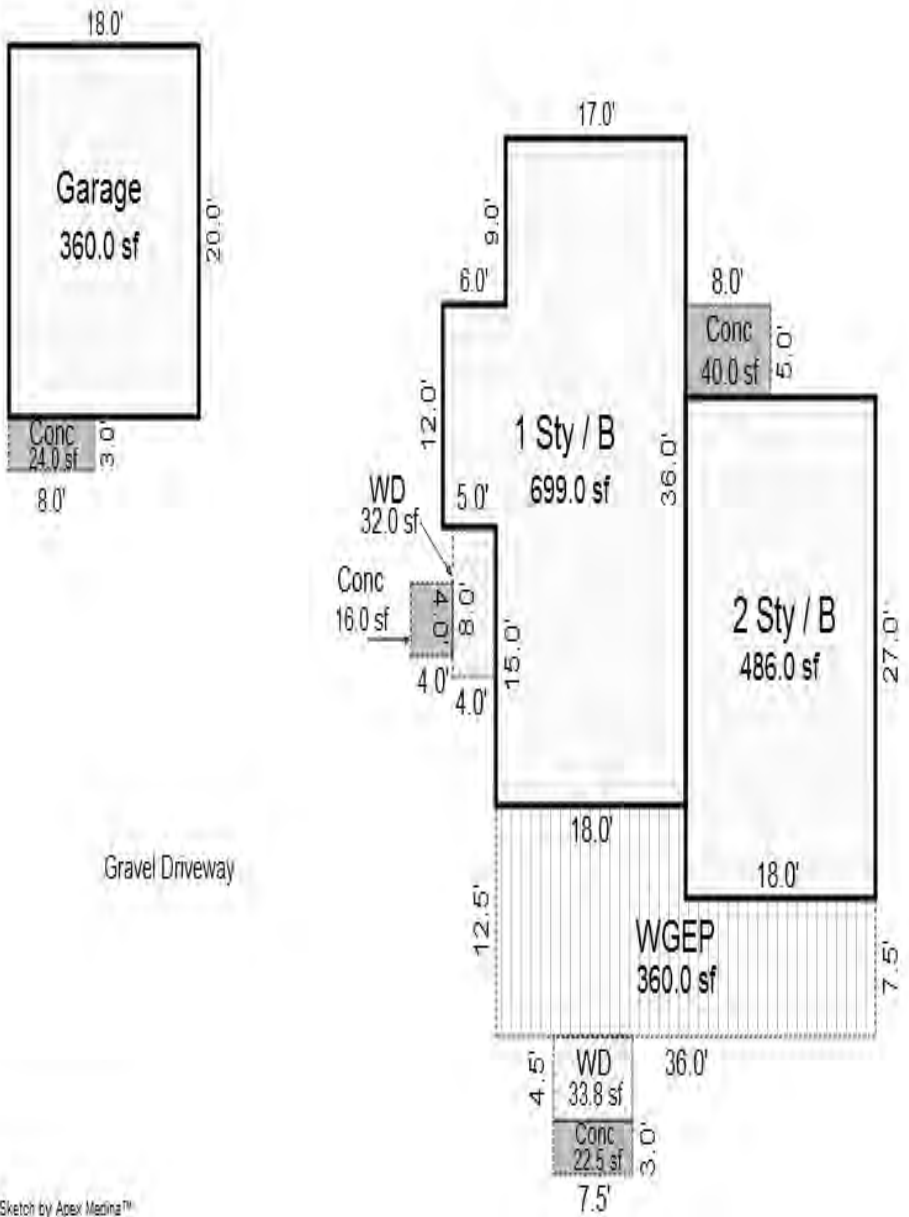


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*** Information herein deemed reliable but not guaranteed***


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 360 WGEP (1 Story) 32 Treated Wood 33 Treated Wood	Type	Year Built: 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: 360 % 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: CD Effec. Age: 45 Floor Area: 1,671 Total Base New : 245,748 Total Depr Cost: 135,162 Estimated T.C.V: 229,775			E.C.F. X 1.700		Bsmnt Garage:						
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 = 1185 SF Floor Area = 1671 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls CD		Blt 1900							
Yr Built 1900 200	Remodeled 1965	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		120 Amps Service			Stories			Foundation		Total:		189,993		109,566			
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			1 Story			Mich Bsmnt.		486						
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			No. of Elec. Outlets			2 Story			Mich Bsmnt.		486					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Water/Sewer			1		1,265		696		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		1 Average Fixture(s)			Plumbing			1000 Gal Septic		1		4,679		2,573		
X	Insulation	X	Tile		1 3 Fixture Bath			Water Well, 100 Feet			1		5,800		3,190				
(2) Windows		(7) Excavation		1 2 Fixture Bath			Porches			WGEP (1 Story)		360		22,162		12,189			
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small	Basement: 1185 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 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			Decks			Treated Wood		32		1,413		777	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 1000 Gal Septic			Fireplaces			Wood Stove		1		2,210		1,215			
(3) Roof		(9) Basement Finish		1 2000 Gal Septic			Totals:			245,748		135,162							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:			ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.700 => TCY:		229,775					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:															
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:																	

*** 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.	
LAFEBVRE JAMES F ESTATE	LEFEBVRE GREGORY J	0	09/24/2019	QC	09-FAMILY	2019006660	DEED	0.0	
IMBODEN JOHN & KATHLEEN	LAFEBVRE JAMES F	62,000	12/15/2011	WD	03-ARM'S LENGTH	1108-890	PROPERTY TRANSFER	100.0	
WARNER TIMOTHY E ET AL	IMBODEN JOHN	37,500	11/29/2010	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	50.0	
WARNER TIMOTHY E ET AL	IMBODEN JOHN	37,500	11/22/2010	QC	09-FAMILY	2010 1070-807Q	PROPERTY TRANSFER	50.0	
Property Address	Class: RESIDENTIAL-VACAN		Zoning: R-2 (		Building Permit(s)		Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 48		2024 Est TCV 124,170		
Owner's Name/Address	Improved X Vacant		Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1						
LEFEBVRE GREGORY J 8669 CANDLEWOOD APT 11 BRIGHTON MI 48116	Public Improvements		* Factors *		184.15'X274.901'		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 Utilis.		A 250' @ 700/FF 184.15 274.90 1.0630 0.9061 700 100 CORNER/MILLER HILL 124,17		184 Actual Front Feet, 1.16 Total Acres		Total Est. Land Value = 124,170		
PARCEL 2: PART OF GOVERNMENT LOT 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25; THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, 2112.47 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 45 SECONDS WEST, 394.99 FEET TO THE CENTERLINE OF COUNTY ROAD 675; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 207.04 FEET ALONG THE ARC OF A 1684.56 FOOT RADIUS; THENCE SOUTHWESTERLY ALONG CHORD OF SAID ARC, 394.99 FEET TO THE POINT OF BEGINNING OF SAID SECTION. ***BALANCED***	Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
	Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	When		2024	62,100	0	62,100			35,280C
	What		2023	48,800	0	48,800			33,600C
	TPC 12/06/2019 INSPECTED		2022	32,000	0	32,000			32,000S
	TPC 09/30/2015 INSPECTED WAS 01/07/2011 INSPECTED		2021	32,000	0	32,000			32,000S
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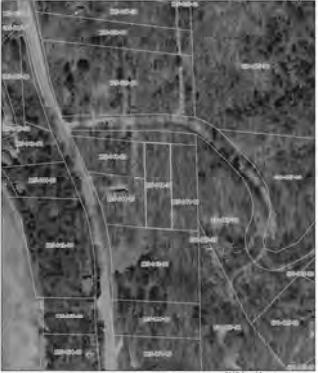
*** Information herein deemed reliable but not guaranteed***

Table with columns: Grantor, Grantee, Sale Price, Sale Date, Inst. Type, Terms of Sale, Liber & Page, Verified By, Prcnt. Trans.

Table with columns: Property Address, Class: RESIDENTIAL-VACAN, Zoning: R-2, Building Permit(s), Date, Number, Status

Table with columns: Owner's Name/Address, Improved, X, Vacant, Land Value Estimates for Land Table 4030.4030

Table with columns: Tax Description, Public Improvements, Topography of Site, Year, Land Value, Building Value, Assessed Value, Board of Review, Tribunal/Other, Taxable Value



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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.
IMBODEN JOHN & KATHLEEN	BURNS MARY	22,000	10/31/2011	WD	03-ARM'S LENGTH	1115P313	PROPERTY TRANSFER	100.0
WARNER TIMOTHY E ET AL	IMBODEN JOHN & KATHLEEN	0	10/05/2010	QC	09-FAMILY	2010 1063-216Q	PROPERTY TRANSFER	50.0
LEELANAU LAND LLC	WARNER TIMOTHY E ET AL	0	03/23/2006	WD	03-ARM'S LENGTH	903:951	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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BURNS MARY 1018 WILDWOOD DRIVE EAST LANSING MI 48823	MAP #: 48					
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	2024 Est TCV 34,869					
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Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1			
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Public Improvements	* Factors *		MLS 100*368		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

B 200' @ 300/	100.00	365.00	1.1892	0.9774	300 100 34,869
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100 Actual Front Feet, 0.84 Total Acres	Total Est. Land Value =			34,869
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Tax Description	Dirt Road				
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L1115P313 Property located in the Township of Glen Arbor, County of Leelanau, State of Michigan: PARCEL 4: PART OF GOVERNMENT LOT 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, 1748.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST ALONG	Gravel Road				
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EET; THENCE SOUTH	Paved Road				
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SECONDS WEST,	Storm Sewer				
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H 03 DEGREES 40	Sidewalk				
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366.05 FEET;	Water				
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55 MINUTES 57	Sewer				
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T. More commonly	Electric				
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oad Glen Arbor,	Gas				
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N ON FILE***	Curb				
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	Street Lights				
--	---------------	--	--	--	--

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

	Underground Utils.				
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	Topography of Site				
--	--------------------	--	--	--	--

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

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

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

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

	Landscaped				
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	Swamp				
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	Wooded				
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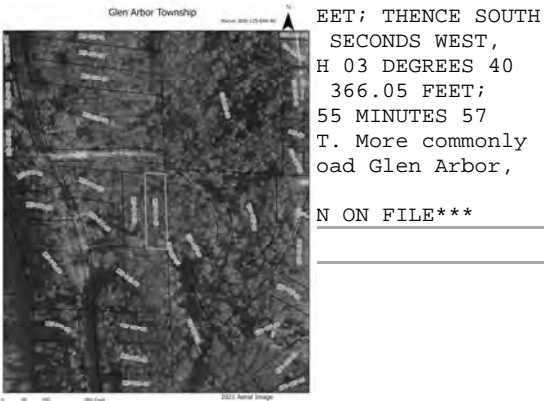
	Pond				
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	Waterfront				
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	Ravine				
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	Wetland				
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	Flood Plain				
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEPENTHE LLC	MARTIN VAN W & SHARON C	1,600,000	07/30/2015	WD	03-ARM'S LENGTH	1236P308	PROPERTY TRANSFER	100.0
ZELLE CAROLYN K ET AL	NEPENTHE LLC	0	08/14/2013	WD	03-ARM'S LENGTH	1176P295,297,3	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Res. Demolition	11/19/2015	PB15-0479	100% FINIS	
Owner's Name/Address	P.R.E. 100% 05/23/2018		WELL/SEPTIC	07/02/2013	L13 -108	100% FINIS
MARTIN VAN W & SHARON C 6241 ISLAND LAKE DR EAST LANSING MI 48823	MAP #: 45		2024 Est TCV 1,672,212			

Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE A 19000	100.00	300.00	1.0000	0.8801	19000	100		1,672,212
100 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 1,672,212

Tax Description
 L1176P295-301 A STRIP OF LAND 100 FEET IN WIDTH LYING BETWEEN GLEN LAKE AND THE LAID OUT HIGHWAY IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND 500 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 1 AS MEASURED ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SAID GOVERNMENT LOT 1, WITH THE SHORE OF GLEN LAKE: THENCE WEST



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	836,100	0	836,100			739,305C
Rolling	2023	704,100	0	704,100			704,100S
Low	2022	750,000	0	750,000			750,000S
High	2021	750,000	0	750,000			750,000S
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
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.
POPOFF S & K & PATTON T &	POPOFF STEVEN N & KATHLEE	170,187	04/28/2021	WD	09-FAMILY	2021005082	OTHER	25.0
POPOFF HILDEGARD E & NICH	POPOFF STEVEN N & KATHLEE	0	06/22/2020	QC	09-FAMILY	2020003909	PROPERTY TRANSFER	0.0
DRUMM AN M & DRUMM CHARLE	POPOFF STEVEN N & KATHLEE	16,500	09/06/1990	WD	03-ARM'S LENGTH	315:652	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (Building Permit(s)	Date	Number	Status
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6002 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	12/08/2015	PM15-0648		
	P.R.E. 0%	Res. Garage, Attached	05/03/2012	PB12-0080	100% FINIS	

Owner's Name/Address	MAP #: 45	GARAGE	04/04/2012	2235	100% FINIS
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POPOFF STEVEN N & KATHLEEN A 1841 JERICHO DR WARRINGTON PA 18976	2024 Est TCV 535,992 TCV/TFA: 280.92	ADDITION/ALTERATION	05/13/1999	99000244	
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X Improved	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
Dirt Road	200.00	550.00	1.0000	1.0604	1000 100 212,079
Gravel Road	200 Actual Front Feet, 2.52 Total Acres				Total Est. Land Value = 212,079

Tax Description	X	Description	Rate	Size % Good	Cash Value
L225 P817/81 L315 P652/90 PRT GOVT LOT 1 SEC 25 BEG 720 FT E OF NW SEC COR TH E 451.46 FT TO C/L CO RD TH ON C/L S 04 DEG 25' 40" E 200.60 FT TH W 468.68 FT TH N 0 DEG 29' 0" E 200 FT TO POB SEC 25 T29N R14W.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric	1,500.00	1 100	1,500
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	X	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
	X	Total Estimated Land Improvements True Cash Value =			1,500

Topography of Site	X	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	106,000	162,000	268,000			153,925C
2023	84,800	150,900	235,700			146,596C
2022	60,000	102,500	162,500			139,616C
2021	60,000	94,100	154,100		154,100A	127,772C

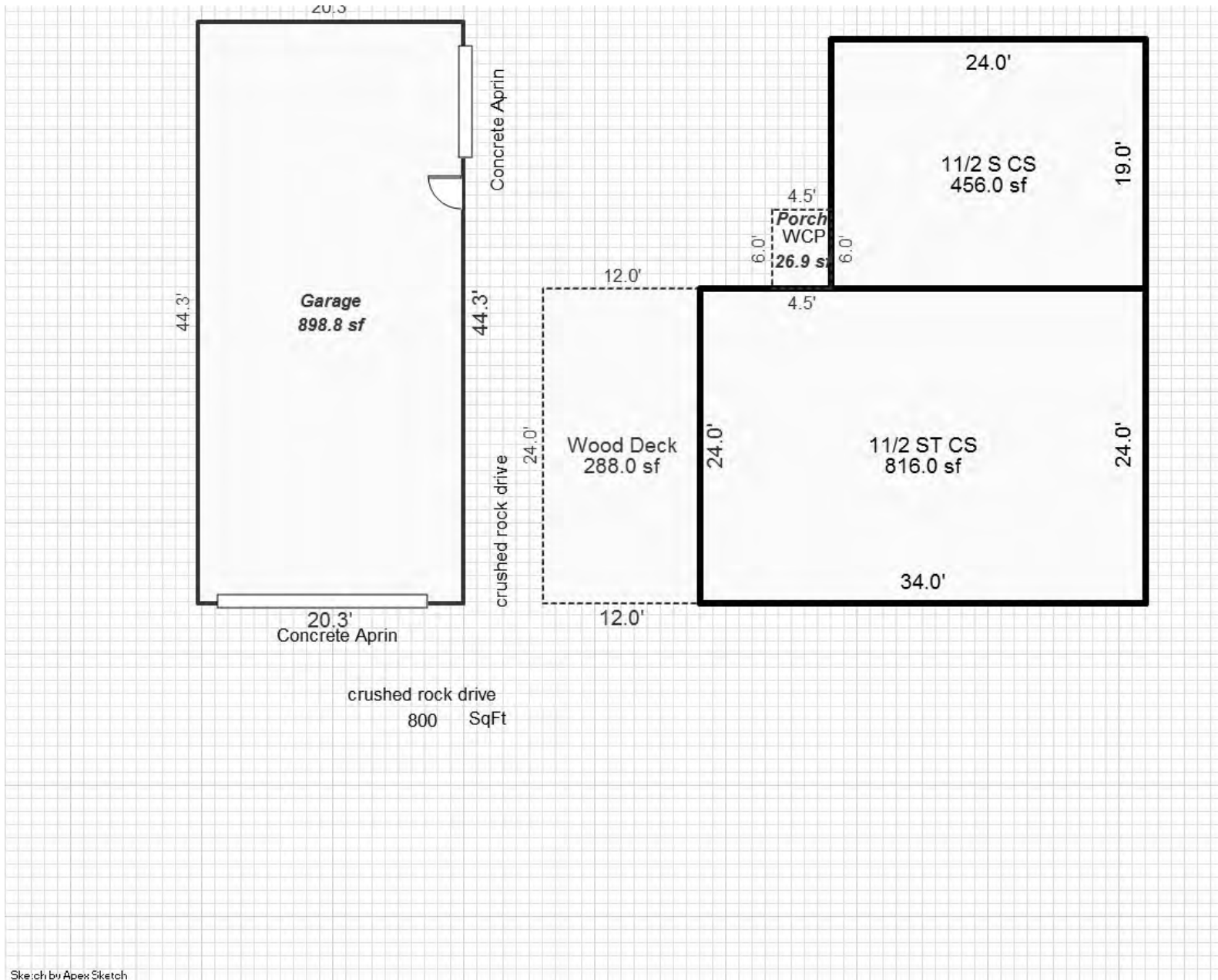
Who	When	What	2024	2023	2022	2021
TPC	11/21/2012	INSPECTED				
WAS	02/09/2008	INSPECTED				

*** 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	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:	
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							26	WCP (1 Story)	Class: C	Class: C	
	Building Style: MODULAR											288	Treated Wood	Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 898 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Yr Built Remodeled 1991 201 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 3 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Vinyl Other: Carpeted Other:		(12) Electric 150 Amps Service											
	(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings X Drywall		No. of Elec. Outlets Many X Ave. Few											
X	Insulation				(13) Plumbing 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											
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 1272 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Many Avg. X Large Avg. Small															
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 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											
X	Gable Hip Flat Gambrel Mansard Shed															
X	Asphalt Shingle		(10) Floor Support Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:											
	Chimney: Brick															
										Class: C Effec. Age: 30 Floor Area: 1,908 Total Base New : 287,870 Total Depr Cost: 201,508 Estimated T.C.V: 322,413		E.C.F. X 1.600		Cls C Blt 1991		
										Cost Est. for Res. Bldg: 1 Single Family MODULAR (11) Heating System: Forced Air w/ Ducts Ground Area = 1272 SF Floor Area = 1908 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas						
										Stories Exterior Foundation Size Cost New Depr. Cost						
										1.5 Story Siding Crawl Space 816						
										1.5 Story Siding Crawl Space 456						
										Total: 221,982		155,387				
										Other Additions/Adjustments						
										Plumbing Average Fixture(s) 1 1,518 1,063						
										2 Fixture Bath 1 3,197 2,238						
										Water/Sewer 1000 Gal Septic 1 5,002 3,501						
										Water Well, 100 Feet 1 5,973 4,181						
										Porches WCP (1 Story) 26 2,062 1,443						
										Deck Treated Wood 288 5,412 3,788						
										Garages						
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost 898 31,628 22,140						
										Built-Ins Appliance Allow. 1 2,845 1,991						
										Fireplaces Exterior 2 Story 1 8,251 5,776						
										Totals: 287,870		201,508				
										Notes:		ECF (4031 RURAL) 1.600 => TCY: 322,413				

*** 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.
DRUMM	BREDIN & GESSLER	16,500	08/09/1990	LC	16-LC PAYOFF	314:22	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MILLER KEITH & ELAINE 2301 N MOORS RD MUNCIE IN 47304-2448	MAP #: 45					
		2024 Est TCV 178,767				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements			* Factors *								
L314 P21 L317 P333 L366 P478/93 PARCEL C PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH ALG N SEC LN E 720 FT TH S 0 DEG 29' 0" W 200 FT TO POB TH E 125 FT TH S 0 DEG 29'0" W 896.26 FT TH ALG C/L NORTHWOOD DR N 80 DEG 34' 20" W 126.52 FT TH N 0 DEG 29' 0" E 875.36 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 100' @ 1400/	100.00	885.00	0.9420	1.1943	1400	100			157,504
Comments/Influences	X	Paved Road		C 100' @ 1400/	27.00	885.00	0.9420	1.1943	1400	50	SURPLUS: ZONING	100 ft 2
		Storm Sewer		127 Actual Front Feet, 2.58 Total Acres Total Est. Land Value = 178,767								
		Sidewalk										
		Water Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										



- Topography of Site
- X Level
- Rolling
- X 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	89,400	0	89,400			24,894C
2023	70,200	0	70,200			23,709C
2022	53,400	0	53,400			22,580C
2021	75,700	0	75,700			21,859C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON	KLINE	36,250	09/08/1995	WD	03-ARM'S LENGTH	410:45	PROPERTY TRANSFER	0.0
DRUMM	JOHNSON	16,500	08/16/1990	LC	16-LC PAYOFF	314:346	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KLINE KEITH K KIST-KLINE GAIL E 6513 STREAM STONE DR LIBERTY TOWNSHIP OH 45044	MAP #: 45					
	2024 Est TCV 178,645					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Tax Description	Public Improvements			* Factors *								
L314 P345 L410 P44/96 PARCEL B PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH ALG N SEC LN 720 FT E TH S 0 DEG 29' 0" W 200 FT TH E 125 FT TO POB TH E 125 FT THS 0 DEG 29' 0" W 917 FT TH ALG C/L NORTHWOOD DR N 80 DEG 34' 20" W 126.52 FT TH N 0 DEG 29' 0" E 896.26 FT TO POB SEC 25 T29N R14W.	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 1400/	100.00	900.00	0.9457	1.1993	1400	100		158,796
				C 100' @ 1400/	25.00	900.00	0.9457	1.1993	1400	50	SURPLUS: ZONING 100 ft	1
				125 Actual Front Feet, 2.58 Total Acres				Total Est. Land Value =				178,645

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	89,300	0	89,300			26,737C
2023	70,200	0	70,200			25,464C
2022	53,500	0	53,500			24,252C
2021	75,300	0	75,300			23,478C

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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.
VOGEL WILLIAM C JR ET AL	BECK JAMES A & DEBORAH L	460,000	06/27/2007	WD	03-ARM'S LENGTH	946:3	PROPERTY TRANSFER	100.0
GREENWAY GUERDON D	VOGEL WILLIAM C JR ET AL	85,000	05/03/2006	WD	03-ARM'S LENGTH	900:46	OTHER	100.0
DRUMM	GREENWAY	25,000	07/20/1990	WD	03-ARM'S LENGTH	314:923	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
6100 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/17/2006	PE06-0393	
	P.R.E. 100% 04/30/2008		Mechanical	07/17/2006	PM06-0398	
Owner's Name/Address	MAP #: 45		HOUSE	06/06/2006	PB06-2057	INSPECTED
BECK JAMES A & DEBORAH L PO BOX 462 GLEN ARBOR MI 49636	2024 Est TCV 780,685 TCV/TFA: 286.60		Res. Single Family	06/06/2006	PB06-0239	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L314 P923/90 L900 P46/06 L946 P3/07 2007 DESC REVISED (SPLIT 125-046-40 & -046-50) PRT GOVT LOT 1 SEC 25 COM NW COR SEC 25 TH ALG N LN SD SEC S 89 DEG 57' 14" E 720.18 FT (REC EAST 720 FT) TH S 00 DEG 30' 36" W 199.79 FT (REC S 00 DEG 29' 00" W 200 FT) TH S 89 DEG 59' 58" E 249.93 FT (REC EAST 250 FT) TO POB TH CONT S 89 DEG 58' 08" E 218.68 FT (REC EAST) TO C/L S FISHER RD TH ALG SD RD C/L S 02 DEG 01' 38" E 236.59 FT TH CONT ALG SD RD C/L S 00 DEG 43' 44" E 39.56 FT TH N 89 DEG 58' 08" W 229.88 FT TH N 00 DEG 29' 00" E 276	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			D 200' @ 1000/	200.00	264.90	0.9615	0.8834	1000	100		169,875
			D 200' @ 1000/	34.00	264.90	0.9615	0.8834	1000	50	SURPLUS: ZONING 100 ft	1
			234 Actual Front Feet, 1.42 Total Acres			Total Est. Land Value =				184,315	

Tax Description	X Improved	Vacant	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

Tax Description	X Improved	Vacant	Topography of Site							
	X		Level							
	X		Rolling							
	X		Low							
	X		High							
	X		Landsaped							
	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	92,200	298,100	390,300			268,238C
2023	73,700	277,800	351,500			255,465C
2022	54,300	189,000	243,300			243,300S
2021	54,300	209,800	264,100			239,698C

Who When What

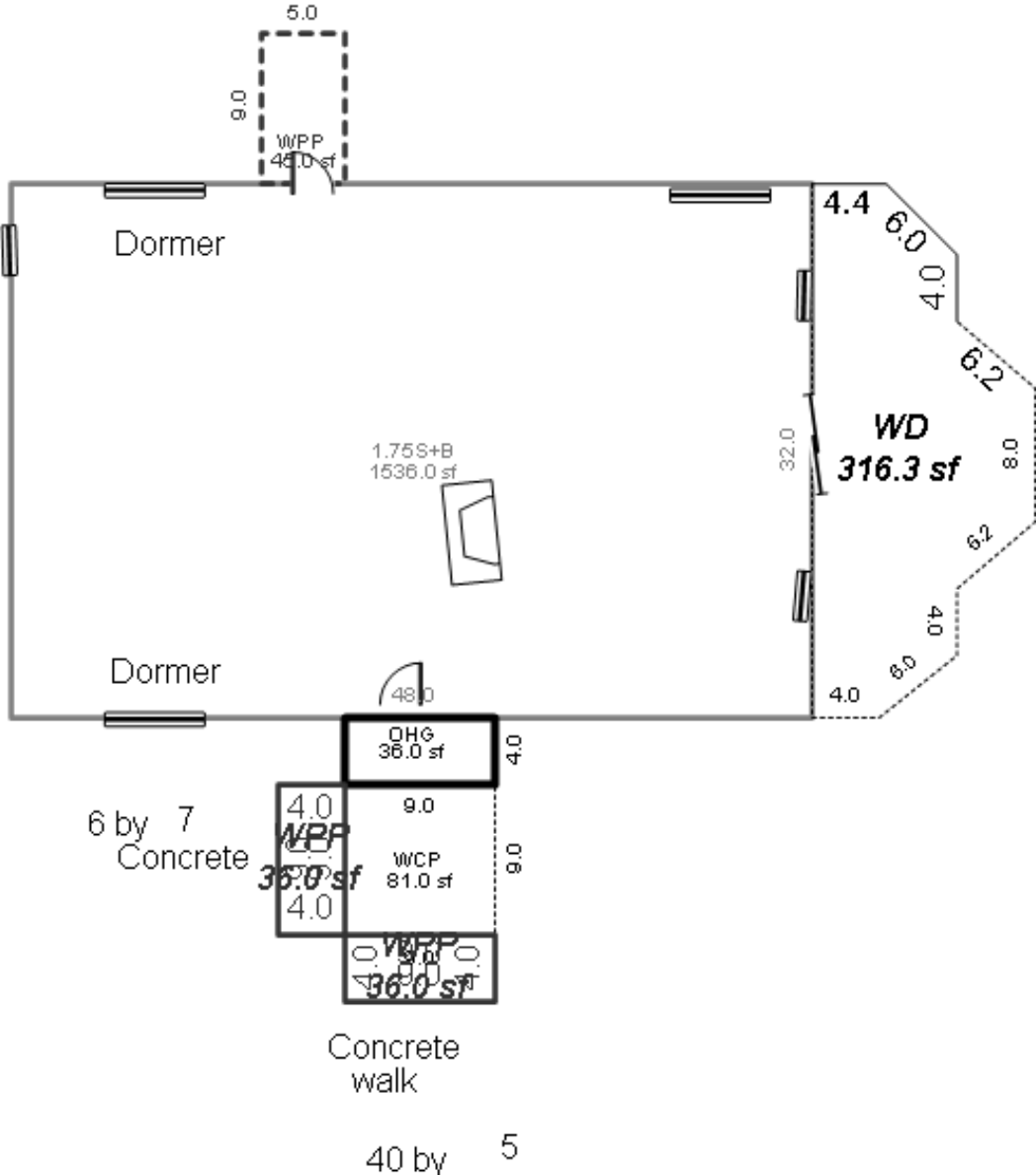
WAS 10/06/2007 INSPECTED

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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	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			Class: C +10 Effec. Age: 15 Floor Area: 2,724 Total Base New : 434,832 Total Depr Cost: 369,606 Estimated T.C.V: 591,370			81 WCP (1 Story) 72 WPP 45 WPP 316 Treated Wood		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.75 STORY		Drywall Paneled			Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1536 SF Floor Area = 2724 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls C 10 Blt 2006				
Yr Built 2006	Remodeled 0	Trim & Decoration			Ex X Ord Min		Central Air Wood Furnace			Total Base New : 434,832 Total Depr Cost: 369,606 Estimated T.C.V: 591,370			E.C.F. X 1.600		Bsmnt Garage:						
Condition: Average		Size of Closets			Lg X Ord Small		(12) Electric 0 Amps Service			Building Areas			Total: 364,879		310,148						
Room List		Doors			Solid X H.C.		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			640 24,986 21,238								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath 1 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			1.75 Story Siding Basement 1,536 36 1 Story Siding Overhang 36 Total: 364,879 310,148										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			(14) Water/Sewer			Other Additions/Adjustments			640 24,986 21,238								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Siding Basement Overhang 1,536 36 Total: 364,879 310,148											
(2) Windows		Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Lump Sum Items:			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP WPP Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 2 Story			640 24,986 21,238								
X	Many Avg. X Large Avg. Small	(8) Basement		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			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP WPP Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 2 Story			640 24,986 21,238								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		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			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP WPP Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 2 Story			640 24,986 21,238								
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP WPP Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 2 Story			640 24,986 21,238								
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			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP WPP Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 2 Story			640 24,986 21,238								
X	Asphalt Shingle	Chimney: Brick		(10) Floor Support			Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP WPP Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 2 Story			640 24,986 21,238								
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Totals:		434,832	369,606	<<<<< 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.
STRAUSS THOMAS LIVING TRU	STRAUSS THOMAS R & KAREN	0	06/28/2013	OTH	05-CORRECTING TITLE	1171P506 AFFID	OTHER	0.0
GLENN STEVEN L & CHERYL G	STRAUSS THOMAS LIVING TRU	150,000	05/04/2007	WD	03-ARM'S LENGTH	940:159	PROPERTY TRANSFER	100.0
GREENWAY GUERDON D	GLENN STEVEN L & CHERYL G	100,000	05/03/2006	WD	03-ARM'S LENGTH	900:70	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
4780 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/04/2016	PM16-0144	
	P.R.E. 100% 07/26/2017		Mechanical	01/25/2016	PM16-0060	
Owner's Name/Address	MAP #: 45		Plumbing	01/25/2016	PP16-0018	
STRAUSS THOMAS R & KAREN L TRUST 4780 NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 892,476 TCV/TFA: 397.19		Res. Single Family Dwellin	07/29/2015	PB15-0242	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			C 100' @ 1400/	100.00	644.10	0.9765 1.1031 1400 100 150,798
			C 100' @ 1400/	10.00	644.10	0.9765 1.1031 1400 50 SURPLUS: ZONING 100 ft
			110 Actual Front Feet, 1.63 Total Acres			Total Est. Land Value = 158,338

Tax Description	Public Improvements	Land Improvement Cost Estimates			
L314 P923-924/90 LDA/UNREC SURVEY L900 P70/06 L940 P159/07 2006 SPLIT FROM 006-125-046-30 PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH S 89 DEG 57'14" E ALG N SEC LN 720.18 FT TH S 00 DEG 30'36" W 199.79 FT TH S 89 DEG 59'58" E 249.93 FT TH S 00 DEG 29'00" W 276.00 FT TO POB TH S 89 DEG 58'08" E 108.69 FT TH S 00 DEG 29'00" W 658.81 FT TO C/L NORTHWOOD DR TH N 80 DEG 39'14" W ALG SD C/L 110.00 FT TH N 00 DEG 29'00" E 641.00 FT TO POB SEC 25 T29N R14W. 1.62 A M/L.	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	19.49	66 0	0
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 15	1,500.00	1 97	1,455
		Total Estimated Land Improvements True Cash Value =			1,455



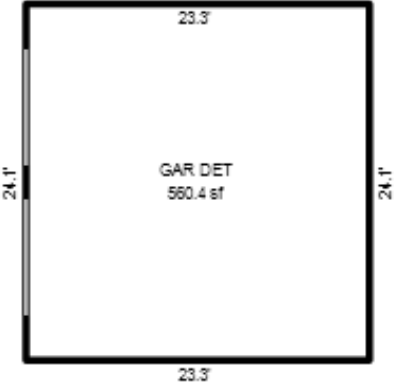
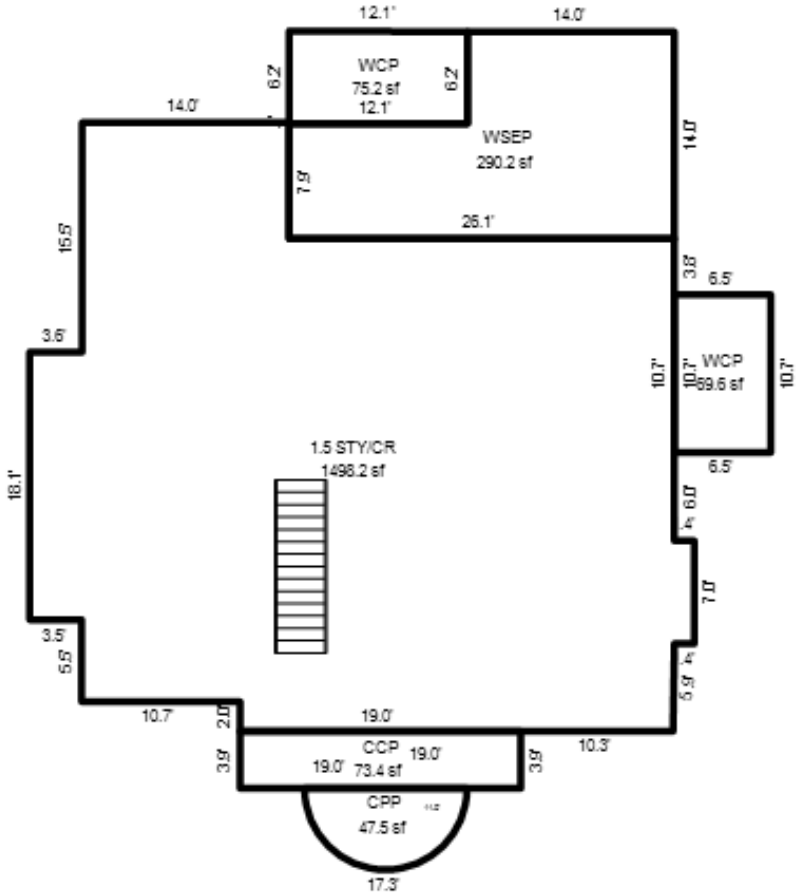
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	79,200	367,000	446,200			360,899C
Who When What	2023	62,200	341,800	404,000			343,714C
TPC 05/18/2016 INSPECTED	2022	46,900	306,300	353,200			327,347C
TPC 12/31/2015 INSPECTED	2021	72,100	272,800	344,900			316,890C
TPC 10/28/2015 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	0 Front Overhang 0 Other Overhang	X	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: 2015				
	Mobile Home				Wood	Coal	Steam				Interior 2 Story					290	WSEP (1 Story)	Car Capacity:		
	Town Home				Forced Air w/o Ducts						2nd/Same Stack					75	WCP (1 Story)	Class: BC		
	Duplex	Forced Air w/ Ducts			Two Sided						69	WCP (1 Story)	Exterior: Siding							
	A-Frame	Forced Hot Water			Exterior 1 Story						73	CCP (1 Story)	Brick Ven.: 0							
	Wood Frame	Electric Baseboard			Exterior 2 Story						47	CPP	Stone Ven.: 0							
		Elec. Ceil. Radiant			Prefab 1 Story						Common Wall: Detache									
	Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G	Radiant (in-floor)					Prefab 2 Story					Foundation: 42 Inch				
	Yr Built 2016		Trim & Decoration			Electric Wall Heat					Heat Circulator					Finished?: Yes				
	Remodeled 0		Ex		Ord	Min	Space Heater				Raised Hearth					Auto. Doors: 2				
Condition: Average		Size of Closets			Wall/Floor Furnace			Wood Stove			Mech. Doors: 0									
Room List		Lg	Ord	Small	Forced Heat & Cool			Direct-Vented Ga			Area: 560									
Basement		Doors			Heat Pump			Class: BC			% Good: 0									
1st Floor		Solid			No Heating/Cooling			Effec. Age: 7			Storage Area: 0									
2nd Floor		H.C.			Central Air Wood Furnace			Floor Area: 2,247			E.C.F. X 1.700									
3 Bedrooms		(5) Floors			(12) Electric			Total Base New : 463,428			Bsmnt Garage:									
(1) Exterior		Kitchen:			0 Amps Service			Total Depr Cost: 430,990			Carport Area:									
Wood/Shingle		Other:			No./Qual. of Fixtures			Estimated T.C.V: 732,683			Roof:									
Aluminum/Vinyl		Other:			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC Blt 2016									
Brick		(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool												
Insulation					Many Ave. Few			Ground Area = 1498 SF Floor Area = 2247 SF.												
(2) Windows		(7) Excavation			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93												
Many Avg. Few		Basement: 0 S.F. Crawl: 1498 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath			Building Areas												
Wood Sash		(8) Basement			1 Solar Water Heat			Stories Exterior Foundation Size												
Metal Sash		Conc. Block			No Plumbing			1.5 Story Siding Crawl Space												
Vinyl Sash		Poured Conc.			Extra Toilet			Total: 333,481 310,138												
Double Hung		Stone			Extra Sink			Other Additions/Adjustments												
Horiz. Slide		Treated Wood			Separate Shower			Exterior												
Casement		Concrete Floor			2000 Gal Septic			Stone Veneer			160 7,674 7,137									
Double Glass		(9) Basement Finish			Ceramic Tile Floor			Plumbing												
Patio Doors					Ceramic Tile Wains			Average Fixture(s)												
Storms & Screens					Ceramic Tub Alcove			3 Fixture Bath			1 2,234 2,078									
(3) Roof					Vent Fan			2 Fixture Bath			1 4,707 4,378									
Gable					(14) Water/Sewer			Water/Sewer												
Hip					Public Water			2000 Gal Septic			1 11,381 10,584									
Flat					Public Sewer			Water Well, 50 Feet			1 3,004 2,794									
Asphalt Shingle					Water Well			Porches												
Chimney:					1000 Gal Septic			WSEP (1 Story)			290 17,887 16,635									
					2000 Gal Septic			WCP (1 Story)			75 5,348 4,974									
					Lump Sum Items:			WCP (1 Story)			69 5,067 4,712									
								CCP (1 Story)			73 2,785 2,590									
								CPP			47 1,396 1,298									
								Garages												
								Class: BC Exterior: Siding Foundation: 42 Inch (Finished)												
								Base Cost			560 38,287 35,607									
								Door Opener			2 1,405 1,307									
								Built-Ins												
								Appliance Allow.			1 4,088 3,802									
								<<<<< 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.
KONOLD STEVEN T & JODIE D	HALEY JOHN R & CARRIE C	130,000	10/16/2015	WD	03-ARM'S LENGTH	1243P50	PROPERTY TRANSFER	100.0
VOGEL WILLIAM C JR & SUSAN	KONOLD STEVEN T & JODIE D	125,000	08/22/2007	WD	03-ARM'S LENGTH	951:242	PROPERTY TRANSFER	100.0
GREENWAY GUERDON D	VOGEL WILLIAM C JR & SUSAN	100,000	05/03/2006	WD	32-SPLIT VACANT	900:23	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HALEY JOHN R & CARRIE C 246 THRUSTON BLVD W OAKWOOD OH 45419	MAP #: 45					
	2024 Est TCV 167,021					

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/	100.00	660.00	0.9379	1.1098	1400	100		145,736	
C 100' @ 1400/	29.21	660.00	0.9379	1.1098	1400	50	SURPLUS: ZONING 100 ft	2	
129 Actual Front Feet, 1.96 Total Acres Total Est. Land Value =								167,021	

Tax Description
L1243P50 PARCEL C: PART OF GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 25; THENCE, ALONG THE NORTH LINE OF SAID SECTION 25, SOUTH 89°57'14" EAST 720.18 FEET (RECORDED AS EAST, 720.00 FEET); THENCE SOUTH 00°30'36" WEST, 199.79 FEET (RECORDED AS SOUTH 00°29'00" WEST, 200.00 FEET); THENCE SOUTH 89°59'58" EAST, 249.93 FEET (RECORDED AS EAST. 250.00

- 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
 - Waterfront
 - Ravine
 - X Wetland
 - Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	83,500	0	83,500			54,132C
2023	65,600	0	65,600			51,555C
2022	49,100	0	49,100			49,100S
2021	76,200	0	76,200			71,174C

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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.
ALLEMANG FAMILY HOLDINGS	HALEY JOHN R & CARRIE C	1,427,200	09/21/2012	WD	03-ARM'S LENGTH	1137P387	PROPERTY TRANSFER	100.0
ALLEMANG PAUL V TRUST AGR	ALLEMANG MICHAEL C ET AL	0	05/22/2003	QC	03-ARM'S LENGTH	749:767	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4769 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/05/2021	PE21-0073	100% FINIS
Owner's Name/Address	P.R.E. 0%					
HALEY JOHN R & CARRIE C 246 W THRUSTON BLVD DAYTON OH 45419	MAP #: 45					
	2024 Est TCV 2,436,805 TCV/TFA: 783.54					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
					* Factors *								
L 279 P12 DC L520 P095/99 UNREC SURVEY L749 P767 L749 P769/03 PARCEL A PRT GOVT LOT 1 SEC 25 COM AT NW COR GOVT LOT 3 SD SEC TH N ALG E LN SD GOVT LOT 1 AS PREV MONUMENTED & PERPETUATED 153.80 FT TH W 100.00 FT TH N 81 DEG 02' 23" W ALG APPROX S LN OLD NORTHWOOD DR 101.23 FT FOR POB TH S PAR TO E LN GOVT LOT 1 288.52 FT TO TRAVERSE LN ALG SHR GLEN LAKE N 78 DEG 58' 37" W ALG SD TRAVERSE LN 101.88 FT TH N PAR TO E LN GOVT LOT 1 298.00 FT TO EXISTING C/L NORTHWOOD DR TH S 81 DEG 02' 23" E ALG C/L 101.24 FT TH S	X	Dirt Road		X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			GRADE A 19000	100.00	296.73	0.9975	0.8777	19000	100		
		Paved Road			GRADE A 19000	1.00	296.73	0.9975	0.8777	19000	50	SURPLUS: ZONING 100 ft	
		Storm Sewer			101 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 1,671,805								
		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 15 1,500.00 1 100 1,500								
		Curb			Total Estimated Land Improvements True Cash Value = 1,500								
		Street Lights											
		Standard Utilities											
		Underground Utils.											



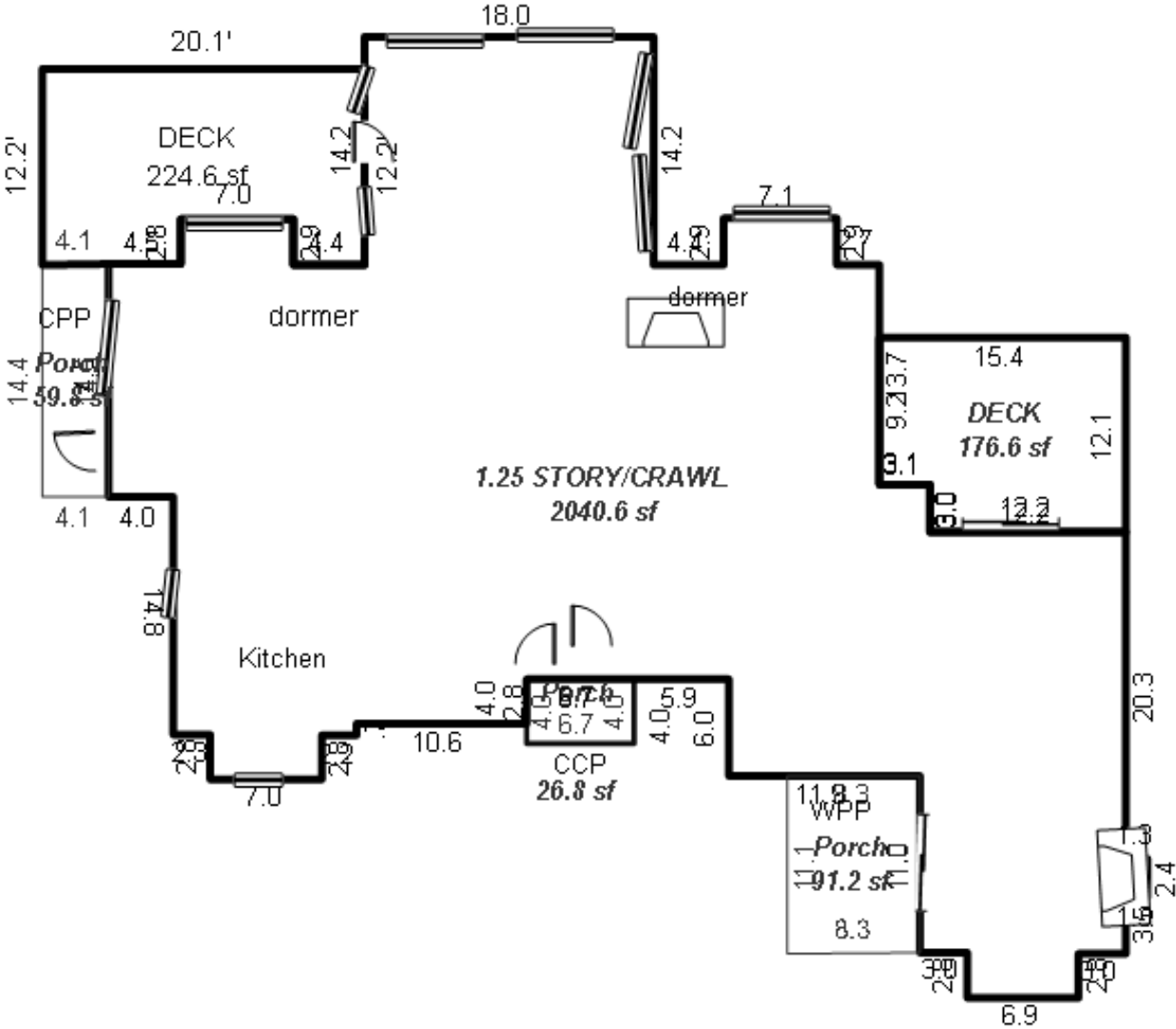
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	835,900	382,500	1,218,400			909,682C
Rolling	2023	703,900	287,800	991,700			866,364C
Low	2022	752,300	235,400	987,700			825,109C
High	2021	752,300	207,100	959,400			798,751C
Landscaped							
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	1	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 2 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1982 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: 657 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			26 59 224 176	CCP (1 Story) CPP Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:										
Building Style: 1.25 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Class: C +5 Effec. Age: 35 Floor Area: 2,550 Total Base New : 388,564 Total Depr Cost: 252,584 Estimated T.C.V: 656,718		E.C.F. X 2.600		Cls C 5 Blt 1935									
Yr Built 1935	Remodeled 1982	Ex	X	Ord	Min	200 Amps Service			Ground Area = 2040 SF Floor Area = 2550 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total:		311,633 202,580									
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric			1.25 Story			Siding		Crawl Space		2,040							
Basement 6 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(13) Plumbing			Average Fixture(s)			Plumbing		Average Fixture(s)		1		1,518		987			
(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2040 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Average Fixture(s)		1		1,518		987	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1000 Gal Septic		1		5,002		3,251	
(2) Windows		Many	X	Avg.	Large	Lump Sum Items:			Porches			CCP (1 Story)		26		900		585					
X	Avg.	X	Avg.	Small	Lump Sum Items:			Deck			Treated Wood		224		4,594		2,986						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Fireplaces			Interior 1 Story		1		5,489		3,568							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		657		27,995		18,197					
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Built-Ins			Appliance Allow.		1		2,845		1,849								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Fireplaces			Interior 1 Story		1		6,698		4,354							
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			Exterior 1 Story		1		6,698		4,354							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																							

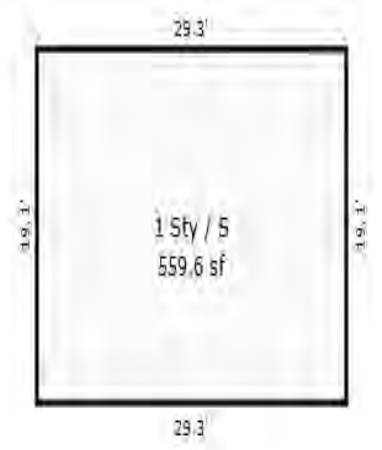
*** Information herein deemed reliable but not guaranteed***



*** 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	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	0	Front Overhang	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
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		Drywall Paneled	Plaster Wood T&G												
Yr Built 0		Trim & Decoration													
Remodeled 0		Ex	Ord	Min											
Condition: Average		Size of Closets													
Room List		Lg	Ord	Small											
Basement		Doors			Central Air Wood Furnace										
1st Floor		(5) Floors			(12) Electric										
2nd Floor		Kitchen:			0 Amps Service										
Bedrooms		Other:			No./Qual. of Fixtures										
(1) Exterior		Other:			Ex. Ord. Min										
Wood/Shingle		(6) Ceilings			No. of Elec. Outlets										
Aluminum/Vinyl					Many Ave. Few										
Brick					(13) Plumbing										
Insulation		(7) Excavation			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		Basement: 0 S.F. Crawl: 0 S.F. Slab: 560 S.F. Height to Joists: 0.0													
Many Avg. Few		Large Avg. Small													
Wood Sash		(8) Basement													
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Vinyl Sash															
Double Hung		(9) Basement Finish													
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		(14) Water/Sewer													
Gable		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										
Hip															
Flat															
Asphalt Shingle															
Chimney:		(10) Floor Support			Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:													

*** 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.
ALLEMANG TRUST	POLMAN	900,000	02/07/2001	QC	03-ARM'S LENGTH	568:317	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4745 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/19/2005	PE05-0556	
Owner's Name/Address	P.R.E. 93% 07/21/2011		Plumbing	09/12/2005	PP05-0341	
POLMAN KIM STRAUSS 4745 W NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 45		Mechanical	09/08/2005	PM05-0578	
	2024 Est TCV 3,740,293 TCV/TFA: 796.48		Mechanical	08/15/2005	PM05-0498	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L279 P12 DC L520 P95/99 L568 P317/01 UNRECORDED SURVEY PARCEL B- PRT OF GOVT LOT 1 SEC 25 COM NW COR GOVT LOT 3 SD SEC TH N ALG E LN SD GOVT LOT 1 AS PREV MONUMENTED & PERPETUATED 153.80 FT TH W 100.00 FT FOR POB TH S PARALLEL TO E LN SD GOVT LOT 1 292.23 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 78 DEG 58'37" W ALG SD TRAVERSE LN 101.88 FT TH N PARALLEL TO E LN SD GOVT LOT 1 288.52 FT TO APPROX S LN OLD NORTHWOOD DR TH S 81 DEG 02'23" E ALG SD S LN 101.23 FT TO POB SEC 25 T29N R14W 667 A	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GRADE A 19000	100.00	287.67	0.9975	0.8709	19000	100		1,650,646
			GRADE A 19000	1.00	287.67	0.9975	0.8709	19000	50	SURPLUS: ZONING 100 ft	
			101 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 1,658,900								

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates				Residential Local Cost Land Improvements					
	X		Description	Rate	Size	% Good	Cash Value	Description	Rate	Size	% Good	Cash Value
			Dirt Road					LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
			Gravel Road					Total Estimated Land Improvements True Cash Value = 5,000				
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Tax Description	X Improved	Vacant	Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X		Level				2024	829,500	1,040,600	1,870,100			975,682C
			Rolling				2023	698,500	783,200	1,481,700			929,221C
			Low				2022	752,300	640,900	1,393,200			884,973C
			High				2021	752,300	629,200	1,381,500			856,702C
			Landscaped										
			Swamp										
			Wooded										
			Pond										
	X		Waterfront										
			Ravine										
			Wetland										
			Flood Plain										



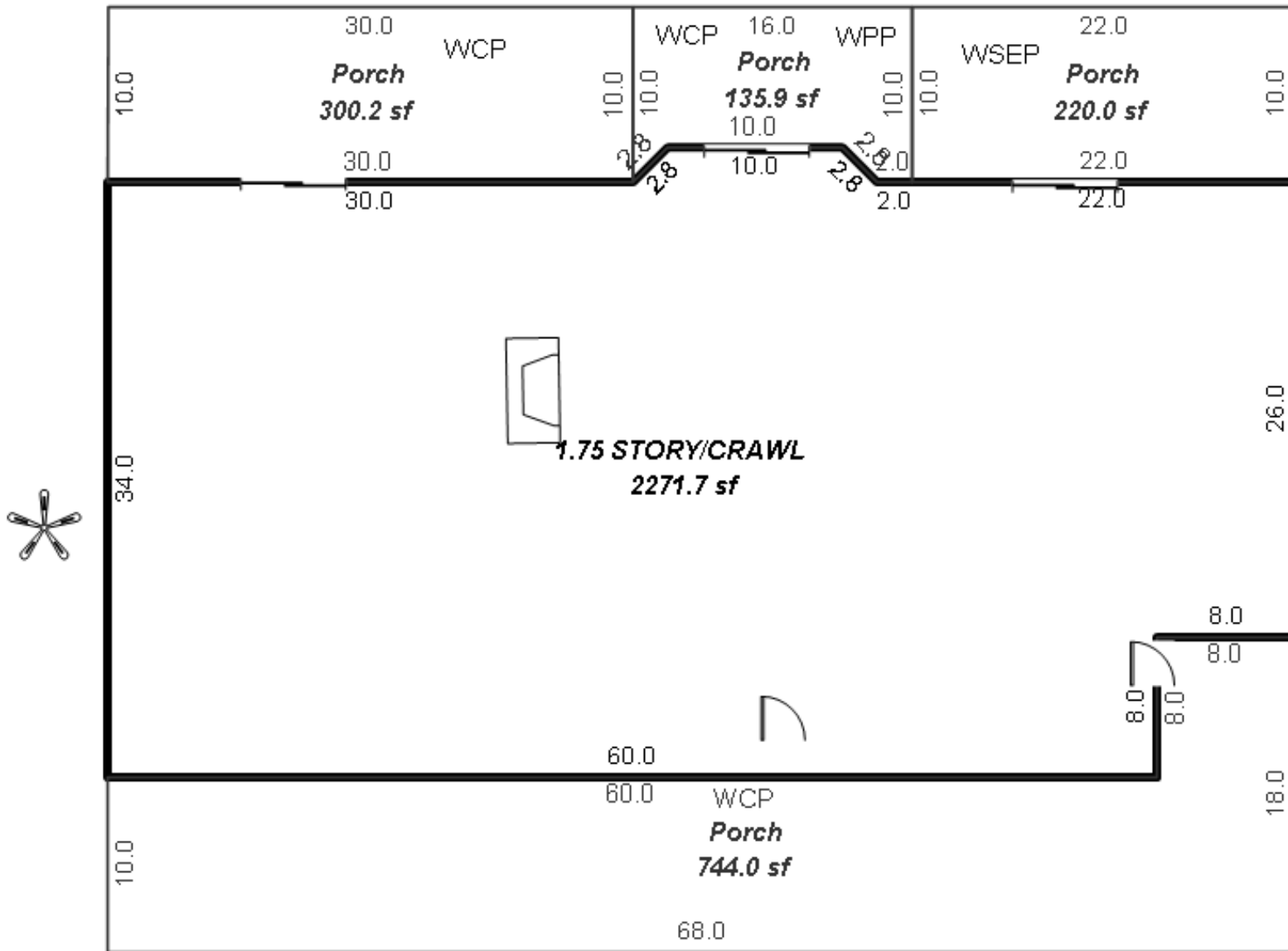
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	10/07/2015	INSPECTED	2023	698,500	783,200	1,481,700			929,221C
TPC	09/24/2014	INSPECTED	2022	752,300	640,900	1,393,200			884,973C
TPC	09/16/2012	INSPECTED	2021	752,300	629,200	1,381,500			856,702C

*** 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	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 Drywall Paneled Plaster Wood T&G 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			744	WCP (1 Story)										
	Building Style: 1.75 STORY											220	WSEP (1 Story)										
	Yr Built 2005	Remodeled 0			Ex	X	Ord	Min				436	WCP (1 Story)										
	Condition: Average											136	WPP										
	Room List																						
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:																				
	(1) Exterior																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings																				
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 2272 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
X	Many Avg. Few	X	Large Avg. Small																				
	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																				
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																				
	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																				
	Chimney: Brick																						
<p>(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (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 (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:</p>															<p>Class: B -5 Effec. Age: 15 Floor Area: 3,976 Total Base New : 770,605 Total Depr Cost: 654,954 Estimated T.C.V: 1,702,880</p>			<p>E.C.F. X 2.600</p>			<p>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: Bsmnt Garage: Carport Area: Roof:</p>		
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2272 SF Floor Area = 3976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,272 Total: 603,373 512,806 Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,407 2,896 3 Fixture Bath 3 32,247 27,410 Water/Sewer 1000 Gal Septic 1 6,288 5,345 2000 Gal Septic 1 12,259 10,420 Water Well, 100 Feet 1 6,732 5,722 Porches Ceramic Tile Floor WSEP (1 Story) 220 16,663 14,164 Ceramic Tile Floor WCP (1 Story) 436 22,005 18,704 WPP 136 5,188 4,410 WCP (1 Story) 744 35,749 30,387 Built-Ins Appliance Allow. 1 7,043 5,987 Security System 1 9,777 8,310 Fireplaces Interior 2 Story 1 9,874 8,393 Totals: 770,605 654,954 Notes: ECF (4080 BIG GLEN) 2.600 => TCv: 1,702,880</p>																							

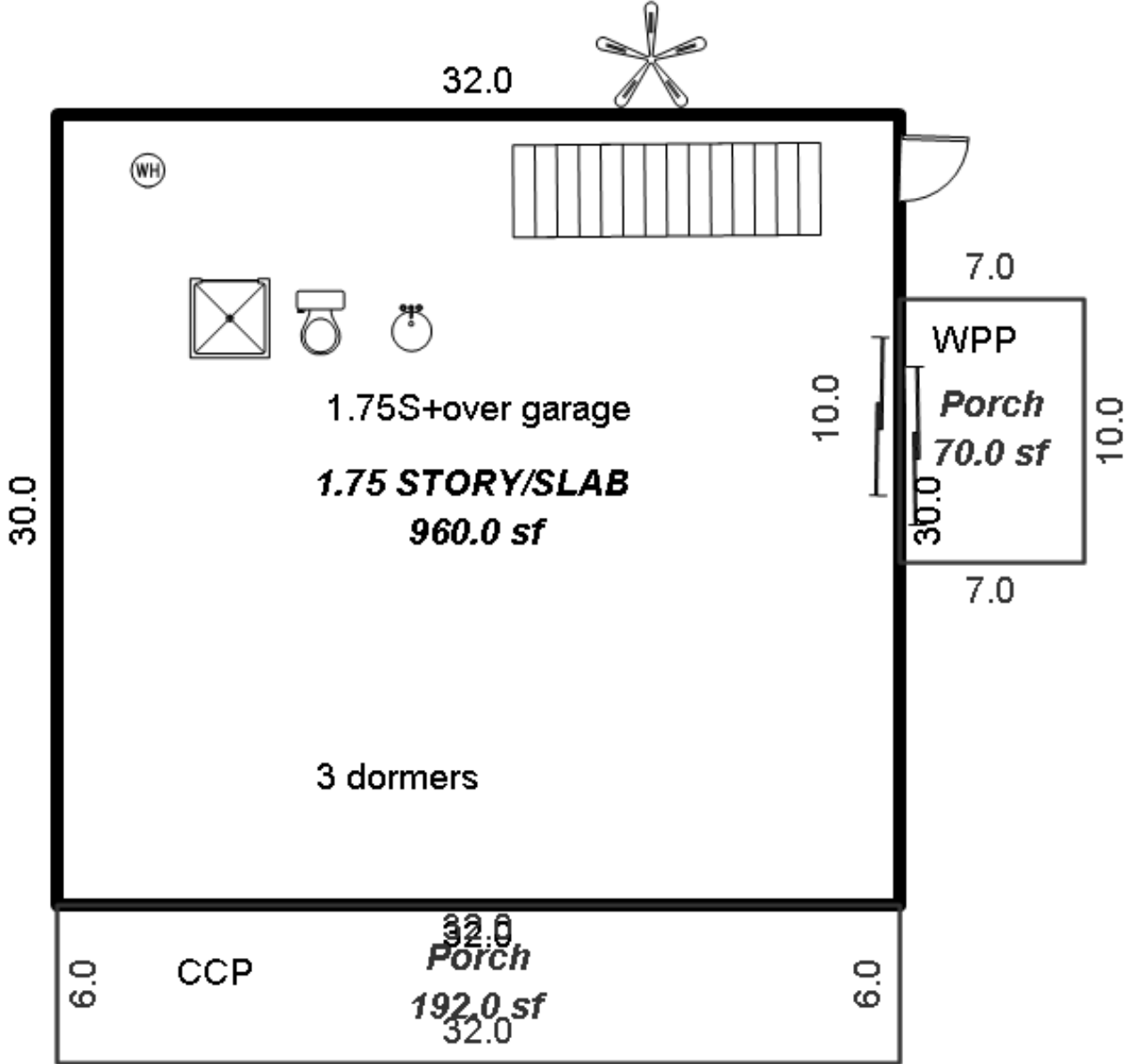
*** Information herein deemed reliable but not guaranteed***



*** 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		Gas	Oil	1	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 2005				
	Mobile Home	Insulation		Wood	Coal		Cook Top	Interior 2 Story				70	WPP	Car Capacity: 2.5		
	Town Home	0	Front Overhang		Forced Air w/o Ducts		Dishwasher	2nd/Same Stack		Class: B						
	Duplex	0	Other Overhang		Forced Air w/ Ducts		Garbage Disposal	Two Sided		Exterior: Siding						
	A-Frame	(4) Interior		Forced Hot Water		Bath Heater	Exterior 1 Story		Brick Ven.: 0		Stone Ven.: 0					
	Wood Frame	Drywall		Electric Baseboard		Vent Fan	Exterior 2 Story		Common Wall: Detache		Foundation: 42 Inch					
		Paneled		Elec. Ceil. Radiant		Hot Tub	Prefab 1 Story		Finished?: Yes		Auto. Doors: 2					
	Building Style:	Plaster		Elec. Wall Heat		Unvented Hood	Prefab 2 Story		Mech. Doors: 0		Area: 960					
	1.75 STORY	Wood T&G		Space Heater		Vented Hood	Heat Circulator		% Good: 0		Storage Area: 0					
	Yr Built	Trim & Decoration		Wall/Floor Furnace		Intercom	Raised Hearth		No Conc. Floor: 0		Bsmnt Garage:					
	Remodeled	Ex		Forced Heat & Cool		Jacuzzi Tub	Wood Stove		Carport Area:		Roof:					
	2005	Ord		Heat Pump		Jacuzzi repl.Tub	Direct-Vented Ga									
	0	Min		No Heating/Cooling		Oven										
	Condition: Average	Size of Closets		Central Air		Microwave	Class: B		Effec. Age: 15		E.C.F.					
		Lg		Wood Furnace		Standard Range	Floor Area: 720		Total Base New : 169,011		X 2.600					
Room List	Doors				Sauna	Total Depr Cost: 143,659		Estimated T.C.V: 373,513								
Basement	Solid		(5) Floors		Trash Compactor											
1st Floor	H.C.		Kitchen:		Central Vacuum											
2 2nd Floor			Other:		Security System											
1 Bedrooms			Other:													
(1) Exterior																
Wood/Shingle	(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY		Cls B		Blt 2005							
Aluminum/Vinyl			Ex.		(11) Heating System: Forced Heat & Cool											
Brick			Ord.		Ground Area = 0 SF Floor Area = 720 SF.											
Insulation			Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85											
(2) Windows	(7) Excavation		Many		Building Areas											
Many			Ave.		Stories Exterior Foundation											
Avg.			Few		1 Story Siding Overhang											
Few					Average Fixture(s)											
Wood Sash	Basement: 0 S.F.				3 Fixture Bath											
Metal Sash	Crawl: 0 S.F.				2 Fixture Bath											
Vinyl Sash	Slab: 0 S.F.				Softener, Auto											
Double Hung	Height to Joists: 0.0				Softener, Manual											
Horiz. Slide	(8) Basement				Solar Water Heat											
Casement	Conc. Block				No Plumbing											
Double Glass	Poured Conc.				Extra Toilet											
Patio Doors	Stone				Extra Sink											
Storms & Screens	Treated Wood				Separate Shower											
	Concrete Floor				Ceramic Tile Floor											
(3) Roof	(9) Basement Finish				Ceramic Tile Wains											
Gable	Recreation SF				Ceramic Tub Alcove											
Hip	Living SF				Vent Fan											
Flat	Walkout Doors (B)				(14) Water/Sewer											
Asphalt Shingle	No Floor SF				Public Water											
	Walkout Doors (A)				Public Sewer											
Chimney:	(10) Floor Support				Water Well											
	Joists:				1000 Gal Septic											
	Unsupported Len:				2000 Gal Septic											
	Cntr.Sup:				Lump Sum Items:											

*** 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.
SCHILLING BARBARA W TRUST	JERRY L TUBERGEN TRUST	3,150,000	10/26/2005	WD	03-ARM'S LENGTH	1322P14	REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4645 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	10/08/2020	PP20-0292	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	10/05/2020	PB20-0367	100% FINIS
TUBERGEN JERRY L LIVING TRUST C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	MAP #: 47,46		Electrical	03/09/2020	PE20-0103	100% FINIS
	2024 Est TCV 6,555,155 TCV/TFA: 1031.6		Mechanical	03/05/2020	PM20-0175	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L1221P939 L333 P426 L334 P300 L356 P93 L855 P549/05 L878 P146&148/05 2006 INTEREST COMBINED FROM 006-125-048-01 & -048-02 PRT OF GOVT LOTS 2 & 3 SEC 25 BEG AT POINT 520.4 FT E OF & 20.6 FT S OF NW COR LOT 3 TH S 5 DEG 30' E 157.9 FT TH S 34 DEG 57' W 213.0 FT TO SHR GLEN LAKE TH N 65 DEG 33' W ALG SHR 205 FT TH N 25 DEG 26' E 319.09 FT TO S R/W LN OF ROAD TH S 75 DEG 26' E 161.00 FT TO POB SEC 25 T29N R14W 1.65 A M/L.	X		Grade A 19000	205.00	350.00	0.8357 0.9147 19000 100	2,977,443
			205 Actual Front Feet, 1.65 Total Acres Total Est. Land Value = 2,977,443				
			* Factors *				
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.	11.93	578 0	0	
			D/W/P: Crushed Rock	2.70	2500 0	0	
			D/W/P: Flagstone/Sand	30.28	1000 0	0	
			Wood Frame	49.36	77 50	1,900	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 10	10,000.00	1 100	10,000	
			Total Estimated Land Improvements True Cash Value = 11,900				



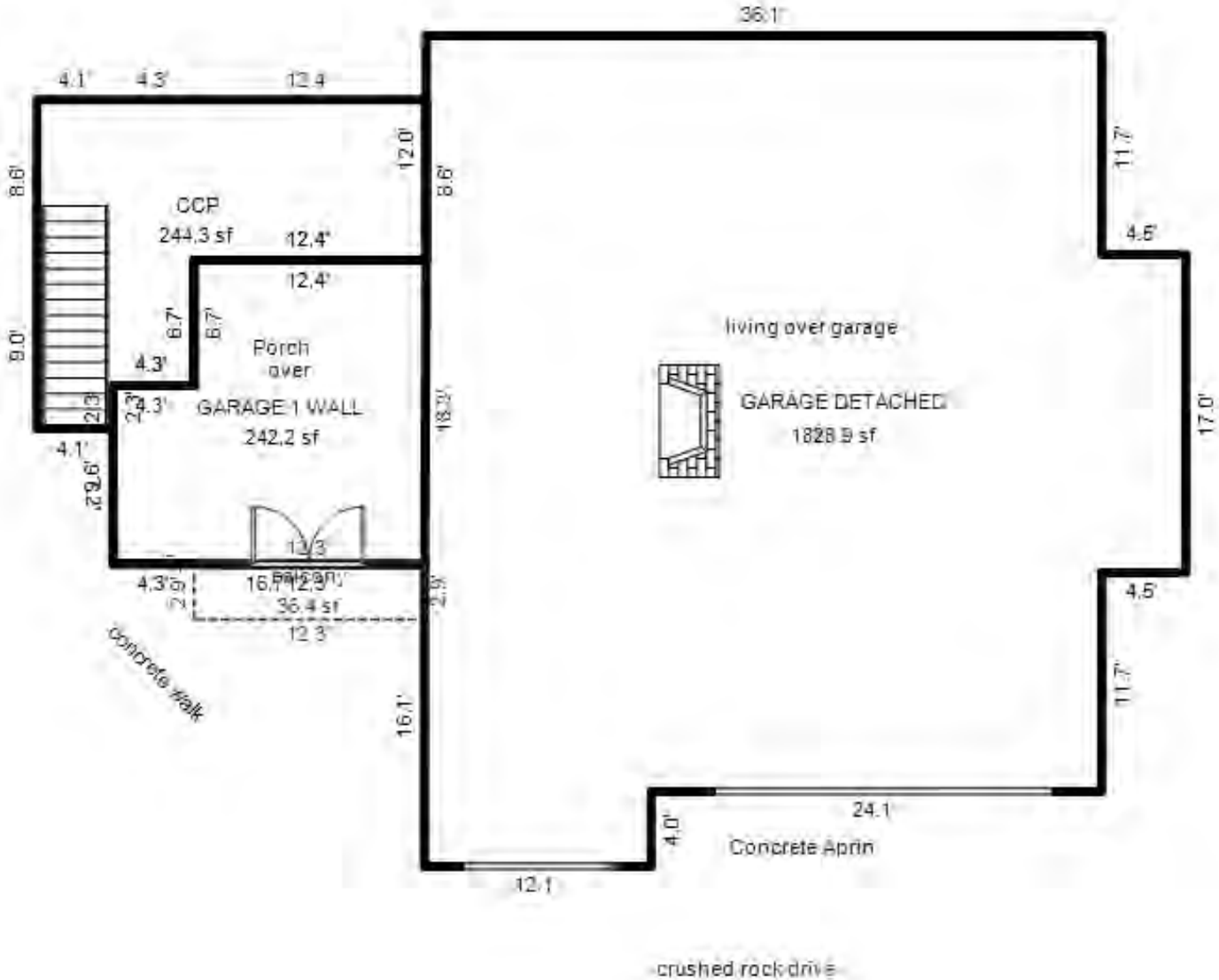
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
		X Level							
		Rolling							
		Low							
		X High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2024	1,488,700	1,788,900	3,277,600			2,046,818C
		TPC 11/04/2020 INSPECTED	2023	1,253,700	1,346,600	2,600,300			1,949,351C
		TPC 04/24/2019 INSPECTED	2022	1,331,900	1,101,900	2,433,800			1,856,525C
		TPC 05/10/2018 INSPECTED	2021	1,331,900	1,025,600	2,357,500			1,797,217C

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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	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 244 242 36	Type CCP (1 Story) WPP Wood Balcony	Year Built: 2015 Car Capacity: 6 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 2070 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2015	Remodeled 0	Condition: Average	2015	0	Condition: Average	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: 8 Floor Area: 914 Total Base New : 237,925 Total Depr Cost: 218,891 Estimated T.C.V: 569,117
Town Home		(4) Interior	Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many 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	Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 914 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 0.5 Story Siding Overhang 1828 Total: 80,889 74,418	Other Additions/Adjustments Exterior Stone Veneer 100 4,796 4,412 Water/Sewer 2000 Gal Septic 1 11,381 10,471 Water Well, 100 Feet 1 6,421 5,907 Porches CCP (1 Story) 244 8,345 7,677 WPP 242 6,408 5,895 Balcony Wood Balcony 36 1,842 1,695 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,405 1,293 Base Cost 2070 116,438 107,123 Totals: 237,925 218,891	Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 569,117		
Duplex	Wood Frame																Trim & Decoration	Ex Ord Min	Size of Closets	Ex. Ord. Min	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic
A-Frame	Wood Frame	(5) Floors	Kitchen: Other: Other:	Kitchens	(6) Ceilings	(7) Excavation	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	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:					
Yr Built														Remodeled	Condition	Condition	Condition	Condition
2015	0	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average
Room List		Basement	1st Floor	2nd Floor	Bedrooms													
(1) Exterior		Wood/Shingle	Aluminum/Vinyl	Brick	Insulation													
(2) Windows		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:																		

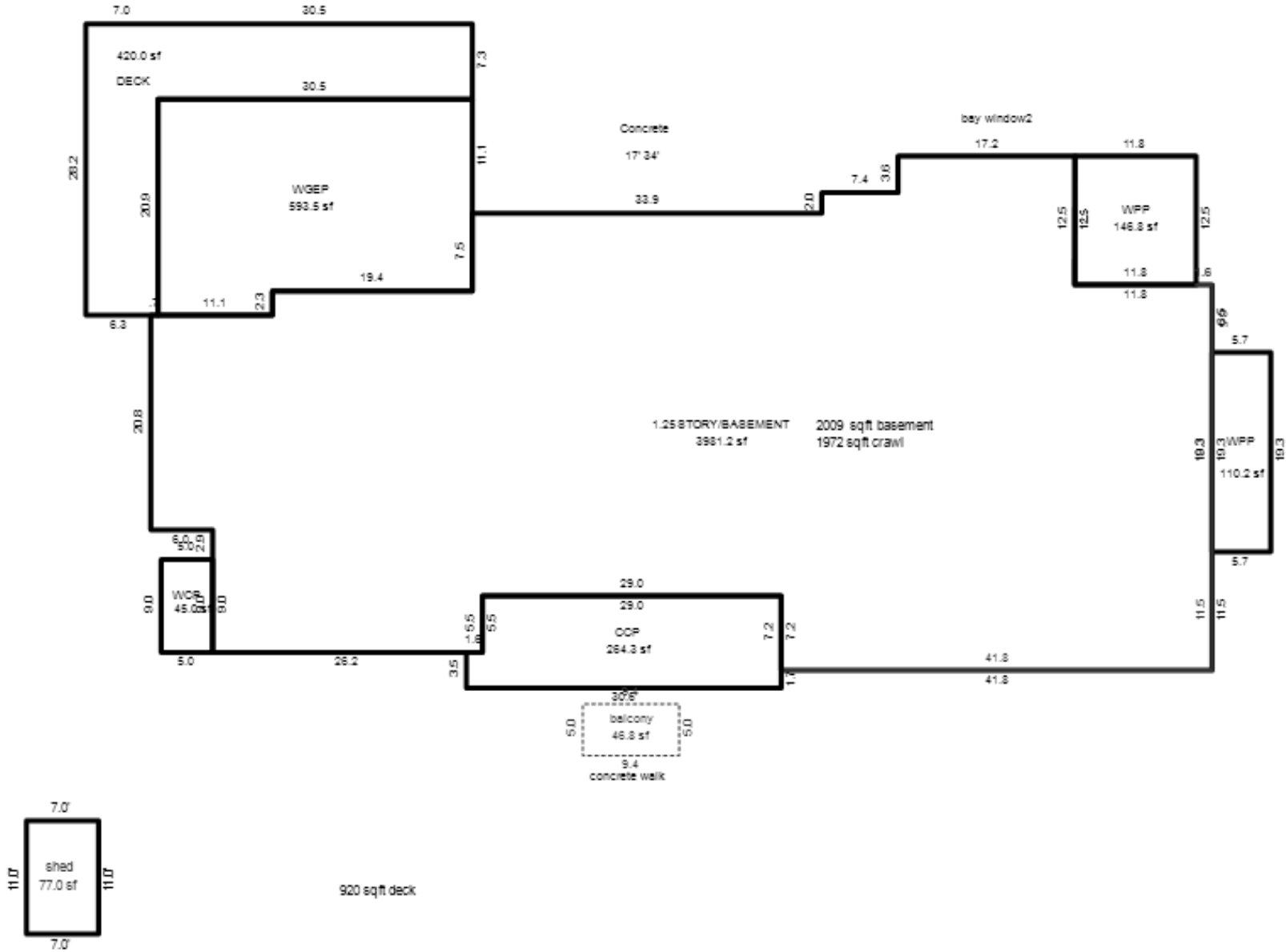
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage												
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage 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	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:	264	CCP (1 Story)	45	WCP (1 Story)	593	WGEP (1 Story)	146	WPP	110	WPP	420	Treated Wood	920	Treated Wood	46	Wood Balcony
	0																												Front Overhang	0	Other Overhang	1	Direct-Vented Ga	Class: B Effec. Age: 4 Floor Area: 5,104 Total Base New : 1,128,355 Total Depr Cost: 1,083,221 Estimated T.C.V: 2,816,375	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:
Wood Frame		(4) Interior		X			1			Class: B Effec. Age: 4 Floor Area: 5,104 Total Base New : 1,128,355 Total Depr Cost: 1,083,221 Estimated T.C.V: 2,816,375			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:												
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3981 SF Floor Area = 5104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Cls B			Blt 2018												
Yr Built 2018	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost														
Condition: Average		Size of Closets		0			Amps Service			Plumbing			1.5 Story Siding Basement 2,009			1,972												
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Many Ave. Few			1 Story Siding Crawl Space 1,972			119			Total: 873,077 838,154											
Basement	1st Floor	(5) Floors		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)												
2nd Floor	6 Bedrooms	Kitchen: Other: Other:		1			3 Fixture Bath			Solar Water Heat			No Plumbing			3 Fixture Bath 5 53,745 51,595												
(1) Exterior		(6) Ceilings		2			2 Fixture Bath			Extra Toilet			2 Fixture Bath 2 14,332 13,759			Separate Shower 1 3,267 3,136												
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		1			Separate Shower			Water/Sewer			2000 Gal Septic 2 24,519 23,538			Water Well, 100 Feet 1 6,732 6,463												
Brick	Insulation	Basement: 2009 S.F. Crawl: 1972 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			Softener, Auto Softener, Manual			Porches			CCP (1 Story) 264 9,953 9,555			WCP (1 Story) 45 4,122 3,957												
(2) Windows		(8) Basement		1			Extra Sink			Water/Sewer			WGEP (1 Story) 593 55,944 53,706			WPP 146 5,456 5,238												
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			Vent Fan			Decks			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												
Wood Sash	Metal Sash	(9) Basement Finish		Lump Sum Items:			Public Water			Balcony			Wood Balcony 46 2,625 2,520			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
Vinyl Sash	Double Hung	(10) Floor Support		1			Public Sewer			Deck			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												
Horiz. Slide Casement	Double Glass	Joists: Unsupported Len: Cntr.Sup:		2			Water Well			Deck			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												
Patio Doors	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1000 Gal Septic			Deck			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												
(3) Roof		Asphalt Shingle		2			2000 Gal Septic			Deck			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												
Gable	Gambrel	Chimney:		2			2000 Gal Septic			Deck			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												
Hip	Mansard	Chimney:		2			2000 Gal Septic			Deck			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												
Flat	Shed	Chimney:		2			2000 Gal Septic			Deck			Treated Wood 420 7,661 7,355			Treated Wood 920 13,598 13,054												

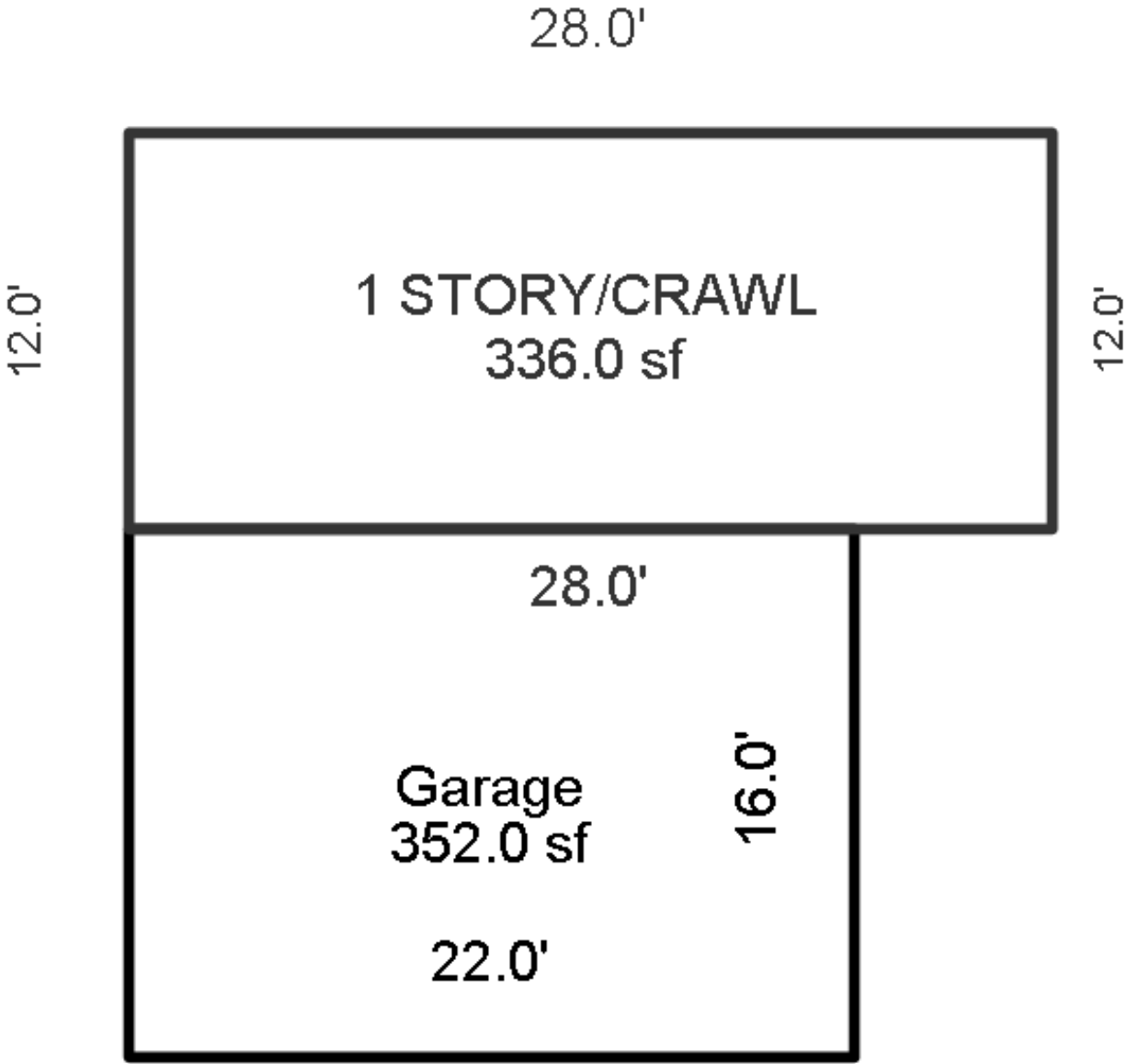
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % 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: B Effec. Age: 20 Floor Area: 336 Total Base New : 86,693 Total Depr Cost: 69,354 Estimated T.C.V: 180,320
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 3 Single Family GARAGE			Cls B		Blt 1940				
Duplex		Drywall Paneled		(12) Electric			Ground Area = 336 SF Floor Area = 336 SF.			Total: 47,911		38,328				
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Average Fixture(s) 1 3,407		2,726				
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			Garages		Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)				
Building Style: GARAGE		Ex Ord Min		Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			Base Cost 352 28,332		22,666				
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			1 Story Siding Slab 336			Appliance Allow. 1 7,043		5,634				
1940	202	Lg	Ord	Small	Many Ave. Few			Other Additions/Adjustments			Totals: 86,693		69,354			
2020		Doors Solid H.C.		(13) Plumbing			Plumbing			Notes: 4641 SERVICE BUILDING STORAGE "BOAT HOUSE"		ECF (4080 BIG GLEN) 2.600 => TCv: 180,320				
Condition: Average		(5) Floors		Average Fixture(s)			Solar Water Heat									
Room List		Kitchen: Other: Other:		3 Fixture Bath			No Plumbing									
Basement	1st Floor	(6) Ceilings		2 Fixture Bath			Extra Toilet									
2nd Floor	Bedrooms	No. of Elec. Outlets		Softener, Auto			Extra Sink									
(1) Exterior		Ex. Ord. Min		Softener, Manual			Separate Shower									
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		Solar Water Heat			Ceramic Tile Floor									
Brick	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0		No Plumbing			Ceramic Tile Wains									
(2) Windows		(8) Basement		Extra Toilet			Ceramic Tub Alcove									
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink			Vent Fan									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Separate Shower			(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Floor			Public Water									
Gable	Gambrel	(10) Floor Support		Ceramic Tile Wains			Public Sewer									
Hip	Mansard	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove			Water Well									
Flat	Shed	Lump Sum Items:		Vent Fan			1000 Gal Septic									
Asphalt Shingle				2000 Gal Septic			2000 Gal Septic									
Chimney:																

*** 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: S DUNNS FARM RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: KRUEGER JOHN ET AL
 FORD FRED & KAREN
 6766 DUNNS FARM RD
 MAPLE CITY MI 49664

2024 Est TCV 40,249
 Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			WOODED LOT .28	RURAL		435600	SqFt	0.28000	33	INTERST SPLIT	40,249
			10.00 Total Acres Total Est. Land Value = 40,249								

Tax Description: L213 P400 L652 P615/02 DC L925 P522 L925 P523&526/06 2007 INTEREST REVISED (REF: INT SPLIT 006-125-050-02) PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO W R/W HWY TH NWLY ON R /W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E LOT LN TH S TO POB SEC 25 T29N R14W.

Comments/Influences: 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	20,100	0	20,100			5,188C
2023	15,800	0	15,800			4,941C
2022	10,800	0	10,800			4,706C
2021	6,800	0	6,800			4,556C

Who When What: TPC 04/30/2021 INSPECTED, TPC 05/06/2018 INSPECTED, TPC 01/16/2016 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.				
LEHMANN MICHAEL EDWARD TR	GLEN CREST LLC	1	06/21/2002	QC	09-FAMILY	652P621	DEED	0.0				
LEHMANN MICHAEL E & MARTH	LEHMANN MICHAEL E TRUST	0	06/18/2002	QC	09-FAMILY	652P615	DEED	0.0				
LEHMANN MARTHA ELIZABETH	LEHMANN MICHAEL E & IRELA	0	11/26/1979	WD	09-FAMILY	213P400	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
GLEN CREST LLC % JANE IRELAND 4323 S BURDICKVILLE RD MAPLE CITY MI 49664		MAP #: 49		2024 Est TCV 40,249								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1							
L652 P615 L652 P621&627/02 2003 INTEREST SPLIT FROM 006-125-050-00 PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO WLY R/W HWY TH NWLY ON SD R/W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E TO ELY LOT LN TH S TO POB UND 1/3 INTEREST SEC 25 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		WOODED LOT	.28	RURAL	435600	SqFt	0.28000	33	INTEREST SPLIT	40,249
		Paved Road		10.00 Total Acres Total Est. Land Value = 40,249								
		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	20,100	0	20,100		5,005C		
		TPC 04/30/2021 INSPECTED			2023	15,800	0	15,800		4,767C		
		TPC 05/06/2018 INSPECTED			2022	10,800	0	10,800		4,540C		
		TPC 01/16/2016 INSPECTED			2021	6,800	0	6,800		4,395C		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUSTED STANLEY N II	MORLEY MARY L	1	09/09/2015	WD	09-FAMILY	1240P517	OTHER	0.0
HUSTED DOROTHY ET AL	HUSTED STANLEY N II ET AL	1	12/15/2006	QC	08-ESTATE	925:526	OTHER	100.0

Property Address: S DUNNS FARM RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: MORLEY MARY L
 6744 S DUNNS FARM RD
 MAPLE CITY MI 49664
 2024 Est TCV 40,249

Improved X Vacant Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	WOODED LOT	.28	RURAL			435600	SqFt 0.28000	33 INTEREST SPLIT	40,249
Gravel Road	10.00 Total Acres Total Est. Land Value =								40,249

Tax Description
 L213 P400 L652 P615/02 DC L925 P522 L925 P523&526/06 2006 INTEREST SPLIT FROM 006-125-050-00 PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO W R/W HWY TH NWLY ON R /W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E LOT LN TH S TO POB UND 1/3 INTEREST TO STANLEY N HUSTED II & MARY MORLEY AS TENANTS IN COMMON SEC 25 T29N R14W.

Comments/Influences



Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	01/16/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	20,100	0	20,100			7,743C
2023	15,800	0	15,800			7,375C
2022	10,800	0	10,800			7,024C
2021	6,800	0	6,800			6,800S

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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.
NBFRE 39 LLC	OLIVER DIANE K TRUST	0	06/16/2009	WD	03-ARM'S LENGTH	2009 1018-137W	DEED	100.0
BOURKE ROBERT R & MARJORI	NBFRE 39 LLC	1,104,000	08/01/2008	WD	03-ARM'S LENGTH	984/886	DEED	100.0
BOURKE ROBERT R & MARJORI		0	10/16/2007	QC	08-ESTATE	956/995	DEED	100.0
HOFF EDWARD F ET AL	BOURKE ROBERT R & MARJORI	1,130,000	10/15/2007	WD	03-ARM'S LENGTH	956:997	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6696 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		DEQ WATER RESOURCES DIVISI	12/18/2018	DE18-4742	100% FINIS
	P.R.E. 0%		Mechanical	01/06/2012	PM12-0004	
Owner's Name/Address	MAP #: 49		Electrical	10/19/2011	PE11-0372	
OLIVER DIANE K TRUST LIVING TRUST 8433 BOULDER SHORES DR SOUTH LYON MI 48178	2024 Est TCV 3,597,762 TCV/TFA: 866.93		Plumbing	07/11/2011	PP11-0093	

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GRADE C 12000/	100.00	304.92	0.9892	0.9203	12000	100		1,092,481
			GRADE C 12000/	4.44	0.00	0.9892	0.0000	12000	50	SURPLUS: ZONING 100 ft	
			104 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,092,481								

Tax Description			Land Improvement Cost Estimates								
L365 P414 L550 P926 L550 P928/00 PRT OF GOVT LOT 7 SEC 25 COM AT NE COR LOT 7 TH S 89 DEG 40' W ON N LOT LN 695.03 FT TO SHR GLEN LK TH S 24 DEG 26' 40" W ON SHR 456.15 FT TH S 32 DEG 12' 50" W ON SHR 120.11 FT TO POB TH S 1 DEG 55' E ON SHR 115 FT TH N 80 DEG 55' E 307.26 FT TO C/L CO RD 675 IN ARC 14 DEG 40' CURVE TH NWLY ON ARC ON C/L 83.53 FT LONG CHORD ARC BEARS N 6 DEG 35' 30" W 83.32 FT TH S 86 DEG 51' 20" W 297.67 FT TO POB UNDIVIDED 1/4 INTEREST EACH TO HOFF EDWARD F & MCNIEL LYNNE & DEPIV DAMRIA H & HOFF ANNE	X	Dirt Road	Description	Rate	Size	% Good	Cash Value				
		Gravel Road	Dock: Light posts	51.48	288	50	7,413				
		Paved Road	D/W/P: 4in Ren. Conc.	11.93	308	0	0				
		Storm Sewer	D/W/P: Asphalt Paving	4.05	1200	0	0				
		Sidewalk	Residential Local Cost Land Improvements								
		Water	Description	Rate	Size	% Good	Cash Value				
		Sewer	LAND IMPROVEMENTS 10	10,000.00	2	100	20,000				
		Electric	Total Estimated Land Improvements True Cash Value = 27,413								
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

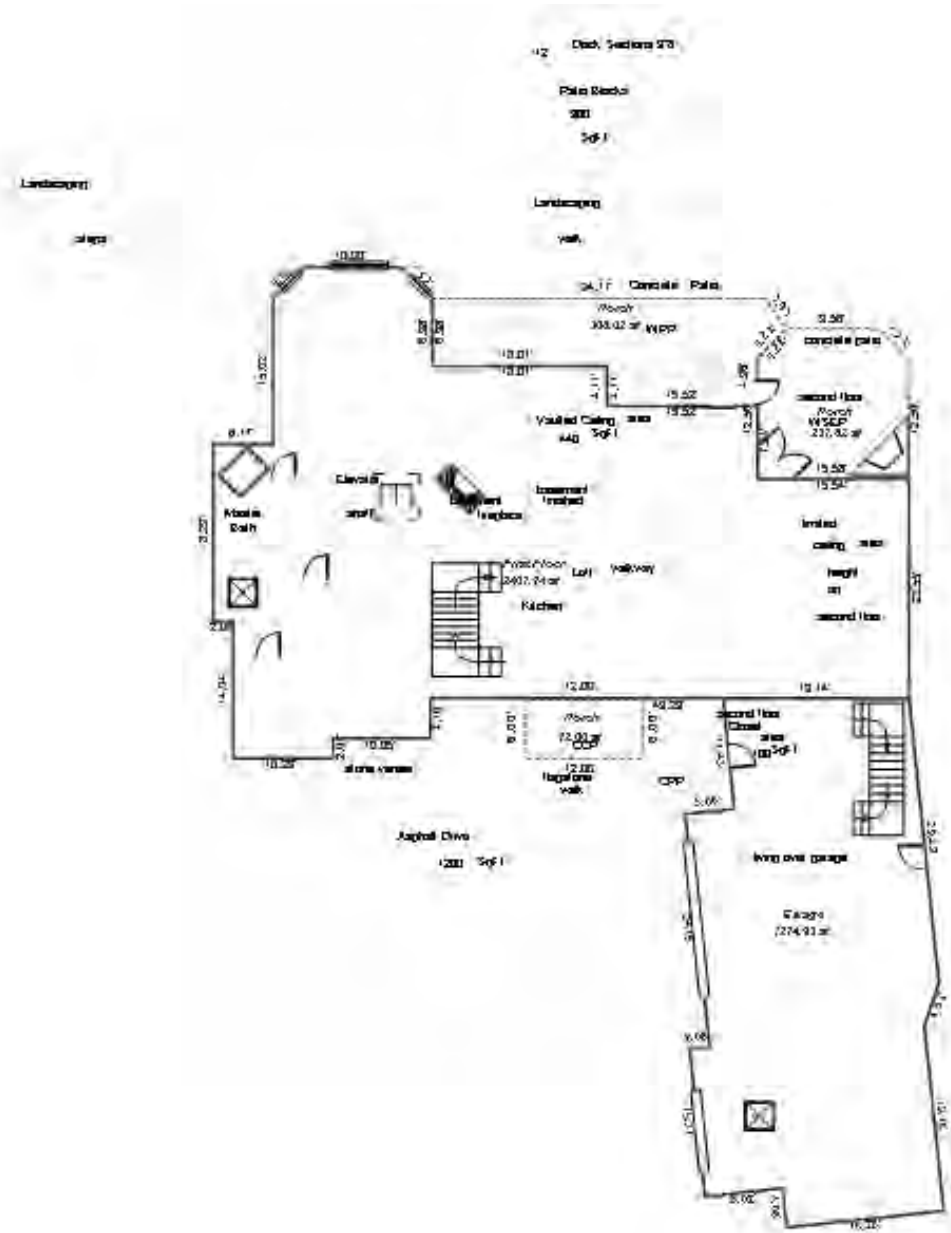
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level		2024	546,200	1,252,700	1,798,900			1,018,832C
	Rolling								
	Low								
	High								
	Landscaped								
Swamp		2023	455,200	945,100	1,400,300				970,317C
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
		2021	361,300	726,700	1,088,000				894,591C
Who When What									
TPC 12/07/2019 INSPECTED									
TPC 04/29/2015 INSPECTED									
TPC 04/05/2012 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		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type		Year Built: 2011			
	Mobile Home	Insulation		Wood	Coal	Steam		Cook Top	Interior 2 Story				72	CCP (1 Story)	Car Capacity:			
	Town Home	0	Front Overhang	X				Dishwasher	2nd/Same Stack				308	WPP	Class: B			
	Duplex	0	Other Overhang					Forced Air w/o Ducts			Garbage Disposal	Two Sided			231	WSEP (1 Story)	Exterior: Siding	
	A-Frame	(4) Interior						Forced Air w/ Ducts			Bath Heater	Exterior 1 Story					Brick Ven.: 0	
	Wood Frame	Drywall						Forced Hot Water			Vent Fan	Exterior 2 Story			Stone Ven.: 0			
	Building Style: 1.5 STORY	Paneled						Electric Baseboard			Hot Tub	1 Prefab 1 Story			Common Wall: 1 Wall			
		Plaster Wood T&G						Elec. Ceil. Radiant			Unvented Hood	1 Prefab 2 Story			Foundation: 42 Inch			
	Trim & Decoration		Radiant (in-floor)					Vented Hood	Heat Circulator			Finished?: Yes						
	Yr Built	Remodeled	Ex					Ord	Min	Intercom	Raised Hearth			Auto. Doors: 2				
2011	0	Size of Closets					Space Heater			Wood Stove			Mech. Doors: 0					
Condition: Average		Lg	Ord				Small	Wall/Floor Furnace			3 Direct-Vented Ga			Area: 1221				
Room List		Doors	Solid	H.C.	No Heating/Cooling			Class: B			% Good: 0							
Basement	(5) Floors		Central Air			Microwave			Effec. Age: 12			Storage Area: 0						
1st Floor	Kitchen:		Wood Furnace			Standard Range			Floor Area: 4,150			No Conc. Floor: 0						
2nd Floor	Other:		(12) Electric			Self Clean Range			Total Base New : 1,101,884			Bsmnt Garage:						
Bedrooms	Other:		0 Amps Service			Sauna			Total Depr Cost: 953,026			Carport Area:						
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Trash Compactor			Estimated T.C.V: 2,477,868			Roof:					
Wood/Shingle	Ex.		Ord.	Min	Security System			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B		Blt 2011					
Aluminum/Vinyl	(6) Ceilings		No. of Elec. Outlets			Ground Area = 2359 SF			Floor Area = 4150 SF.									
Brick			Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Building Areas									
Insulation	(7) Excavation		(13) Plumbing			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost					
(2) Windows		Basement: 2359 S.F.		1 Average Fixture(s)			1.5 Story	Siding	Basement	2,359								
Many	Large	Crawl: 0 S.F.		4 3 Fixture Bath			1 Story	Siding	Overhang	611								
Avg.	Avg.	Slab: 0 S.F.		1 2 Fixture Bath			Other Additions/Adjustments											
Few	Small	Height to Joists: 0.0		Softener, Auto			Recreation Room			1993	62,082	31,041						
Wood Sash	(8) Basement		Softener, Manual			Exterior												
Metal Sash	Conc. Block		No Plumbing			Brick Veneer			2400	54,984	48,386							
Vinyl Sash	Poured Conc.		Extra Toilet			Basement, Outside Entrance, Below Grade			2	8,756	7,705							
Double Hung	Stone		Extra Sink			Plumbing												
Horiz. Slide	Treated Wood		Separate Shower			Average Fixture(s)			1	3,407	2,998							
Casement	Concrete Floor		Ceramic Tile Floor			3 Fixture Bath			3	32,247	28,377							
Double Glass	(9) Basement Finish		Ceramic Tile Wains			2 Fixture Bath			1	7,166	6,306							
Patio Doors			Ceramic Tub Alcove			Water/Sewer												
Storms & Screens			Vent Fan			2000 Gal Septic			1	12,259	10,788							
(3) Roof		1993		(14) Water/Sewer			Water Well, 50 Feet			1	3,176	2,795						
Gable	Gambrel	Recreation SF		Public Water			Porches											
Hip	Mansard	Living SF		Public Sewer			CCP (1 Story)			72	3,043	2,678						
Flat	Shed	Walkout Doors (B)		Water Well			WPP			308	7,783	6,849						
Asphalt Shingle	(10) Floor Support		No Floor SF			1000 Gal Septic			WSEP (1 Story)			231	17,309	15,232				
Chimney:	Joists:		Walkout Doors (A)			2000 Gal Septic			Garages									
		Unsupported Len:		Lump Sum Items:			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Common Wall: 1 Wall			1	-3,749	-3,299			
		Cntr.Sup:					Door Opener			Door Opener			2	1,574	1,385			
							Base Cost			Base Cost			1221	79,084	69,594			
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		

*** 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.
MORLEY MARY L & JAY P	MORLEY MARY L	0	10/11/2019	QC	03-ARM'S LENGTH	2019005868	PROPERTY TRANSFER	0.0
MORLEY MARY L	MORLEY MARY L & JAY P	0	11/21/2016	QC	09-FAMILY	1279P690	OTHER	0.0
HUSTED STANLEY N II	MORLEY MARY L	483,500	08/27/2015	WD	09-FAMILY	1240P519	DEED	0.0
HUSTED DOROTHY	HUSTED STANLEY L II & MAR	0	01/08/2007	WD	03-ARM'S LENGTH		REALTOR	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6744 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/09/2017	PM17-0113	
	P.R.E. 0%		Plumbing	01/18/2017	PP17-0013	
Owner's Name/Address	MAP #: 49		Electrical	11/08/2016	PE16-0605	
MORLEY MARY L 6744 S S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 2,871,949 TCV/TFA: 739.43		Res. Single Family Dwellin	11/01/2016	PB16-0485	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
DC L925 P522 L925 P523&524/06 PRT GOVT LOT 7 SEC 25 BEG AT PT 508 FT N & 656.97 FT W OF SE SEC COR TH S 67 DEG 40' W TO SHR GLEN LAKE TH N 11 DEG 30' W ALG SHR 66.5 FT TH N 15 DEG E ALG SHR 48 FT TH N 69 DEG 45' E 345 FT TH S 15 DEG E 92.9 FT TO POB SEC 25 T29N R14W .8 A M/L.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GRADE C 12000/	100.00	305.68	0.9678	0.9209	12000	100	20' BLUFF/ROCKY	1,069,488
			GRADE C 12000/	14.00	305.68	0.9678	0.9209	12000	50	SURPLUS: ZONING 100 ft	7
			114 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 1,144,352								

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size	% Good
			Dock: Light posts	44.14	256	50
			D/W/P: Crushed Rock	2.33	500	0
			D/W/P: 3.5 Concrete	6.77	104	0
			D/W/P: Flagstone/Sand	21.61	100	0
			D/W/P: Flagstone/Sand	21.61	694	0

Comments/Influences	X Improved	Vacant	Residential Local Cost Land Improvements			
			Description	Rate	Size	% Good
			LAND IMPROVEMENTS 75	7,500.00	1	100
			BOAT HOIST	2,000.00	1	0
			Total Estimated Land Improvements True Cash Value = 13,150			



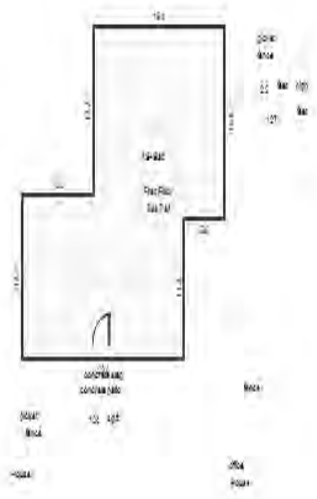
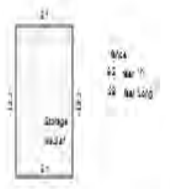
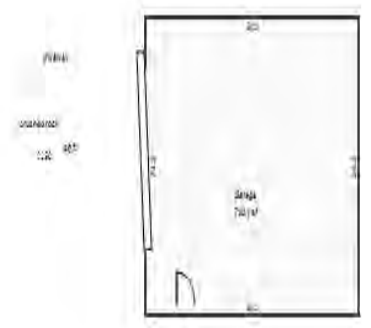
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	572,200	863,800	1,436,000			892,363C
			2023	476,800	651,000	1,127,800			849,870C
			2022	380,200	535,900	916,100			809,400C
			2021	380,200	510,900	891,100			783,544C

*** 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	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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 730 % 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: 45 Floor Area: 566 Total Base New : 113,868 Total Depr Cost: 62,629 Estimated T.C.V: 162,835		E.C.F. X 2.600		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		Blt 0											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 566 SF Floor Area = 566 SF.															
Condition: Average		Size of Closets		Lg			X	Ord		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55															
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story		Siding		Slab		566		Total:		79,378		43,659			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,518		835					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 566 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			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		730		30,127		16,570					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins		Appliance Allow.		1		2,845		1,565		Totals:		113,868		62,629	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: HOUSE AT GARAGE		ECF (4080 BIG GLEN) 2.600 => TCv:													
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																						
X	Asphalt Shingle																								

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

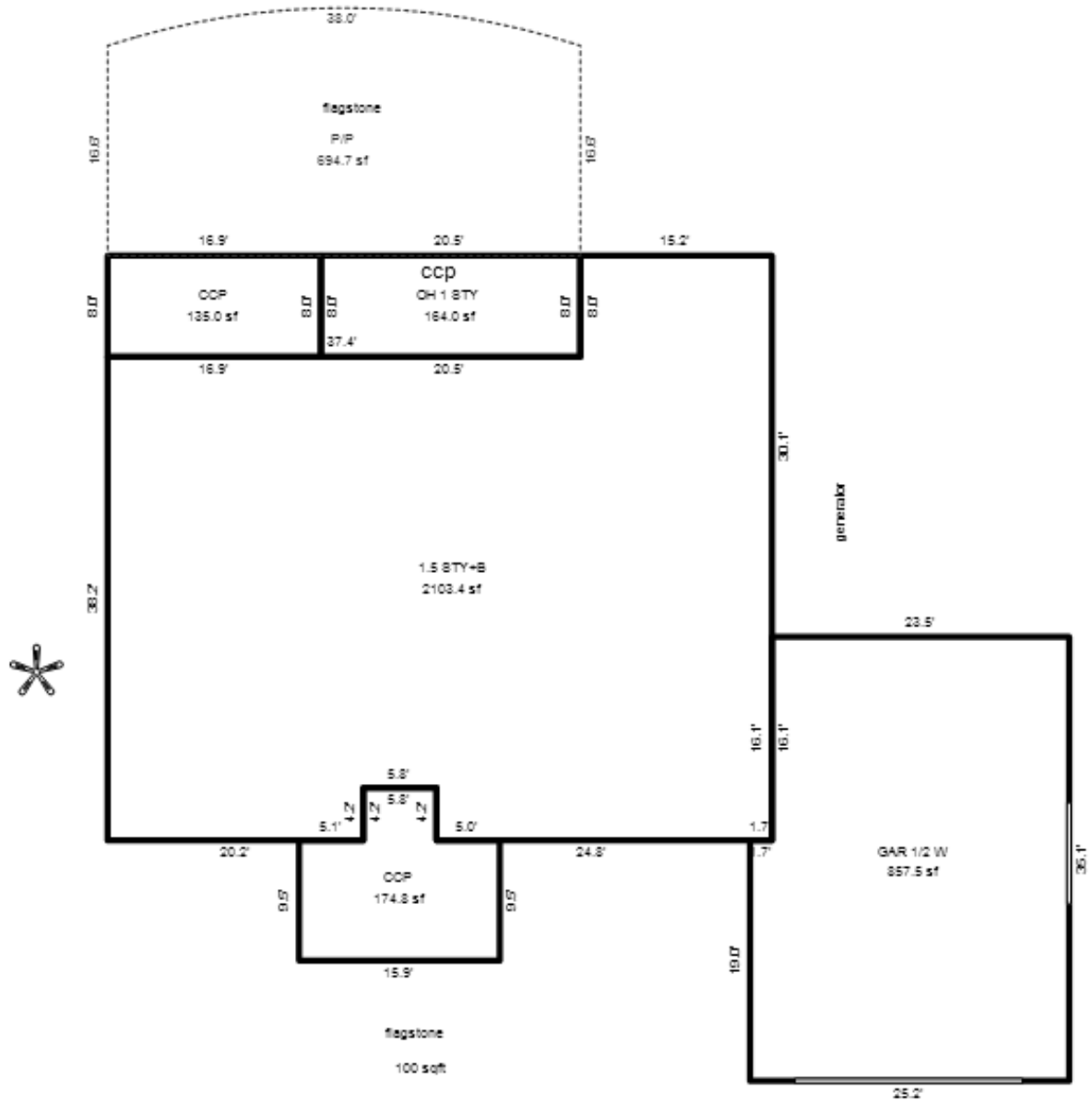


Sketch by Apex Medina™

*** 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	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 857 % Good: 0 Storage Area: 0 No Conc. Floor: 0	135	CCP (2 Story)	164	CCP (1 Story)	174	CCP (1 Story)																																																																																																																						
	Mobile Home																		0	Front Overhang	0	Other Overhang	Class: BC Effec. Age: 5 Floor Area: 3,318 Total Base New : 628,183 Total Depr Cost: 596,774 Estimated T.C.V: 1,551,612	E.C.F. X 2.600	Bsmnt Garage:																																																																																																															
	Town Home																																																																																																																																							
	Duplex																																																																																																																																							
	A-Frame																																																																																																																																							
	Wood Frame	(4) Interior			X			Central Air Wood Furnace																																																																																																																																
		Drywall Paneled		Plaster Wood T&G				(12) Electric																																																																																																																																
	Building Style: 1.5 STORY	Trim & Decoration						0 Amps Service																																																																																																																																
	Yr Built 2017	Ex	Ord	Min				No./Qual. of Fixtures																																																																																																																																
	Remodeled 0							Ex. Ord. Min																																																																																																																																
	Condition: Average	Size of Closets						No. of Elec. Outlets																																																																																																																																
		Lg	Ord	Small				Many Ave. Few																																																																																																																																
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	Basement	(5) Floors						1 Average Fixture(s)																																																																																																																																
	1st Floor	Kitchen:						4 3 Fixture Bath																																																																																																																																
	2nd Floor	Other:						2 Fixture Bath																																																																																																																																
	4 Bedrooms	Other:						Softener, Auto																																																																																																																																
	(1) Exterior							Softener, Manual																																																																																																																																
	Wood/Shingle	(6) Ceilings						Solar Water Heat																																																																																																																																
	Aluminum/Vinyl							No Plumbing																																																																																																																																
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	(2) Windows	(7) Excavation						Separate Shower																																																																																																																																
	Many	Basement: 2103 S.F.						Ceramic Tile Floor																																																																																																																																
	Avg.	Crawl: 0 S.F.						Ceramic Tile Wains																																																																																																																																
	Few	Slab: 0 S.F.						Ceramic Tub Alcove																																																																																																																																
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	Double Hung	Stone																																																																																																																																						
	Horiz. Slide	Treated Wood																																																																																																																																						
	Casement	Concrete Floor																																																																																																																																						
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	Storms & Screens																																																																																																																																							
	(3) Roof	(9) Basement Finish																																																																																																																																						
	Gable	Recreation SF																																																																																																																																						
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<p>Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2017</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 2103 SF Floor Area = 3318 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>2,103</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>164</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>500,386</td> <td>475,367</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>1</th> <th>2,234</th> <th>2,122</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td></td> <td>3</td> <td>21,076</td> <td>20,022</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td>2</td> <td>11,592</td> <td>11,012</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>6,421</td> <td>6,100</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (2 Story)</td> <td></td> <td>135</td> <td>5,979</td> <td>5,680</td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td>164</td> <td>5,861</td> <td>5,568</td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td>174</td> <td>6,186</td> <td>5,877</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td>857</td> <td>51,866</td> <td>49,273</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td>-3,205</td> <td>-3,045</td> </tr> <tr> <td>Door Opener</td> <td></td> <td>2</td> <td>1,405</td> <td>1,335</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>4,088</td> <td>3,884</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 2 Story</td> <td></td> <td>1</td> <td>8,735</td> <td>8,298</td> </tr> <tr> <td>2nd on Same Stack</td> <td></td> <td>1</td> <td>5,558</td> <td>5,280</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	2,103			1 Story	Siding	Overhang	164			Total:				500,386	475,367	Plumbing	Average Fixture(s)	1	2,234	2,122	3 Fixture Bath		3	21,076	20,022	Water/Sewer					1000 Gal Septic		2	11,592	11,012	Water Well, 100 Feet		1	6,421	6,100	Porches					CCP (2 Story)		135	5,979	5,680	CCP (1 Story)		164	5,861	5,568	CCP (1 Story)		174	6,186	5,877	Garages					Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					Base Cost		857	51,866	49,273	Common Wall: 1 Wall		1	-3,205	-3,045	Door Opener		2	1,405	1,335	Built-Ins					Appliance Allow.		1	4,088	3,884	Fireplaces					Interior 2 Story		1	8,735	8,298	2nd on Same Stack		1	5,558	5,280
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ELLEN LLC	FORD DOW KAREN & FRED C	0	04/29/2008	PTA	33-TO BE DETERMINED	2008 976/912	PROPERTY TRANSFER	1.0
FORD FRED C & KAREN DOW	GLEN ELLEN LLC	0	07/31/2003	QC	09-FAMILY	844:994	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6766 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	11/30/2018	LU18-37	100% FINIS
	P.R.E. 100% 09/25/2008		Res. Garage Detached	05/16/2016	PB16-0130	100% FINIS
Owner's Name/Address	MAP #: 49		REPAIR	11/05/2015	2015-30	100% FINIS
FORD DOW KAREN & FRED C 6766 S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 2,119,848 TCV/TFA: 664.95		MECHANICAL	12/18/2002	PM02-0952	

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road		GRADE C 12000/	100.00	369.39	0.9556	0.9655	12000	100		1,107,190
	Gravel Road		GRADE C 12000/	19.93	369.39	0.9556	0.9655	12000	50	SURPLUS: ZONING 100 ft	11
	Paved Road		120 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								1,217,522

Tax Description			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
L491 P576-581/98 L759 P117/03 L844	X		Dock: Light posts	44.14	840	0	0		
P994/05 2005 INTEREST REVISED (REF: INTEREST SPLIT 006-125-053-01) 2007 INTEREST COMBINED (-053-01) PRT GOVT LOT 7 SEC 25 BEG 372.1 FT N & 620.5 FT W OF SE COR SEC 25 TH S 59 DEG 40' W 397 FT TO SHR GLEN LAKE TH ON SHR N 11 DEG 30' W 133 FT TH N 64 DEG 50' E 46.81 FT TH N 25 DEG 19'00" W 3.0 FT TH N 64 DEG 41'00" E 75 FT TH S 25 DEG 19'00" E 3.0 FT TH N 64 DEG 50' E 31.73 FT TH S 25 DEG 19'00" E 31.73 FT TH S 25 DEG 19'00" E 5.25 FT TH N 64 DEG 41'00" E 42.86 FT TH N 25 DEG 19'00" W 5.25 FT TH N 64 DEG 50' W 185.33 FT TH S 15 DEG E 93.8 FT TO POB SEC 25 T29N R14W.	X		D/W/P: Flagstone/Sand	21.61	1800	0	0		
			Wood Frame	25.06	228	50	2,857		

X Level		Residential Local Cost Land Improvements						
Rolling		Description	Rate	Size	% Good	Cash Value		
	Low	LAND IMPROVEMENTS 10	10,000.00	2	100	20,000		
	High	BOAT HOIST	2,000.00	2	100	4,000		

X High		Total Estimated Land Improvements True Cash Value =						
Landscaped		26,857						
	Swamp							
	Wooded							
	Pond							

X Waterfront		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Ravine	2024	608,800	451,100	1,059,900			395,100C
	Wetland	2023	507,300	342,500	849,800			376,286C
	Flood Plain	2022	407,800	282,300	690,100			358,368C
		2021	407,800	260,100	667,900			346,920C

Comments/Influences

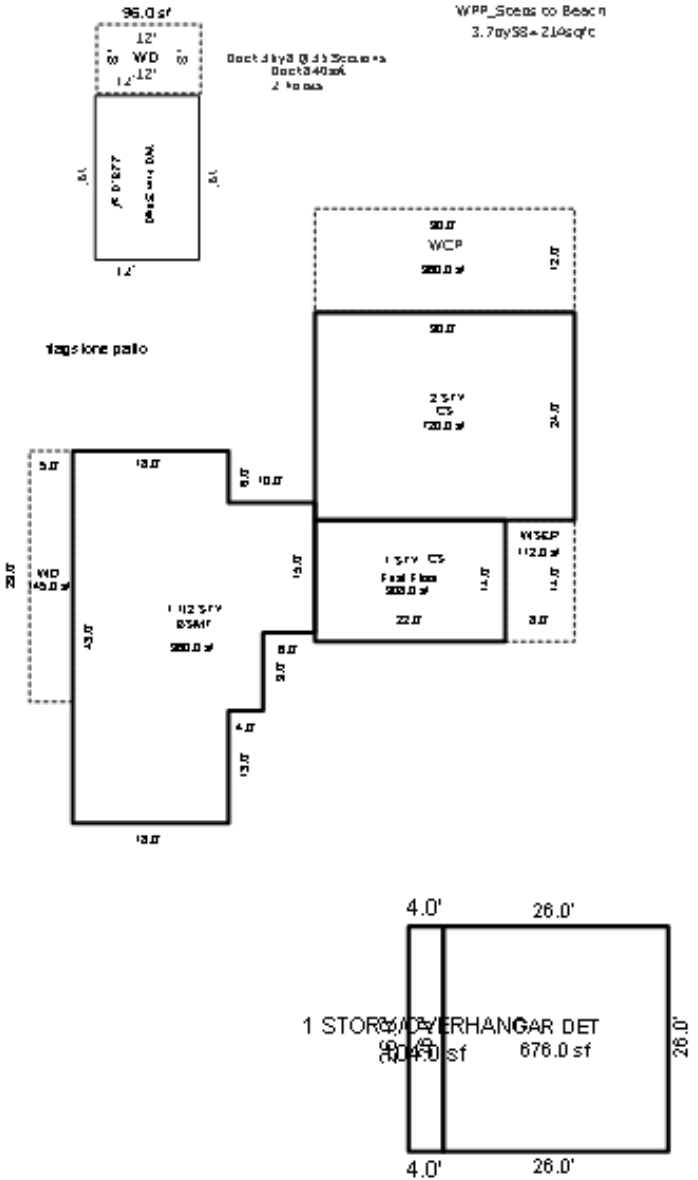


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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: 2016 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: 676 % Good: 0 Storage Area: 676 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: 1.75 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1930	Remodeled 2001	Trim & Decoration															
Condition: Average		Ex	X	Ord		Min											
Room List		Size of Closets															
	Basement 7 1st Floor 3 2nd Floor 4 Bedrooms	Lg	X	Ord		Small											
(1) Exterior		Doors		Solid	X	H.C.											
(2) Windows		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C 5 Blt 1930							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		0 Amps Service			(11) Heating System: Forced Heat & Cool			Ground Area = 1988 SF Floor Area = 3188 SF.							
X	Insulation	(7) Excavation		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 1028 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Building Areas							
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			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Gable Hip Flat	Gambrel Mansard Shed	(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			(13) Plumbing			1 Story Siding Crawl Space 308 1.5 Story Siding Basement 960						
X	Asphalt 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			(14) Water/Sewer			Total: 396,061 257,452							
Chimney: Brick		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:			Other Additions/Adjustments							
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic Water Well, 100 Feet			Exterior Stone Veneer 100 3,904 2,538 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							
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Porches WCP (1 Story) 360 12,118 7,877 WSEP (1 Story) 112 6,739 4,380 WPP 214 4,826 3,137			Deck Treated Wood 145 3,448 3,345 Treated Wood 96 2,576 1,674 Balcony Wood Balcony 80 3,352 2,179							
<<<< 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.
DOTTERWEICH FAMILY PARTNE	OUZOUNIAN MICHAEL & ROGER	1,550,000	07/31/2017	WD	03-ARM'S LENGTH	1302P762	PROPERTY TRANSFER	100.0
GREEN	DOTTERWEICH	816,000	08/16/1997	WD	03-ARM'S LENGTH	452:578	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6776 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Utility Structure	04/07/2022	PB22-0123	100% FINIS
	P.R.E. 78% 02/28/2018		SOLAR	03/27/2022	LU22-04	100% FINIS
Owner's Name/Address	MAP #: 49		Electrical	03/18/2022	PE22-0162	100% FINIS
OUZOUNIAN MICHAEL & ROGERS PATRICIA 6776 S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 2,571,306 TCV/TFA: 730.69		WELL/SEPTIC	03/20/1991	1991-0384	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GRADE C 12000/	100.00	352.33	0.8898	0.9542	12000	100		1,018,912
			GRADE C 12000/	59.49	352.33	0.8898	0.9542	12000	50	SURPLUS: ZONING 100 ft	30
			159 Actual Front Feet, 1.29 Total Acres Total Est. Land Value = 1,321,988								

Tax Description		Land Improvement Cost Estimates				Residential Local Cost Land Improvements	
L1302P762 PART OF GOVERNMENT LOT 7, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, PREVIOUSLY DESCRIBED IN DESCRIPTION AS FURNISHED AS: BEGINNING AT A POINT 281.5 FEET NORTH, AND 596.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 15° WEST, 93.8 FEET; THENCE SOUTH 59°40' WEST, 397.0 FEET TO THE SHORE OF GLEN LAKE; THENCE SOUTH 11DEG30' EAST, ALONG SAID SHORE, 133.0 FEET; THENCE SOUTH 31° EAST, ALONG SAID SHORE 30 FEET; THENCE NORTH 55°	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water Sewer					
	X	Electric Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

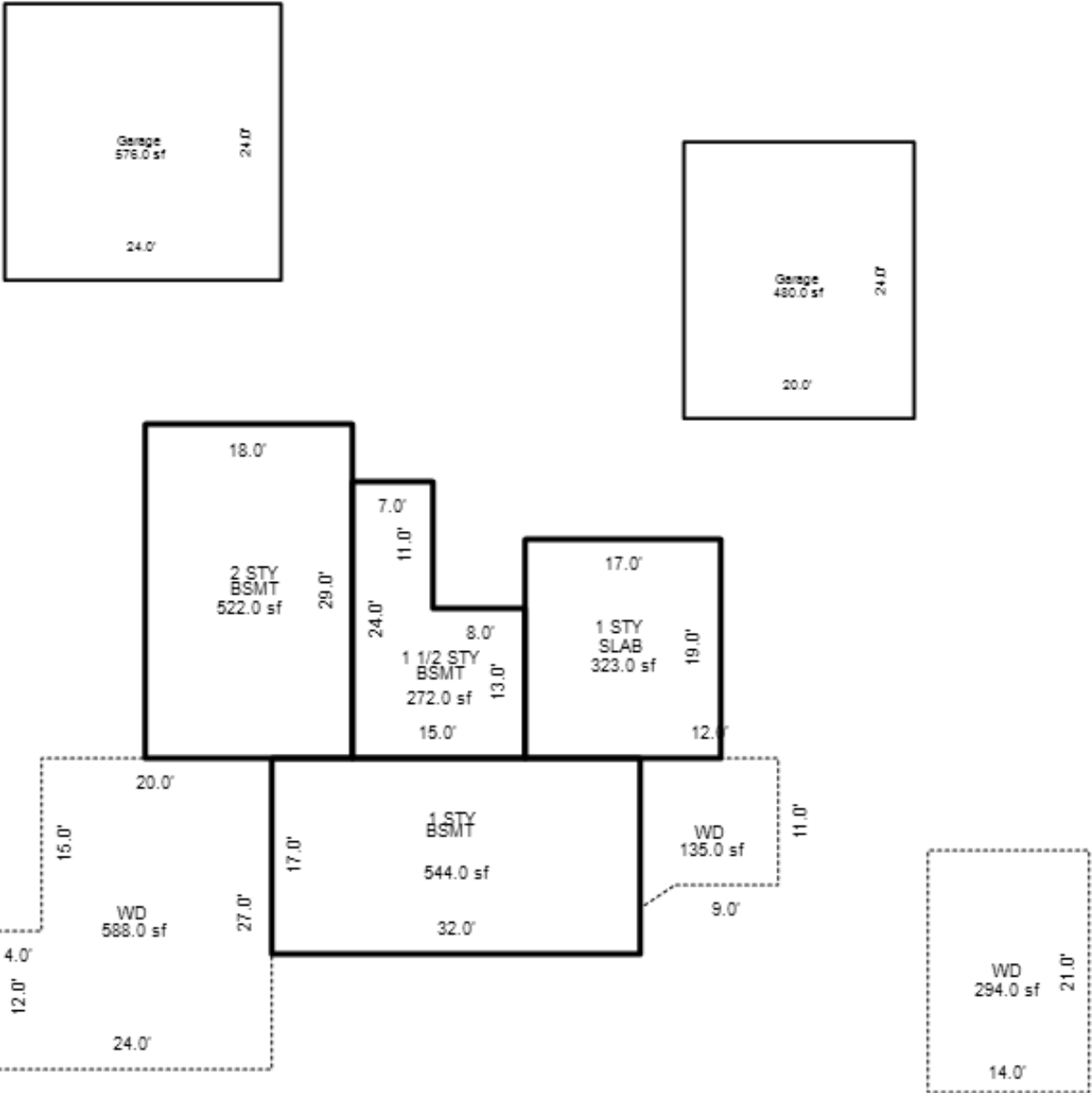
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	661,000	624,700	1,285,700			858,085C
X	Rolling	2023	550,800	470,700	1,021,500			817,224C
X	Low	2022	448,500	376,000	824,500			778,309C
X	High	2021	448,500	345,500	794,000			753,446C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/13/2022	INSPECTED	2023	550,800	470,700	1,021,500			817,224C
TPC	08/09/2017	INSPECTED	2022	448,500	376,000	824,500			778,309C
TPC	04/29/2015	INSPECTED	2021	448,500	345,500	794,000			753,446C

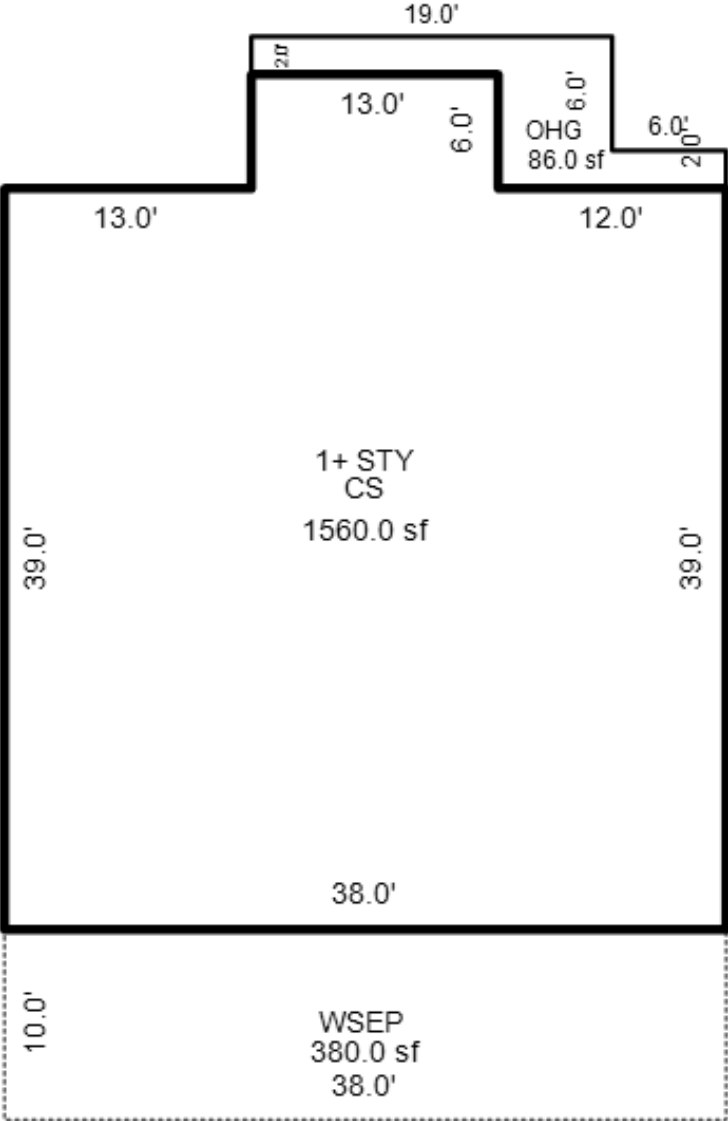
*** Information herein deemed reliable but not guaranteed***



*** 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 370	Type WGEP (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:																							
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 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																
Yr Built Remodeled 1925 REM 1991		Ex	X Ord	Min		(12) Electric																															
Condition: Average		Size of Closets				0 Amps Service																															
Room List		Doors	Solid	X H.C.		No./Qual. of Fixtures																															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors				X Ex. Ord. Min																															
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets																															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings				Many X Ave. Few																															
(2) Windows		(7) Excavation				(13) Plumbing																															
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 1114 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																															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement				(14) Water/Sewer																															
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																															
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:																															
X	Asphalt Shingle	(10) Floor Support				Notes: HOUSE AT ROAD																															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Totals: 238,548 77,521																															
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 10 Blt 1925 (11) Heating System: Forced Heat & Cool Ground Area = 1114 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/50/100/32.5 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>1,114</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>86</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>186,701</td> <td>60,670</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 493 3 Fixture Bath 1 4,777 1,553 Water/Sewer 1000 Gal Septic 1 5,002 1,626 Water Well, 100 Feet 1 5,973 1,941 Porches WGEP (1 Story) 370 25,034 8,136 Built-Ins Appliance Allow. 1 2,845 925 Fireplaces Exterior 1 Story 1 6,698 2,177 Totals: 238,548 77,521 ECF (4080 BIG GLEN) 2.600 => TCV: 201,555														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Crawl Space	1,114			1 Story	Siding	Overhang	86			Total:				186,701	60,670
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1+ Story	Siding	Crawl Space	1,114																																		
1 Story	Siding	Overhang	86																																		
Total:				186,701	60,670																																

*** 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.
WALLACE CHARLES E JR &	WALLACE CAROLYN J TRUST	0	08/21/2009	WD	03-ARM'S LENGTH	2009 1027-778W	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6752 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/09/2020	PM20-0389	100% FINIS
	P.R.E. 100% 05/31/2005		Mechanical	06/08/2020	PM20-0313	100% FINIS
Owner's Name/Address	MAP #: 49		Mechanical	12/20/2012	PM12-0560	100% FINIS
WALLACE CAROLYN J TRUST 6752 S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 2,238,504 TCV/TFA: 448.33		Electrical	09/28/2012	PE12-0401	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			Description	Frontage	Depth	Rate %Adj.	Reason	Value		
L250 P584 L491 P576-588/98 PRT SEC 25 COM 462.7 FT N & 644.8 FT W OF SE COR SD SEC TH S 64 DEG 50' W 185.33 FT TH S 25 DEG 19'00" E 5.25 FT TH S 64 DEG 41'00" W 42.86 FT TH N 25 DEG 19'00"W 5.25 FT TH S 64 DEG 50' W 31.73 FT TH N 25 DEG 19'00" W 3.0 FT TH S 64 DEG 41' 00" W 75 FT TH S 25 DEG 19'00" E 3.0 FT TH S 64 DEG 50' W 46.81 FT TO SHR GLEN LAKE TH N 11 DEG W 66.5 FT TH N 67 DEG 40' E 375 FT TH S 15 DEG E 46.9 FT TO POB SEC 25 T29N R14W.	X		GRADE C 12000/ 67 Actual Front Feet, 0.45 Total Acres	66.50	291.76	1.1074	0.9102	12000	100	804,368
			Total Est. Land Value =			804,368				

Tax Description	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric	X					
Gas	X					
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
Land Improvement Cost Estimates						
Description			Rate	Size % Good	Cash Value	
Dock: Light posts			48.91	520 50	12,716	
Residential Local Cost Land Improvements						
Description			Rate	Size % Good	Cash Value	
LAND IMPROVEMENTS 5			5,000.00	1 100	5,000	
Total Estimated Land Improvements True Cash Value =					17,716	

Comments/Influences



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							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	2024	2023	2022	2021
			402,200	335,200	259,800	259,800
			717,100	541,000	443,300	468,700
			1,119,300	876,200	703,100	728,500
			399,325C	380,310C	362,200C	350,630C
		TPC 04/29/2015 INSPECTED				
		TPC 04/23/2014 INSPECTED				
		TPC 06/20/2013 INSPECTED				

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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 2 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: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 688 % Good: 0 Storage Area: 264 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		78 WCP (1 Story) 72 WPP 70 WPP 536 Treated Wood 32 Wood Balcony						
Building Style: 2 STORY		X	Drywall Paneled			Plaster Wood T&G											
Yr Built Remodeled 1915 201 1998		X	Ex	Ord	Min												
Condition: Average		X	Lg	Ord	Small												
Room List		Doors	Solid	X	H.C.												
	Basement 4 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors															
(1) Exterior			Kitchen: Hardwood Other: Hardwood 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	(8) Basement															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	X	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support															
	Chimney: Stone		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
			Joists: 2X8X12 Unsupported Len: Cntr.Sup:														
		(12) Electric															
		150	Amps Service														
		No./Qual. of Fixtures															
X	Ex.	Ord.	Min														
		No. of Elec. Outlets															
X	Many	Ave.	Few														
		(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														
		(14) Water/Sewer															
		1	Public Water Public Sewer Water Well														
		1	1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:															
		Cost Est. for Res. Bldg: 1 Single Family 2 STORY															
		(11) Heating System: Forced Heat & Cool															
		Ground Area = 2761 SF Floor Area = 4993 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
		Building Areas															
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost										
		2 Story	Siding	Crawl Space	1,466												
		2 Story	Siding	Basement	766												
		1 Story	Siding	Slab	529												
		Total:				702,231	456,452										
		Other Additions/Adjustments															
		Exterior															
		Stone Veneer			160	7,674	4,988										
		Plumbing															
		Average Fixture(s)			1	2,234	1,452										
		3 Fixture Bath			2	14,051	9,133										
		Water/Sewer															
		1000 Gal Septic			1	5,796	3,767										
		Water Well, 100 Feet			1	6,421	4,174										
		Porches															
		WCP (1 Story)			78	5,480	3,562										
		WPP			72	3,295	2,142										
		WPP			70	3,249	2,112										
		Deck															
		Treated Wood			536	8,614	5,599										
		Balcony															
		Wood Balcony			32	1,637	1,064										
		Garages															
		Class: BC Exterior: Siding Foundation: 18 Inch (Finished)															
		Base Cost			688	41,273	26,827										
		<<<<< 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.
CAMPBELL BRIAN P & MARY L	6726 DUNNS FARM LLC	1	12/20/2012	WD	03-ARM'S LENGTH	1148P660	PROPERTY TRANSFER	0.0
CAMPBELL BRIAN P & MARY L		0	09/03/2010	OTH	33-TO BE DETERMINED	2010 1060-259E	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6726 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/09/2017	PE17-0562	
Owner's Name/Address	P.R.E. 0%		ELECTRICAL	10/21/2002	PE02-0678	
6726 DUNNS FARM LLC 1140 HEATHER WAY ANN ARBOR MI 48104	MAP #: 49		ELECTRICAL	10/21/2002	PE02-0679	
	2024 Est TCV 1,996,676 TCV/TFA: 813.64		PLUMBING	09/18/2002	PP02-0321	

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE C 12000/	100.00	262.30	0.9701	0.8863	12000	100		1,031,790	
GRADE C 12000/	12.92	262.30	0.9701	0.8863	12000	50	SURPLUS: ZONING 100 ft	6	
113 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								1,098,444	

Tax Description
 L255 P294 L291 P393&394/88 L644 P639&640 LDA & UNREC SURVEY PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FT TO POB TH S73 DEG 10'51" W 68.39 FT TH N16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52'33" W 40.18 FT TH N 80 DEG 13'18"W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LK TH S 22 DEG 32'59" W ALG SD SHR 38.46 FT TH S 25

- 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.

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				12,500



- Topography of Site
- X 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	549,200	449,100	998,300			423,765C
2023	457,700	339,300	797,000			403,586C
2022	363,100	278,500	641,600			384,368C
2021	363,100	256,200	619,300			372,090C

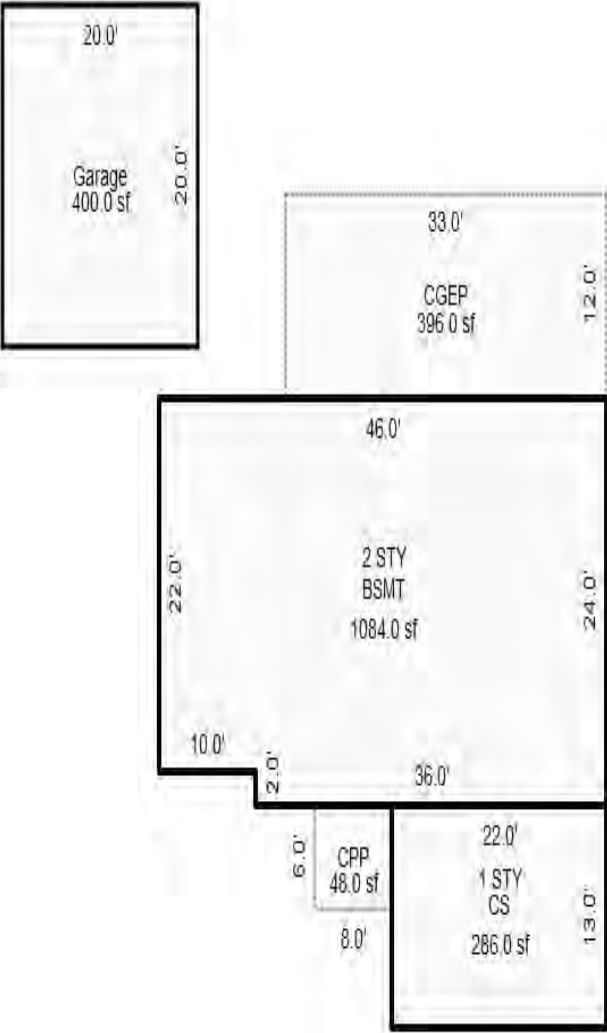
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Who	When	What
TPC	04/29/2015	INSPECTED
WAS	11/11/2007	INSPECTED

*** 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	1	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 Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 396 48	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 360 % 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	Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Class: BC Effec. Age: 35 Floor Area: 2,454 Total Base New : 524,102 Total Depr Cost: 340,666 Estimated T.C.V: 885,732	E.C.F. X 2.600	Bsmnt Garage:			
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace						(12) Electric		200 Amps Service		Roof:
Yr Built 1928 200		Remodeled 1989		X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC Blt 1928			
Condition: Average		Size of Closets		X	Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 1370 SF Floor Area = 2454 SF.					
Room List		Doors X Solid H.C.		(5) Floors			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
3	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Building Areas						
(1) Exterior		(7) Excavation		X Ex. Ord. Min			X Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1084 S.F. Crawl: 286 S.F. Slab: 0 S.F. Height to Joists: 0.0		X Many Ave. Few			(13) Plumbing			2 Story Siding Basement 1,084						
X	Insulation	(8) Basement		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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1 Story Siding Crawl Space 286		Total: 393,539 255,800				
(2) Windows		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			Lump Sum Items:			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish						Exterior Stone Veneer 120 5,755 3,741						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support								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						
(3) Roof		Joists: 2X8X16 Unsupported Len: Cntr.Sup:								Porches CGEP (1 Story) 396 29,363 19,086 CPP 48 1,417 921						
X	Gable Hip Flat	Gambrel Mansard Shed									Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 360 21,823 14,185 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 625 32,044 20,829					
X	Asphalt Shingle									Built-Ins Appliance Allow. 1 4,088 2,657 Oven 1 2,092 1,360						
Chimney: Brick										Fireplaces						

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



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.			
KRAEGE SCOTT	SNUG HARBOR COTTAGE LLC	10	02/05/2020	QC	09-FAMILY	2020001512	PROPERTY TRANSFER	0.0			
WILLIAMS JOHN & ANDROMEDA	KRAEGE SCOTT	1,050,000	11/15/2019	WD	03-ARM'S LENGTH	2019006750	PROPERTY TRANSFER	100.0			
KOSTREVAGH JOINT REAL EST	WILLIAMS JOHN & ANDROMEDA	1,325,000	06/27/2016	WD	03-ARM'S LENGTH	1264P736	PROPERTY TRANSFER	100.0			
KOSTREVAGH C ANDREW & KAY	KOSTREVAGH JOINT REAL EST	0	11/02/2004	QC	09-FAMILY	840:999	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status	
6710 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/15/2023	PM23-0523	100% FINIS			
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		10/31/2016	L16 -283	100% FINIS			
SNUG HARBOR COTTAGE LLC 5855 BROOKWOOD RD INDIANAPOLIS IN 46226		MAP #: 49		ADDITION/ALTERATION		12/28/1999	1999-0869	100% FINIS			
		2024 Est TCV 2,168,821 TCV/TFA: 793.28		ADDITION/ALTERATION		02/09/1993	1993-1276	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				GRADE C 12000/	63.00	343.53	1.1224	0.9482	12000 100	804,603	
				63 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =						804,603	
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Wood Frame	48.58	80	50	1,943			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value =							6,943
Tax Description		Dirt Road									
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		X	Gas								
		X	Curb								
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	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	
		Who	When	What	2024	402,300	682,100	1,084,400		717,723C	
		TPC 05/12/2017 INSPECTED			2023	335,300	513,700	849,000		683,546C	
		TPC 12/22/2016 INSPECTED			2022	260,400	420,600	681,000		650,997C	
		TPC 06/29/2016 INSPECTED			2021	260,400	402,700	663,100	663,100J	630,201C	

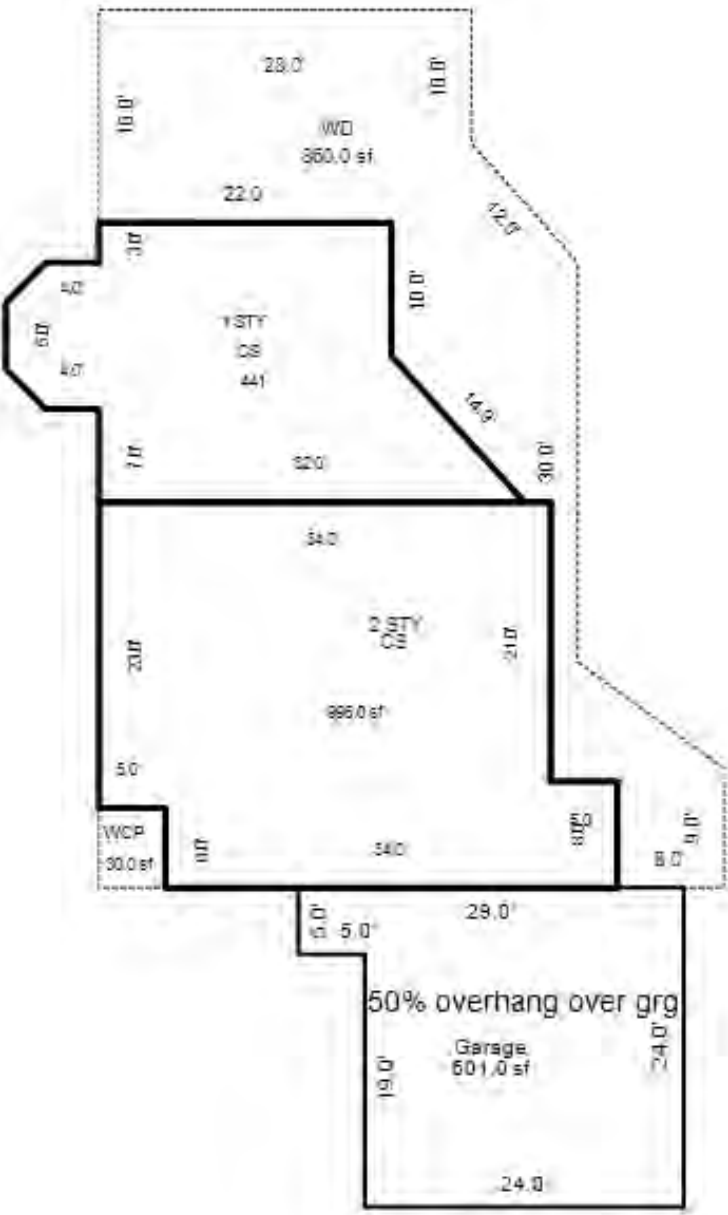


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*** Information herein deemed reliable but not guaranteed***

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	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 48 844	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 601 % Good: 94 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: B Effec. Age: 15 Floor Area: 2,734 Total Base New : 608,804 Total Depr Cost: 522,029 Estimated T.C.V: 1,357,275		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		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls B		Blt 1940						
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets		Ground Area = 1437 SF Floor Area = 2734 SF.											
1940	200	2019	Size of Closets		Lg		X	Ord	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
Condition: Average		Doors		Solid	X	H.C.	(13) Plumbing		Building Areas		Stories		Exterior		Foundation				
Room List		(5) Floors		Kitchen: Tile Other: Hardwood Other: Carpeted		150 Amps Service		Plumbing		2 Story		Siding		Crawl Space		Size			
Basement	3 1st Floor	2 2nd Floor	3 Bedrooms					Average Fixture(s)		1 Story		Siding		Crawl Space		441			
(1) Exterior		(6) Ceilings				1		2 Fixture Bath		1 Story		Siding		Overhang		301			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1437 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1			
X	Insulation	(8) Basement				4		3 Fixture Bath		Plumbing		Average Fixture(s)		3		32,247			
(2) Windows		Many	X	Large			1		2 Fixture Bath		Water/Sewer		2000 Gal Septic		1		12,259		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Avg.	Few	Small			1		Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WCP (1 Story)		48		4,333		
(3) Roof		(9) Basement Finish				1		2000 Gal Septic		Garages		Class: B Exterior: Siding Foundation: 18 Inch (Finished)		Base Cost		601		44,612	
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		Built-Ins		Appliance Allow.		1		7,043		
X	Asphalt Shingle	(10) Floor Support				1		2000 Gal Septic		Fireplaces		Interior 2 Story		1		9,874		8,393	
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:				Lump Sum Items:				Deck		Treated Wood		844		12,474		10,603	
														<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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

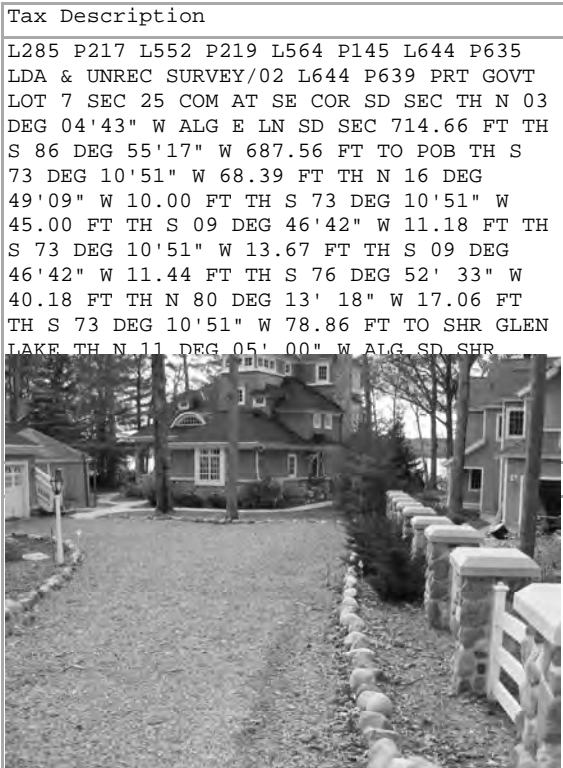


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINN TRUST	CAMPBELL	300,000	08/16/2000	WD	03-ARM'S LENGTH	552:219	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6720 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		RENEWAL	10/18/2001	1905	INSPECTED
Owner's Name/Address	P.R.E. 0%		ADDITION/ALTERATION	03/01/2001	1852	
CAMPBELL/LINCOLN LLC 1140 HEATHERWAY ANN ARBOR MI 48104	MAP #: 49					
	2024 Est TCV 3,534,754 TCV/TFA: 729.12					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L285 P217 L552 P219 L564 P145 L644 P635 LDA & UNREC SURVEY/02 L644 P639 PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FT TO POB TH S 73 DEG 10'51" W 68.39 FT TH N 16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52' 33" W 40.18 FT TH N 80 DEG 13' 18" W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LAKE TH N 11 DEG 05' 00" W ALG SD SHR	X		Dirt Road	66.50	235.81	1.1074	0.8631	12000	100	762,681	
			Gravel Road	67 Actual Front Feet, 0.36 Total Acres						Total Est. Land Value =	762,681
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



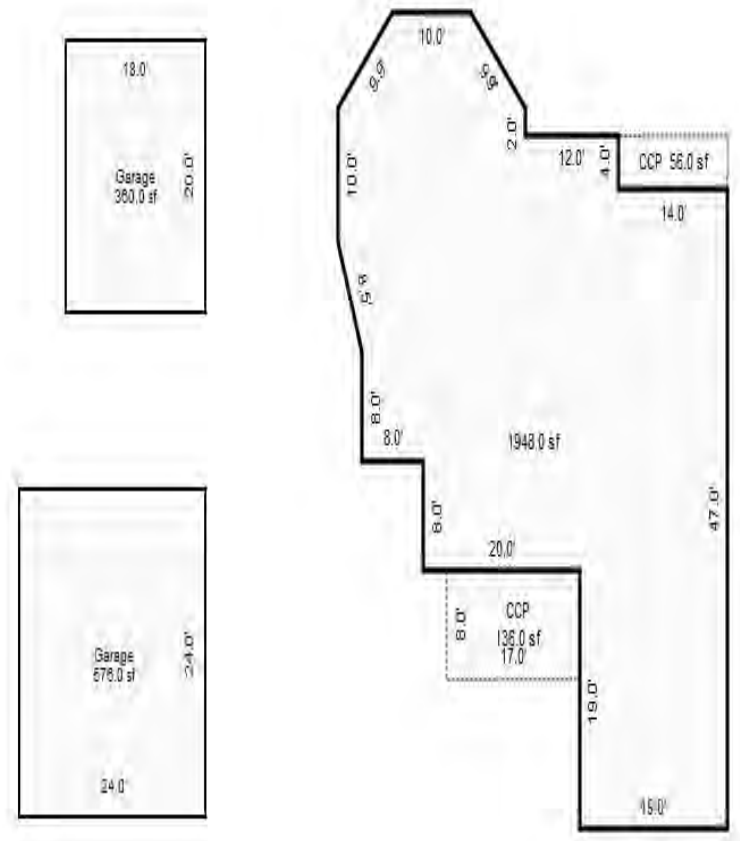
Topography of Site	X Level	Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													Who	When	What	2024	381,300	1,386,100	1,767,400
													2023	317,800	1,043,700	1,361,500			575,216C
													2022	244,700	854,500	1,099,200			547,825C
													2021	244,700	836,800	1,081,500			530,325C

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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 1 Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136 56	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: 2.5 Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 360 % 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: 2 STORY		Trim & Decoration	X Ex	Ord	Min	X	Central Air Wood Furnace								
Yr Built 2001	Remodeled 0	Size of Closets	X Lg	Ord	Small	X	200 Amps Service								
Condition: Average		Doors	X Solid		H.C.	X	(12) Electric								
Room List		(5) Floors	Kitchen: Hardwood Other: Carpeted Other:			X	No./Qual. of Fixtures								
	Basement 1st Floor 2nd Floor 4 Bedrooms					X	X Ex.	Ord.	Min						
(1) Exterior		(6) Ceilings	X Drywall			X	Many	X Ave.	Few						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 1917 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 2 STORY					
X	Insulation	(8) Basement				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			(11) Heating System: Forced Heat & Cool, Air Conditioning					
(2) Windows		(9) Basement Finish					(13) Plumbing			Ground Area = 1917 SF Floor Area = 4848 SF.					
X	Many Avg. Few	X Large Avg. Small					(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
X	Wood Sash Metal Sash Vinyl Sash						Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Building Areas					
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					Lump Sum Items:			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support								2.5 Story Siding Basement 1,917 1 Story Siding Overhang 56					
(3) Roof										Total: 1,181,909 886,430					
X	Gable Hip Flat	Gambrel Mansard Shed								Other Additions/Adjustments					
X	Asphalt Shingle									Exterior Stone Veneer 200 11,796 8,847 Plumbing Average Fixture(s) 1 4,215 3,161 3 Fixture Bath 3 39,834 29,875 Water/Sewer 1000 Gal Septic 1 6,920 5,190 Water Well, 100 Feet 1 7,146 5,359 Porches CCP (1 Story) 136 8,082 6,061 CCP (1 Story) 56 3,492 2,619 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 360 40,342 30,256 Door Opener 1 885 664 Class: A Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 576 56,949 42,712 Storage Over Garage 576 17,165 12,874 Door Opener 2 1,770 1,327					
Chimney: Brick		Joists: 12" I BEAM WD Unsupported Len: Cntr.Sup:								Built-Ins <<<<< 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.					
SUTHERLAND ELIZABETH ANN	SUTHERLAND ELIZABETH ANN	0	04/20/2022	QC	09-FAMILY	2022002857	PROPERTY TRANSFER	0.0					
SUTHERLAND ELIZABETH ANN	SUTHERLAND ELIZABETH ANN	0	04/20/2022	QC	09-FAMILY	2022002859	PROPERTY TRANSFER	0.0					
SUTHERLAND IRV & ELIZABET	SUTHERLAND ELIZABETH ANN	0	03/01/2012	WD	09-FAMILY	1120P569	DEED	0.0					
SUTHERLAND IRVIN GEORGE		0	01/01/2012	AFF	07-DEATH CERTIFICATE	2012 1110-699	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-4 (	Building Permit(s)	Date	Number	Status				
6071 S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		08/15/2012	PE12-0330						
		P.R.E. 100% 05/10/1994		Mechanical		08/15/2012	PM12-0314						
Owner's Name/Address		MAP #: 45,46											
SUTHERLAND ELIZABETH ANN 7433 TOBACO CREEK DR WILLIAMSBURG MI 49690		2024 Est TCV 659,392 TCV/TFA: 303.73											
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements		* Factors *		+10' EASEMENT RIGHTS							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				B 100' @ 2000/	86.00	263.00	1.0384	0.8818	2000	100		157,496	
				86 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =		157,496			
Tax Description				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				Fencing: Vnyl, 2 Rail	16.75	80	0	0					
				Wood Frame	33.22	80	50	1,329					
				Wood Frame	25.04	230	50	2,879					
				Residential Local Cost Land Improvements									
				Description	Rate	Size	% Good	Cash Value					
				LAND IMPROVEMENTS 25	2,500.00	1	100	2,500					
				Total Estimated Land Improvements True Cash Value =				6,708					
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landsaped											
		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	78,700	251,000	329,700					
		TPC 05/09/2019	INSPECTED		2023	63,000	189,400	252,400					
		TPC 10/08/2015	INSPECTED		2022	29,000	155,300	184,300					
		WAS 12/22/2007	INSPECTED		2021	27,800	149,900	177,700					

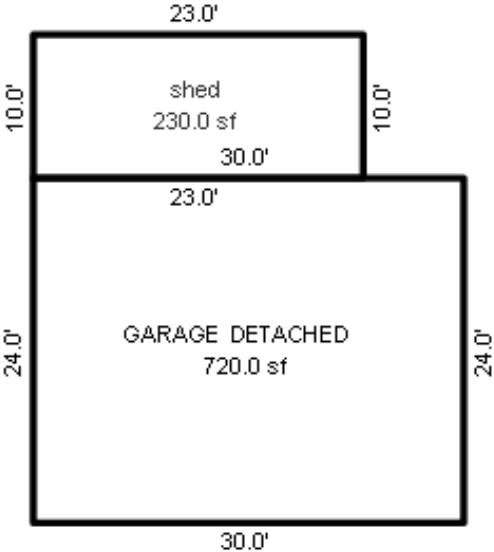
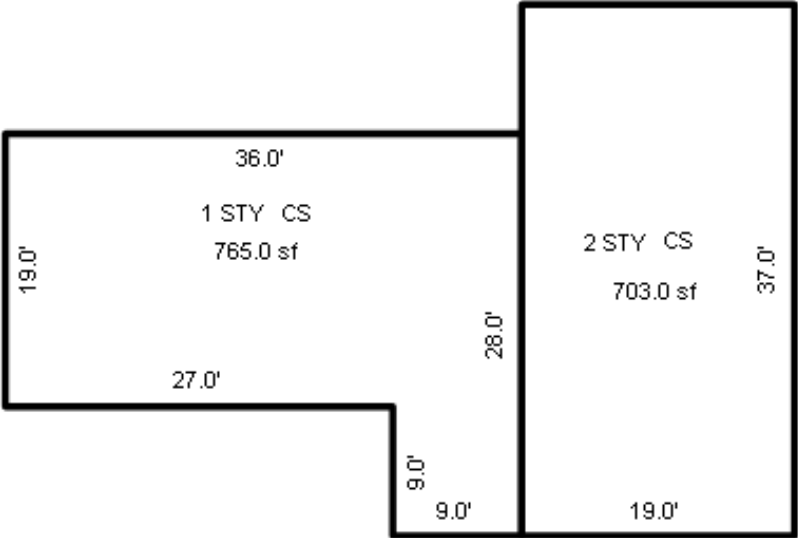


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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 Effec. Age: 40 Floor Area: 2,171 Total Base New : 317,429 Total Depr Cost: 190,457 Estimated T.C.V: 495,188		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall	Plaster												
Yr Built 1940		Remodeled 1989		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior							No./Qual. of Fixtures									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Ex.	Ord.	Min	No. of Elec. Outlets								
Insulation				Many	X	Ave.	Few	(13) Plumbing								
(2) Windows		(7) Excavation		1	Average Fixture(s)											
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 1468 S.F. Slab: 0 S.F. Height to Joists: 0.0			2	3 Fixture Bath								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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											
(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										
X	Asphalt Shingle	(10) Floor Support		1	1000 Gal Septic											
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1468 SF Floor Area = 2171 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1940				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 765																
2 Story Siding Crawl Space 703																
Total: 256,336 153,801																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,518 911																
3 Fixture Bath 1 4,777 2,866																
2 Fixture Bath 1 3,197 1,918																
Water/Sewer																
1000 Gal Septic 1 5,002 3,001																
Water Well, 100 Feet 1 5,973 3,584																
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 720 26,906 16,144																
Built-Ins																
Appliance Allow. 1 2,845 1,707																
Fireplaces																
Exterior 2 Story 1 8,251 4,951																
Wood Stove 1 2,624 1,574																
Totals: 317,429 190,457																
Notes:																
ECF (4082 FISHER LAKE) 2.600 => TCv:												495,188				

*** 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.
CASTLE LIVING TRUST	NEESON PAULA S & CASTLE K	0	03/18/2023	QC	09-FAMILY	2023001121	PROPERTY TRANSFER	0.0
CASTLE HERBERT & KATHLEEN	CASTLE LIVING TRUST	1	07/28/2016	QC	09-FAMILY	1268P96	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
6091 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Detached	11/30/2020	PB20-0402	100% FINIS
	P.R.E. 100% 04/19/2023		Electrical	11/04/2020	PE20-0591	100% FINIS
Owner's Name/Address	MAP #: 45,46		GARAGE	10/18/2020	LU20-23	100% FINIS
NEESON PAULA S & CASTLE KATHLEEN 6091 S FISHER RD MAPLE CITY MI 49664	2024 Est TCV 619,284 TCV/TFA: 354.69		Mechanical	11/26/2018	PM18-0841	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE				
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
PRT GOVT LOT 2 SEC 25 BEG AT PT ON SHR FISHER LAKE WHICH IS 1128.9 FT N & 646.73 FT E OF SW COR GOVT LOT 2 TH S 89 DEG 20' W 742.35 FT TO E R/W LN OF PUBLIC RD TH N 4 DEG 19' W ALG E R/W LN 85.9 FT TH N 89 DEG 01' E 261.72 FT TH S 1 DEG 18' E 77.20 FT TH N 89 DEG 20' E 485.15 FT TO PT ON SHR FISHER LAKE TH S 2 DEG 57' W 10 FT TO POB SEC 25 T29N R14W 0.60 A.	X		* Factors * 10' ACCESS ON FISHER LAKE				
			Dirt Road	10.00	2726.86	1.9168	1.5282	7000	100	205,048
			10 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 205,048				

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
PRT GOVT LOT 2 SEC 25 BEG AT PT ON SHR FISHER LAKE WHICH IS 1128.9 FT N & 646.73 FT E OF SW COR GOVT LOT 2 TH S 89 DEG 20' W 742.35 FT TO E R/W LN OF PUBLIC RD TH N 4 DEG 19' W ALG E R/W LN 85.9 FT TH N 89 DEG 01' E 261.72 FT TH S 1 DEG 18' E 77.20 FT TH N 89 DEG 20' E 485.15 FT TO PT ON SHR FISHER LAKE TH S 2 DEG 57' W 10 FT TO POB SEC 25 T29N R14W 0.60 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Wood Frame	25.37	126 50	1,598
			Residential Local Cost Land Improvements			
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
			Total Estimated Land Improvements True Cash Value = 4,098			

Comments/Influences
10' ON FISHER FOR ACCESS IS 485.15' PATH



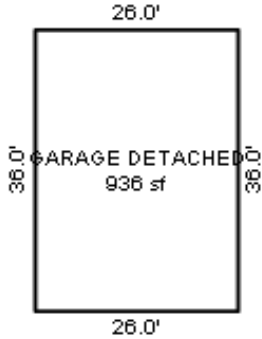
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	102,500	207,100	309,600			125,949C
TPC 05/05/2021	INSPECTED		2023	66,000	156,200	222,200			119,952C
TPC 11/04/2020	INSPECTED		2022	29,100	130,800	159,900			114,240C
TPC 01/10/2019	INSPECTED		2021	27,800	113,500	141,300			97,329C

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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 43	Type CCP (1 Story)	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % 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		Drywall X Paneled	Plaster Wood T&G										
Yr Built 1930 197		Trim & Decoration											
Remodeled 2007		Ex	X Ord	Min									
Condition: Average		Size of Closets											
Room List		Lg	X Ord	Small									
Basement 6 1st Floor 2nd Floor 2 Bedrooms		Doors	Solid	X H.C.									
(1) Exterior		(5) Floors											
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Carpeted Other:											
X Insulation		No./Qual. of Fixtures											
(2) Windows		Ex.	X Ord.	Min									
X Many Avg. X Avg. Few Small		No. of Elec. Outlets											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X Tile	Many	X Ave.	Few								
(3) Roof		(6) Ceilings											
X Gable Hip Flat		X Tile											
X Asphalt Shingle		(7) Excavation											
Chimney: Brick		Basement: 0 S.F. Crawl: 873 S.F. Slab: 873 S.F. Height to Joists: 0.0											
(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(10) Floor Support		Joists: 2X10X12 Unsupported Len: Cntr.Sup:											
(11) Heating/Cooling		(12) Electric											
(12) Electric		100 Amps Service											
(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											
(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: Electric Baseboard													
Ground Area = 1746 SF Floor Area = 1746 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65													
Building Areas													
Stories Exterior Foundation Size Cost New Depr. Cost													
1 Story Siding Crawl Space 873													
1 Story Siding Slab 873													
Total: 191,682 124,592													
Other Additions/Adjustments													
Water/Sewer													
1000 Gal Septic 1 4,679 3,041													
Water Well, 100 Feet 1 5,800 3,770													
Porches													
CCP (1 Story) 43 1,263 821													
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost 936 36,148 23,496													
Door Opener 2 1,124 731													
Built-Ins													
Appliance Allow. 1 1,989 1,293													
Local Cost Items													
GENERATOR 1 1 1 *													
Totals: 242,686 157,745													
Notes:													
ECF (4082 FISHER LAKE) 2.600 => TCY: 410,138													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN EDEN DRIVE LLC	HAGERTY COTTAGE LLC	0	12/21/2007	QC	09-FAMILY	964:349	OTHER	100.0
HAGERTY LOUISE INTER VIVO	GLEN EDEN DRIVE LLC	1	10/02/2006	QC	09-FAMILY	917:427	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4483 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		FENCE	05/23/2019	LU19-13	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	09/28/2018	PE18-0577	100% FINIS
HAGERTY COTTAGE LLC PO BOX 722 TRAVERSE CITY MI 49685-0722	MAP #: 47		Mechanical	02/12/2018	PM18-0119	100% FINIS
	2024 Est TCV 3,581,802 TCV/TFA: 1569.5		DEQ WATER RESOURCES DIVISI	01/07/2016	2016-2164	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L546 P352 L610 P638 L696 P920 L706 P123	X		GRADE A 19000	200.00	280.78	0.8076	0.8657	19000	100		2,656,735
L753 P926/03 L769 P499/03 L917 P427/06			GRADE A 19000	35.04	280.78	0.8076	0.8657	19000	50	SURPLUS: ZONING 100 ft	23
PRT GOVT LOT 3 SEC 25 BEG AT PT 1164.5 FT			235 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 2,889,445								
E OF & 625 FT S OF NW COR LOT 3 TH S 55			Land Improvement Cost Estimates								
DEG 26' E 9.65 FT TH S 61 DEG 10' E 40.15			Description					Rate	Size	% Good	Cash Value
FT TH S 74 DEG 05' E 50 FT TH S 88 DEG			Fencing: Wd, Solid, 6 ft.					41.92	175	0	0
27' E 45 FT TH S 11 DEG 01' E 263.52 FT	X		Residential Local Cost Land Improvements								
TO SHR GLEN LAKE TH S 83 DEG 58' W ALG			Description					Rate	Size	% Good	Cash Value
SHR 90 FT TH N 88 DEG 42' W ALG SHR 90 FT			LAND IMPROVEMENTS 10					10,000.00	1	100	10,000
TH N 77 DEG 48' W ALG SHR 95 FT TH N 16			Total Estimated Land Improvements True Cash Value = 10,000								
DEG 43' E 298.2 FT TO POB SEC 25 T29N											
R14W. 1.5 A M/L.											



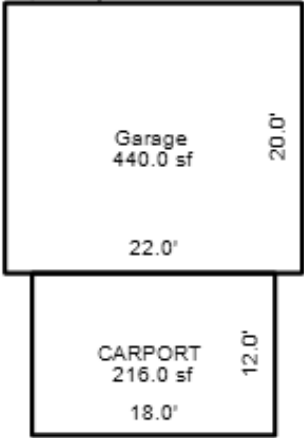
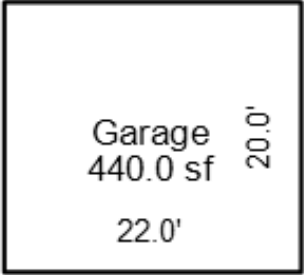
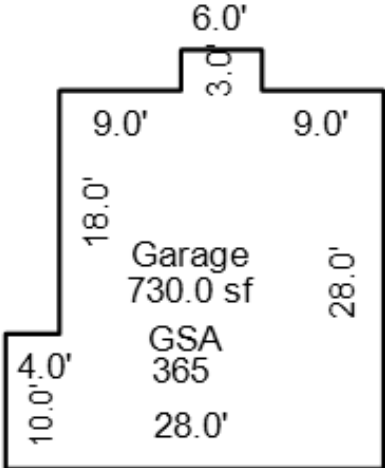
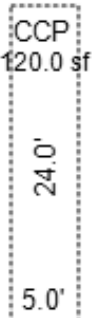
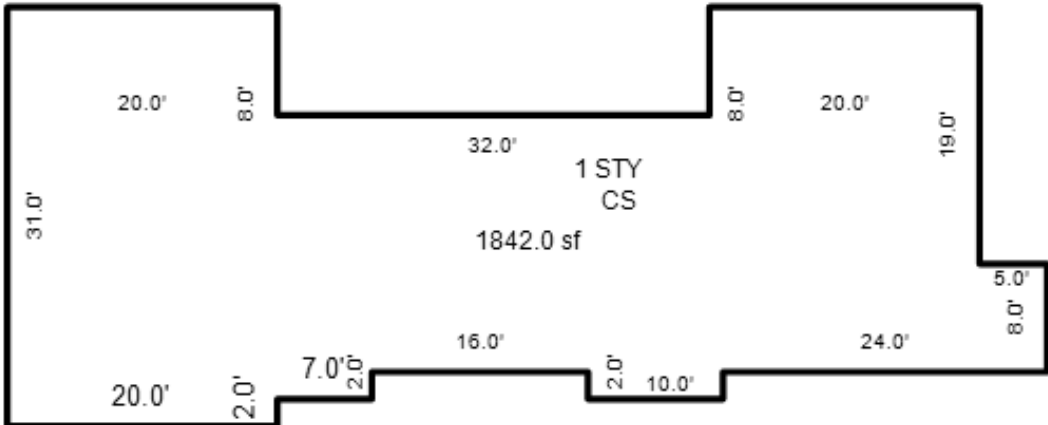
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	1,444,700	346,200	1,790,900			1,436,592C
	Rolling	2023	1,216,600	261,600	1,478,200			1,368,183C
	Low	2022	1,328,000	217,600	1,545,600			1,303,032C
	High	2021	1,328,000	200,500	1,528,500			1,261,406C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC 10/29/2019	INSPECTED						
	TPC 11/05/2018	INSPECTED						
	TPC 04/30/2015	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 120 300	Type CPP Treated Wood	Year Built: 1941 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 440 % 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 +10 Effec. Age: 35 Floor Area: 1,842 Total Base New : 378,814 Total Depr Cost: 246,236 Estimated T.C.V: 640,214			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 Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1842 SF Floor Area = 1842 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 10 Blt 1941		
Yr Built 1941	Remodeled 1991	Ex	X	Ord	Min	No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,842 Total: 249,947 162,473							
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 150 Amps Service			(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) 1 1,518 987 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 CPP 120 2,440 1,586 Deck Treated Wood 300 5,550 3,607 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,986 12,341 Class: A Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 730 61,576 40,024 Storage Over Garage 365 10,877 7,070 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 1 6,698 4,354 Wood Stove 1 2,624 1,706						
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:							
Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:													
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1842 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish						
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows Many Avg. X Large Avg. Small														
X	Insulation	(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:									
Chimney: Brick																

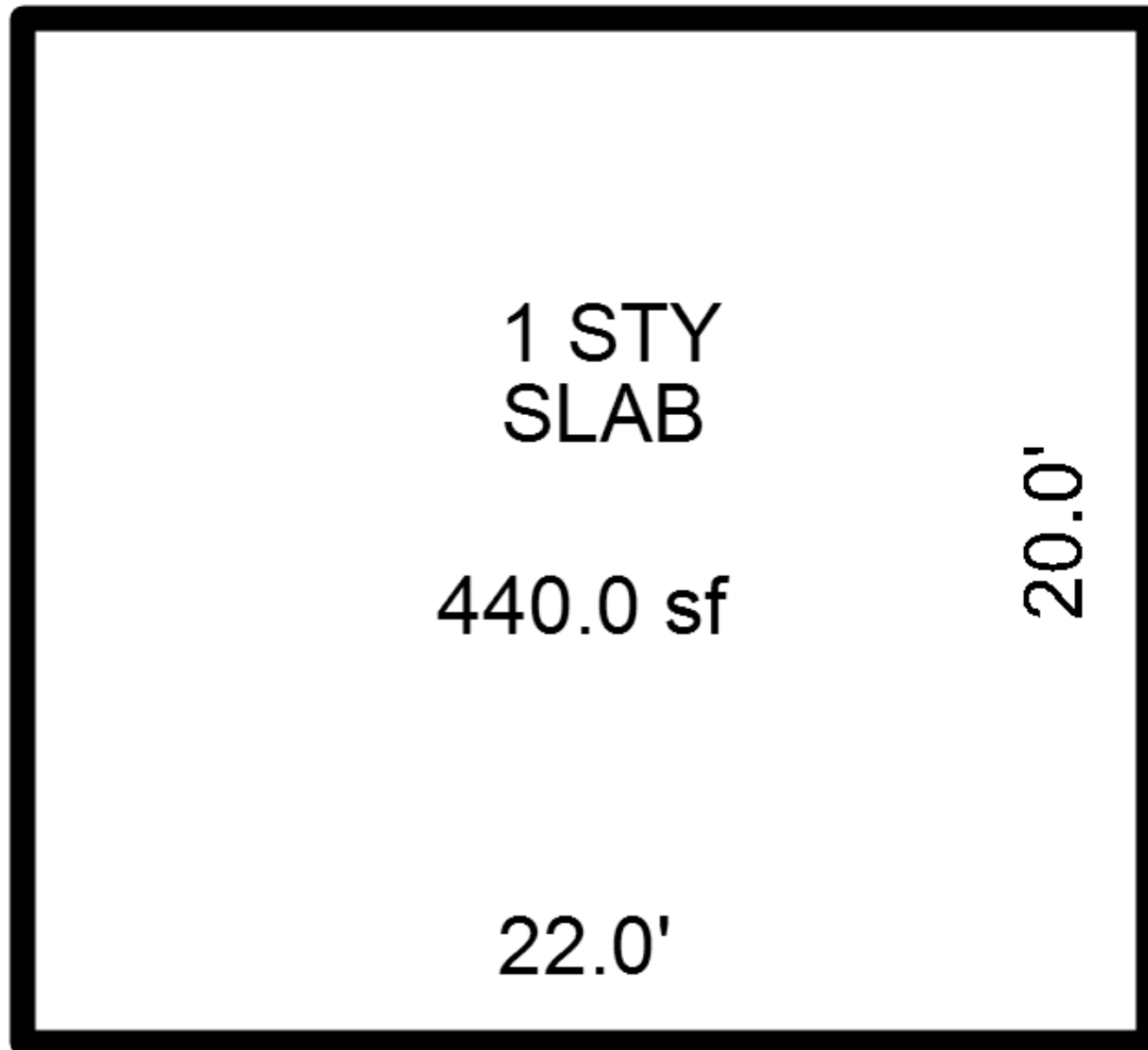
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	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		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			X No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 440 Total Base New : 58,944 Total Depr Cost: 16,209 Estimated T.C.V: 42,143		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: No Heating/Cooling Ground Area = 440 SF Floor Area = 440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5		Cls CD Blt 1970	
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	X Ex. Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		Lg X Ord Small			(12) Electric			1 Story Siding Slab		Total: 54,840 15,081					
Room List		Doors	Solid	X	H.C.		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Other Additions/Adjustments		Extra Toilet 1 1,314 361 Extra Sink 1 801 220					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Extra Toilet 1 Extra Sink			Built-Ins		Appliance Allow. 1 1,989 547		Totals: 58,944 16,209			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Extra Toilet 1 Extra Sink			Notes:		ECF (4080 BIG GLEN) 2.600 => TCV: 42,143					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 440 S.F. Height to Joists: 0.0			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing										
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Wood Sash Metal Sash Vinyl Sash Double Hung 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)			Lump Sum Items:										
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		X Gable Hip Flat			Gambrel Mansard Shed										
X	Asphalt Shingle																

*** 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.
MCDONALD JOSEPH F & ASHLE	MCDONALD JOSEPH & ASHLEY	1	11/20/2017	QC	03-ARM'S LENGTH	1317P50	PROPERTY TRANSFER	0.0
COOK BETTY P TRUST	MCDONALD JOSEPH F & ASHLE	2,100,000	06/03/2016	WD	03-ARM'S LENGTH	1262P638	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4709 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/19/2016	PM16-0789	
Owner's Name/Address	P.R.E. 0%		Plumbing	12/19/2016	PP16-0283	
MCDONALD JOSEPH & ASHLEY TRUST 1547 LOOKOUT FARM DRIVE NE ADA MI 49301	MAP #: 47,46		Electrical	12/06/2016	PE16-0667	
	2024 Est TCV 4,047,149 TCV/TFA: 849.88		Res. Garage Detached	09/22/2016	PB16-0389	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L307 P37 L407 P172/95 DC L878 P137/05 PRT GOVT LOTS 2 & 3 SEC 25 BEG 121 FT N OF NW 1/4 CEN POST TH S 291.4 FT TO SHR GLEN LAKE TH ALG SHR S 70 DEG 20' E 145 FT TH N 25 DEG 40' E 296.5 FT TO HWY TH N 74 DEG 15' W 275 FT ON HWY TO POB EXC E 25 FT THEREOF SEC 25 T29N R14W .56 A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GRADE A 19000	100.00	215.00	0.9554	0.8098	19000	100		1,470,027
			GRADE A 19000	20.00	215.00	0.9554	0.8098	19000	50	SURPLUS: ZONING 100 ft	14
			120 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 1,617,030								

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	4.05	5200	0	0
X	Gas	21.56	1200	0	0
	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
	Total Estimated Land Improvements True Cash Value = 10,000				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	808,500	1,215,100	2,023,600			1,574,825C
Rolling	2023	680,900	914,900	1,595,800			1,499,834C
Low	2022	795,500	749,000	1,544,500			1,428,414C
High	2021	795,500	711,800	1,507,300			1,382,783C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

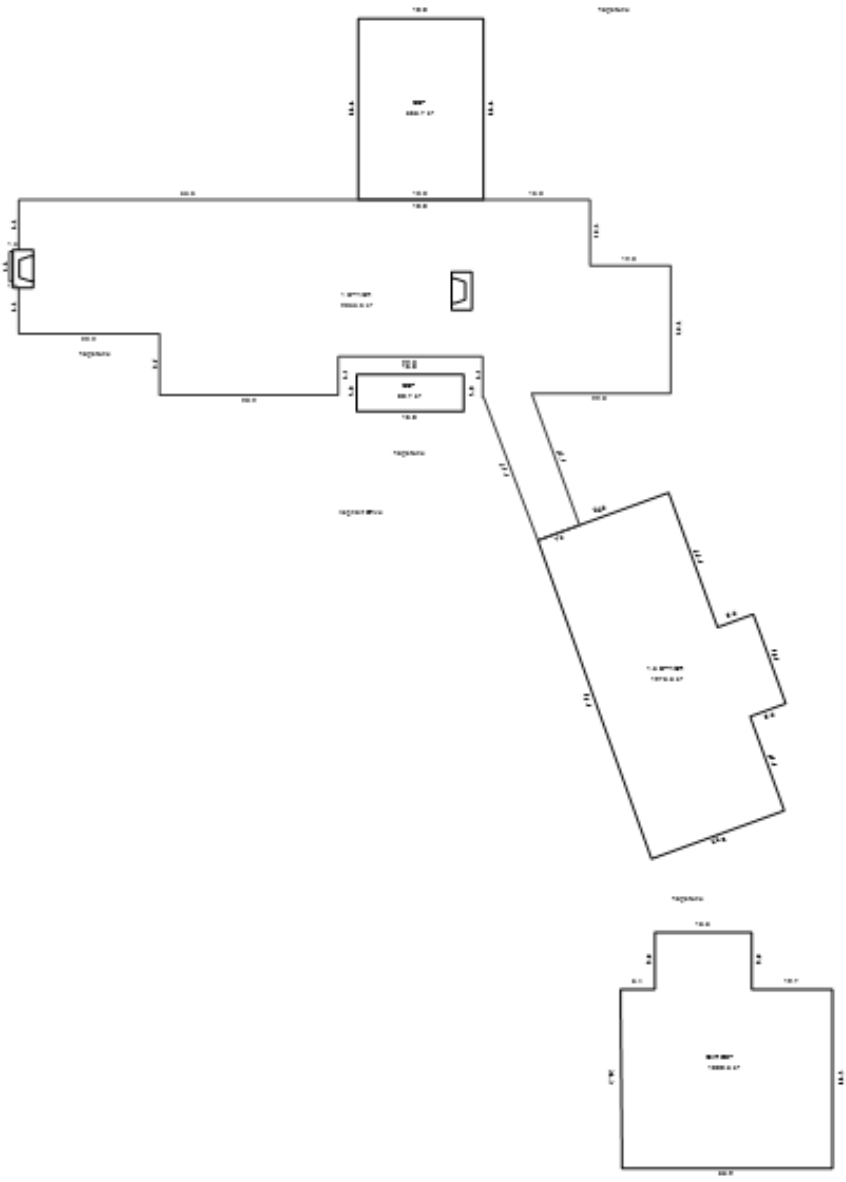


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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	565 99	CCP (1 Story) CCP (1 Story)	Area	Type	Year Built: 2017 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: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.600	Bsmnt Garage:	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	1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Class: B Effec. Age: 5 Floor Area: 4,762 Total Base New : 979,808 Total Depr Cost: 930,815 Estimated T.C.V: 2,420,119		
Town Home		(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	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	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 4126 SF Floor Area = 4762 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,853 1.5 Story Siding Crawl Space 1,273 Total: 760,787 722,747 Other Additions/Adjustments Exterior Stone Veneer 400 21,272 20,208 Plumbing Average Fixture(s) 1 3,407 3,237 3 Fixture Bath 2 21,498 20,423 2 Fixture Bath 5 35,830 34,038 Water/Sewer 2000 Gal Septic 1 12,259 11,646 Water Well, 50 Feet 1 3,176 3,017 Porches CCP (1 Story) 565 20,792 19,752 CCP (1 Story) 99 4,059 3,856 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,574 1,495 Base Cost 1080 69,952 66,454 Built-Ins Appliance Allow. 1 7,043 6,691 Fireplaces Interior 1 Story 1 8,113 7,707
Duplex																							
A-Frame		(5) Floors	Kitchen: Other: Other:	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
Wood Frame																	(6) Ceilings	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
Building Style: 1 STORY		(7) Excavation	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
Yr Built Remodeled 2017 0																	(8) Basement	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
Condition: Average		(9) Basement Finish	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
Room List																	(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
Basement 1st Floor 2nd Floor Bedrooms		Joists: Unsupported Len: Cntr.Sup:	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
(1) Exterior																	(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
Wood/Shingle Aluminum/Vinyl Brick		(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
Insulation																	(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
(2) Windows		(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
Many Avg. Few Large Avg. Small																	(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
(3) Roof																	(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							
Asphalt Shingle																	(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets
Chimney:		(10) Floor Support	Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 5 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 1 2000 Gal Septic	Lump Sum Items:							

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



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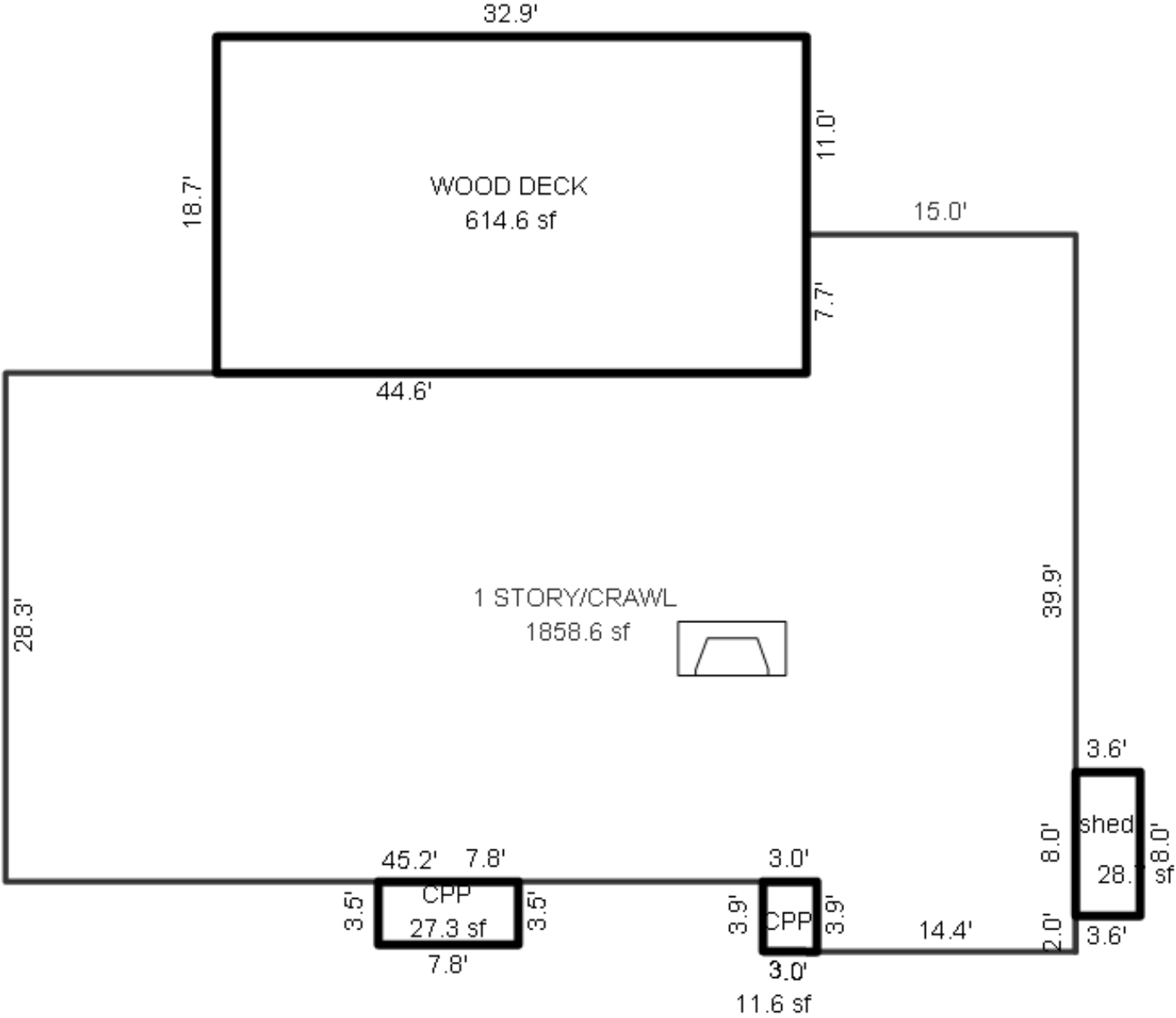
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIDEWIND PROPERTIES LLC	HALEY JOHN R TRUST	1,697,000	06/26/2020	WD	09-FAMILY	2020003922	PROPERTY TRANSFER	100.0				
CAMP INN LLC	SIDEWIND PROPERTIES LLC	1,700,000	10/29/2015	WD	03-ARM'S LENGTH	1244P803	PROPERTY TRANSFER	100.0				
MARTIN VAN W & SHARON C	CAMP INN LLC	0	12/12/2012	QC	09-FAMILY	1148P86 QC	OTHER	0.0				
GREENWAY FAMILY LLC	MARTIN VAN W & SHARON C	1,600,000	01/16/2009	WD	03-ARM'S LENGTH	2009 997/50WD	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4787 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/16/2021	PM21-0104	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		02/16/2021	PP21-0035	100% FINIS				
HALEY JOHN R TRUST 246 W THRUSTON BLVD DAYTON OH 45419		MAP #: 45		Res. Add/Alter/Repair		11/24/2020	PB20-0398	100% FINIS				
		2024 Est TCV 2,236,758 TCV/TFA: 1203.8		Electrical		10/19/2020	PE20-0546	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L434 P985&986/96 L713 P965 L713 P967/03 PRT OF GOVT LOT 1 SEC 25 BEG AT OF E LN GOVT LOT 1 AS MEASURED ALG A LN DRAWN AT RIGHT ANGLES TO E LN GOVT LOT 1 WITH SHR GLEN LAKE TH W 100 FT TH N 300 FT TO C/L HWY TH ELY ALG C/L HWY 100 FT TO PT N OF BEG TH S 300 FT TO POB SEC 25 T29N R14W .56 A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		GRADE A 19000	100.00	300.00	1.0000	0.8801	19000	100	1,672,212	
		Paved Road		100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =							1,672,212	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	40.35	28	50	565				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
		Curb		Total Estimated Land Improvements True Cash Value =							2,065	
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	836,100	282,300	1,118,400			962,430C		
		X Rolling		2023	704,100	212,500	916,600			916,600S		
		X Low		2022	750,000	161,500	911,500			911,500S		
		X High		2021	750,000	99,900	849,900			849,900S		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	2024	836,100	282,300	1,118,400			962,430C	
		TPC 11/16/2021 INSPECTED		2023	704,100	212,500	916,600			916,600S		
		TPC 05/05/2021 INSPECTED		2022	750,000	161,500	911,500			911,500S		
		TPC 11/04/2020 INSPECTED		2021	750,000	99,900	849,900			849,900S		

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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 11 27 614	Type CCP (1 Story) CCP 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: C +10 Effec. Age: 30 Floor Area: 1,858 Total Base New : 309,078 Total Depr Cost: 216,339 Estimated T.C.V: 562,481		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 = 1858 SF Floor Area = 1858 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls C 10 Blt 1962			
Yr Built 1962	Remodeled 2021	Ex	X	Ord	Min	Size of Closets			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			1 Story Siding Crawl Space 1,858 Total: 268,452 187,903							
Room List		Doors	Solid	H.C.	(5) Floors			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 Porches CPP CCP (1 Story) Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 1 Story					
Basement 6 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			(12) Electric			100 Amps Service							
(1) Exterior	Ex. X Ord. Min		No. of Elec. Outlets			(13) Plumbing			Totals: 309,078 216,339							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1858 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 562,481						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Lump Sum Items:						
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung 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)												
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X10X16 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.
CROSBY JAMES E ET AL	STOUTLAND PAGE O & SMITH	617,000	09/14/2016	WD	03-ARM'S LENGTH	1272P222	PROPERTY TRANSFER	100.0
CROSBY GINGER C & JOYCE C	CROSBY LAWRENCE & CROSBY	1	09/14/2016	QC	09-FAMILY	1272P220	OTHER	0.0
CROSBY FAMILY TRUST	CROSBY LAWRENCE R & JOYCE	1	12/18/2012	QC	03-ARM'S LENGTH	1148P452	PROPERTY TRANSFER	0.0
CROSBY ROBERT D & GINGER	CROSBY FAMILY TRUST	0	12/10/2012	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6374 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/29/2019	PM19-0534	100% FINIS
	P.R.E. 100% 05/15/2020		Res. Demolition	04/12/2019	PB19-0094	100% FINIS
Owner's Name/Address	MAP #: 48		Electrical	04/12/2019	PE19-0149	100% FINIS
STOUTLAND PAGE O & SMITH WENDIN D 6374 S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 2,344,323 TCV/TFA: 1697.5		Res. Single Family Dwellin	04/08/2019	PB19-0065	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L1272P220 L416 P729&730/96 L551 P218 PRT OF GOVT LOT 5 SEC 25 BEG E 1/4 COR SD SEC TH W 611.6 FT TO SHR GLEN LAKE TH N 10 DEG 15' W ON SHR 150 FT TH E TO SEC LN TH S TO POB SEC 25 T29N R14W 2.1 A. FORMELRY TO 2016 SALE, ASSESSED AS A 7/12 INTEREST SPLIT WITH OTHER INTERESTS ON 125-065-00, 125-066-00, 125-067-00.	X			Dirt Road	100.00	595.03	0.9036	1.0815	10000	100		977,214
	X			Gravel Road	50.00	595.03	0.9036	1.0815	10000	50	SURPLUS >100'	ZONING 244,
	X			Paved Road	150 Actual Front Feet, 2.05 Total Acres Total Est. Land Value = 1,221,517							
	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 25 2,500.00 1 100 2,500							
	X			Gas	Total Estimated Land Improvements True Cash Value = 2,500							
	X			Curb								
	X			Street Lights								
	X			Standard Utilities								
	X			Underground Utils.								

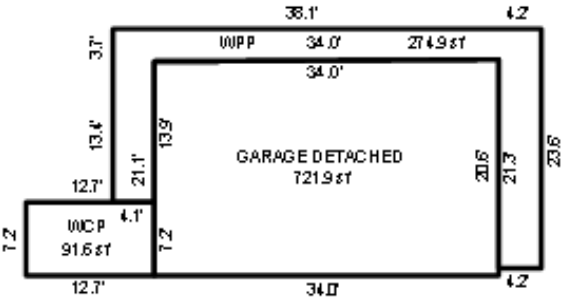
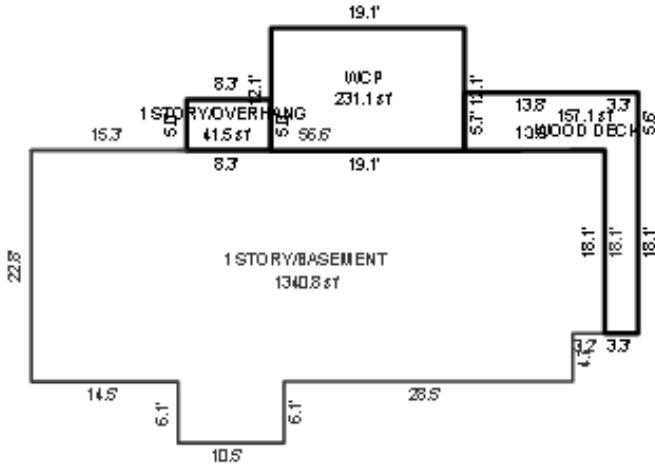
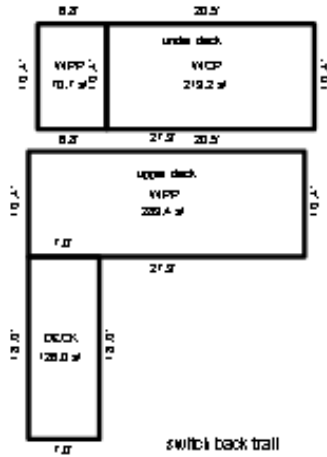
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	Low	2024	610,800	561,400	1,172,200			617,177C
	High	Landscaped	2023	366,500	422,400	788,900			587,788C
	Swamp	Wooded	2022	291,700	348,500	640,200			559,799C
	Pond	Pond	2021	291,700	323,500	615,200			541,916C
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	06/01/2020	INSPECTED						
	TPC	12/07/2019	INSPECTED						
	TPC	05/09/2019	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: 2020 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 721 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	Drywall Paneled	Plaster Wood T&G	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			213 WCP (1 Story) 353 WPP 353 WPP 91 WCP (1 Story) 231 WPP 274 CPP 126 Treated Wood 157 Treated Wood			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 2 Floor Area: 1,381 Total Base New : 439,682 Total Depr Cost: 430,887 Estimated T.C.V: 1,120,306			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:	
Yr Built 2020	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC			Blt 2020		
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1340 SF Floor Area = 1381 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98					
Room List		Doors	Solid	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Basement	1st Floor	(5) Floors			0 Amps Service			1 Story Siding Basement 1,340			41						
2nd Floor	3 Bedrooms	Kitchen: Other: Other:			Ex. Ord. Min			1 Story Siding Overhang			Total: 265,768 260,452						
(1) Exterior		(6) Ceilings			Many X Ave. Few			Other Additions/Adjustments			Recreation Room 1292 36,305 35,579						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Average Fixture(s)			Basement, Outside Entrance, Above Grade			2 4,911 4,813						
(2) Windows		Basement: 1340 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			Plumbing			Average Fixture(s)						
X	Many Avg. X Few	Large Avg. X Small			1 2 Fixture Bath			Water/Sewer			1000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			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			WCP (1 Story) 213 11,180 10,956						
(3) Roof		1292 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			WPP 353 7,858 7,701 WPP 353 7,858 7,701 WCP (1 Story) 91 5,971 5,852 WPP 231 6,299 6,173 CPP 274 5,855 5,738			Deck						
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Treated Wood 126 3,328 3,261 Treated Wood 157 3,848 3,771			Garages						
Asphalt Shingle		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
Chimney:		Joists: 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.
BENGSTON HARRIET & KATHER	BENGSTON HARRIET P TRUST	0	04/13/2017	QC	09-FAMILY	1294P678	PROPERTY TRANSFER	0.0
CROSBY FAMILY TRUST	BENGSTON HARRIET & KATHER	57,250	01/20/2017	WD	19-MULTI PARCEL ARM'S LE	1285P463	PROPERTY TRANSFER	100.0
CROSBY ROBERT D & GINGER	CROSBY FAMILY TRUST	1	12/10/2012	WD	09-FAMILY	1152P850	DEED	0.0
CROSBY LARRY R & JOYCE A	CROSBY FAMILY TRUST	0	11/06/2012	WD	09-FAMILY	1143P850	PROPERTY TRANSFER	0.0

Property Address: S DUNNS FARM RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 48

Owner's Name/Address: BENGSTON HARRIET P TRUST
 4161 BRIARWOOD DR
 MANTUA OH 44255

2024 Est TCV 39,835

Improved X Vacant Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1

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

B 200' @ 300/ 100.00 382.00 1.0746 0.9886 300 100 31,868
 B 200' @ 300/ 50.00 382.00 1.0746 0.9886 300 50 SURPLUS: ZONING 100 ft
 150 Actual Front Feet, 1.31 Total Acres Total Est. Land Value = 39,835

Tax Description: L247 P252&866 PRT GOVT LOT 5 SEC 25 COM E 1/4 SEC COR TH W 611.6 FT TO SHR GLEN LAKE TH ALG SHR N 10 DEG 15' W 300 FT TH E 278.39 FT FOR POB TH CONT E 386.09 FT TH S 148 FT M/L TH W TO C/L COUNTY RD #675 TH ALG C/L 148 FT M/L TO POB SEC 25 T29N R14W.

Comments/Influences: X 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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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/13/2017	INSPECTED	2024	19,900	0	19,900			12,237C
TPC	11/04/2015	INSPECTED	2023	12,000	0	12,000			11,655C
WAS	01/08/2011	INSPECTED	2022	11,100	0	11,100			11,100S
			2021	11,100	0	11,100			11,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHESTERFIELD LINDA & DAVI	CHESTERFIELD DAVID & LIND	1	12/12/2012	QC	09-FAMILY	1149P179	DEED	0.0
CHESTERFIELD DAVID & LIND	CHESTERFIELD LINDA & DAVI	0	12/12/2012	QC	09-FAMILY	1149P196	DEED	0.0
CHESTERFIELD LINDA & DAVI	CHSTERFIELD LINDA & DAVID	0	12/06/2010	QC	09-FAMILY	2010 1073-278Q	DEED	0.0
CHESTERFIELD LINDA & DAVI	CHESTERFIELD LINDA & DAVI	0	12/06/2010	QC	03-ARM'S LENGTH	2010 1073-295T	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6364 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/12/2016	PM16-0289	
	P.R.E. 0%		Plumbing	05/12/2016	PP16-0100	
Owner's Name/Address	MAP #: 48		Res. Add/Alter/Repair	05/11/2016	PB16-0129	100% FINIS
CHESTERFIELD LINDA & DAVID TRUST CHESTERFIELD LINDA & DAVID TRUSTEES 1411 SAN ANTONIO CREEK SANTA BARBARA CA 93111	2024 Est TCV 2,007,380 TCV/TFA: 1116.4		Res. Add/Alter/Repair	05/02/2014	PB14-0087	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L271 P897 L333 P845/92 L277 P599/87 L862 P941&965/05 PRT GOVT LOT 5 SEC 25 COM AT E 1/4 COR SEC 25 TH W ALG E-W 1/4 LN 346.69 FT TO C/L CO RD 675 TH N 6 DEG 26' 55" W ALG SD C/L 148.52 FT FOR POB TH W 240.50 FT TO SHR GLEN LAKE TH N 2 DEG 44' 10" W ALG SD SHR 147.75 FT TH E 230.87 FT TH S 6 DEG 26' 55" E ALG SD C/L 148.52 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		GROUP D 10000/	100.00	230.87	0.9070	0.8535	10000	100		774,172
	X	Gravel Road		GROUP D 10000/	47.75	230.87	0.9070	0.8535	10000	50	SURPLUS: ZONING	100 ft 18
	X	Paved Road		148 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 959,006								
	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								
	X	Gas							7,500.00	1	100	7,500
	X	Curb		Total Estimated Land Improvements True Cash Value = 7,500								
	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
		Rolling	2024	479,500	524,200	1,003,700			525,823C
		Low	2023	287,700	392,700	680,400			500,784C
		High	2022	261,800	322,000	583,800			476,938C
		Landscaped	2021	261,800	321,400	583,200			461,702C
		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 10/26/2016	INSPECTED		2024	479,500	524,200	1,003,700			525,823C
TPC 04/29/2015	INSPECTED		2023	287,700	392,700	680,400			500,784C
TPC 08/20/2009	DATA ENTER		2022	261,800	322,000	583,800			476,938C
			2021	261,800	321,400	583,200			461,702C

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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 802	Type Treated Wood	Year Built: 1953 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 718 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame Block	X	(4) Interior Drywall Paneled 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																									
	Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace																									
	Yr Built 1953 201 Remodeled 1992		Ex X Ord Min		(12) Electric 150 Amps Service																									
	Condition: Average		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min																									
	Room List Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few																									
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 5 3 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																									
X	Insulation		(7) Excavation Basement: 1798 S.F. Crawl: 0 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	(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																											
X	(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: 2X12X16 Unsupported Len: Cntr.Sup:																											
X	Asphalt Shingle Chimney: Brick																													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1798 SF Floor Area = 1798 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <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>Block</td> <td>Basement</td> <td>1,798</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>363,505</td> <td>236,254</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 1789 109,093 70,910 Basement, Outside Entrance, Below Grade 1 4,355 2,831 Plumbing Average Fixture(s) 3 Fixture Bath 4 42,344 27,524 2 Fixture Bath 1 7,057 4,587 Water/Sewer 1000 Gal Septic 1 6,192 4,025 Water Well, 100 Feet 1 6,825 4,436 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 718 53,283 34,634 Door Opener 1 775 504 Built-Ins Appliance Allow. 1 7,140 4,641 Deck Treated Wood 802 12,014 7,809 Totals: 615,939 400,336													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Basement	1,798			Total:				363,505	236,254
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1 Story	Block	Basement	1,798																											
Total:				363,505	236,254																									
Notes: PB14-0087 PHASE 1 BATH (WAS KITCHENNETTE) 75SQFT. 10/1/14 CALLED PAUL MAURER CONTRACTING. PLAN IS FOR EACH OF THE 4 GUEST ROOMS TO ECF (4080 BIG GLEN) 2.600 => TCv: 1,040,874																														

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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
WORSLEY	STEAD ELEVATOR EASEMENT	0	05/29/2013	OTH	33-TO BE DETERMINED	1180P727 EASE	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6410 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 04/18/2005					
Owner's Name/Address	MAP #: 49					
WORSLEY TRUST 721 N OLD WOODWARD AVE BIRMINGHAM MI 48009	2024 Est TCV 2,769,730 TCV/TFA: 987.07					

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 10000/	200.00	559.00	0.8409	1.0647	10000	100		1,790,619
			200 Actual Front Feet, 2.57 Total Acres		Total Est. Land Value =			1,790,619

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
PRT OF GOVT LOT 6 SEC 25 COM AT E 1/4 COR TH S 3 DEG 20' E ALG E SEC LN 100 FT FOR POB TH CONT S 3 DEG 20' E 222.65 FT TH S 89 DEG 40' W 546.44 FT TO SHR GLEN LAKE TH N 7 DEG 23' W ALG SD SHR 228.05 FT TH N 89 DEG 40' E TO POB SEC 25 T29N R14W.				Residential Local Cost Land Improvements				
					Residential Local Cost Land Improvements			
				LAND IMPROVEMENTS 10		10,000.00	1 100	10,000
				Total Estimated Land Improvements True Cash Value =				10,000

Comments/Influences							



Topography of Site							
X Level							
Rolling							
Low							
X 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	895,300	489,600	1,384,900			440,057C
2023	537,200	369,400	906,600			419,102C
2022	340,300	302,900	643,200			399,145C
2021	340,300	278,500	618,800			386,394C

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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	Gas Wood	X	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: 1987 Car Capacity: Class: B 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	
		0	Front Overhang									200	WPP		
		0	Other Overhang									60	WPP		
X	Wood Frame											84	WPP		
												104	Treated Wood		
Building Style: BI-LEVEL		(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			1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: B Effec. Age: 35 Floor Area: 2,806 Total Base New : 573,433 Total Depr Cost: 372,735 Estimated T.C.V: 969,111		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built Remodeled 1968 1988		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL (11) Heating System: Forced Heat & Cool Ground Area = 1559 SF Floor Area = 2806 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls B Blt 1968					
Condition: Average		Ex X Ord Min		(12) Electric			No./Qual. of Fixtures			Total: 446,719		290,370			
Room List		Lg X Ord Small		200 Amps Service			Ex. X Ord. Min			Average Fixture(s)					
Basement 5 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		No. of Elec. Outlets			Many X Ave. Few			1		3			
(1) Exterior		Kitchen: Other: Carpeted Other:		(13) Plumbing			Average Fixture(s)			3		3			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			1		3			
X	Insulation	X Drywall		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1			
(2) Windows		(7) Excavation		Lump Sum Items:						1		1			
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								1		1			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement								1		1			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								1		1			
X	Gable Hip Flat	Gambrel Mansard Shed								1		1			
X	Asphalt Shingle	(9) Basement Finish								1		1			
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:								1		1			
<p>Other Additions/Adjustments</p> <p>Plumbing</p> <p>Average Fixture(s) 1 3,407 2,215</p> <p>3 Fixture Bath 2 21,498 13,974</p> <p>Water/Sewer</p> <p>2000 Gal Septic 1 12,259 7,968</p> <p>Water Well, 100 Feet 1 6,732 4,376</p> <p>Porches</p> <p>WPP 200 6,626 4,307</p> <p>WPP 60 3,329 2,164</p> <p>WPP 84 3,930 2,554</p> <p>Deck</p> <p>Treated Wood 104 3,004 1,953</p> <p>Garages</p> <p>Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)</p> <p>Base Cost 624 38,800 25,220</p> <p>Door Opener 1 787 512</p> <p>Built-Ins</p> <p>Appliance Allow. 1 7,043 4,578</p> <p>Jacuzzi Tub 1 14,811 9,627</p> <p>Fireplaces</p> <p>Prefab 1 Story 1 4,488 2,917</p>															
<p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DARLINGTON A CLARKE & DAR	DARLINGTON PROPERTIES LLC	0	08/28/2018	QC	09-FAMILY	1339P70	PROPERTY TRANSFER	0.0			
DARLINGTON ELIZABETH E TR	DARLINGTON ALBERT C JR &	0	11/20/2014	QC	09-FAMILY	1216P249	PROPERTY TRANSFER	0.0			
DARLINGTON ALBERT C	DARLINGTON ELIZABETH E TR	0	12/27/2013	AFF	07-DEATH CERTIFICATE	SOC DEATH RECO	PROPERTY TRANSFER	100.0			
DARLINGTON ELIZABETH E TR	DARLINGTON ELIZABETH E TR	0	12/31/2009	CD	07-DEATH CERTIFICATE	1191P434	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
6388 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/23/2023	PM23-0557	100% FINIS			
Owner's Name/Address		P.R.E. 0%		MAP #: 49							
DARLINGTON PROPERTIES LLC 1176 STRATFORD RD SCHENECTADY NY 12308		2024 Est TCV 1,456,602 TCV/TFA: 1530.0									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
L494 P847/98 L197 P265 PRT GOVT LOT 6 SEC 25 BEG E 1/4 COR TH S 3 DEG 20' E ALG E SEC LN 100 FT TH W TO SHR GLEN LAKE TH N 7 DEG 23' W ALG SD SHR 100 FT TO N LN GOVT LOT 6 TH N 89 DEG 40' E 531.05 FT TO POB SEC 25 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		GROUP D 10000/	100.00	604.18	1.0000	1.0856	10000	100	1,085,597
				100 Actual Front Feet,	1.39	Total Acres	Total Est.	Land Value =			1,085,597
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Wood Frame	33.22	80	50	1,329			
				Wood Frame	33.22	80	50	1,329			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value = 7,658							
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X Level				2024	542,800	185,500	728,300			340,906C	
X Rolling				2023	325,700	150,900	476,600			324,673C	
X Low				2022	204,900	123,900	328,800			309,213C	
X High				2021	204,900	114,000	318,900			299,335C	
X Landscaped											
X Swamp											
X Wooded											
X Pond											
X Waterfront											
X Ravine											
X Wetland											
X Flood Plain											
Who		When	What								
TPC 09/05/2023		INSPECTED									
TPC 12/07/2019		INSPECTED									
TPC 04/29/2015		INSPECTED									

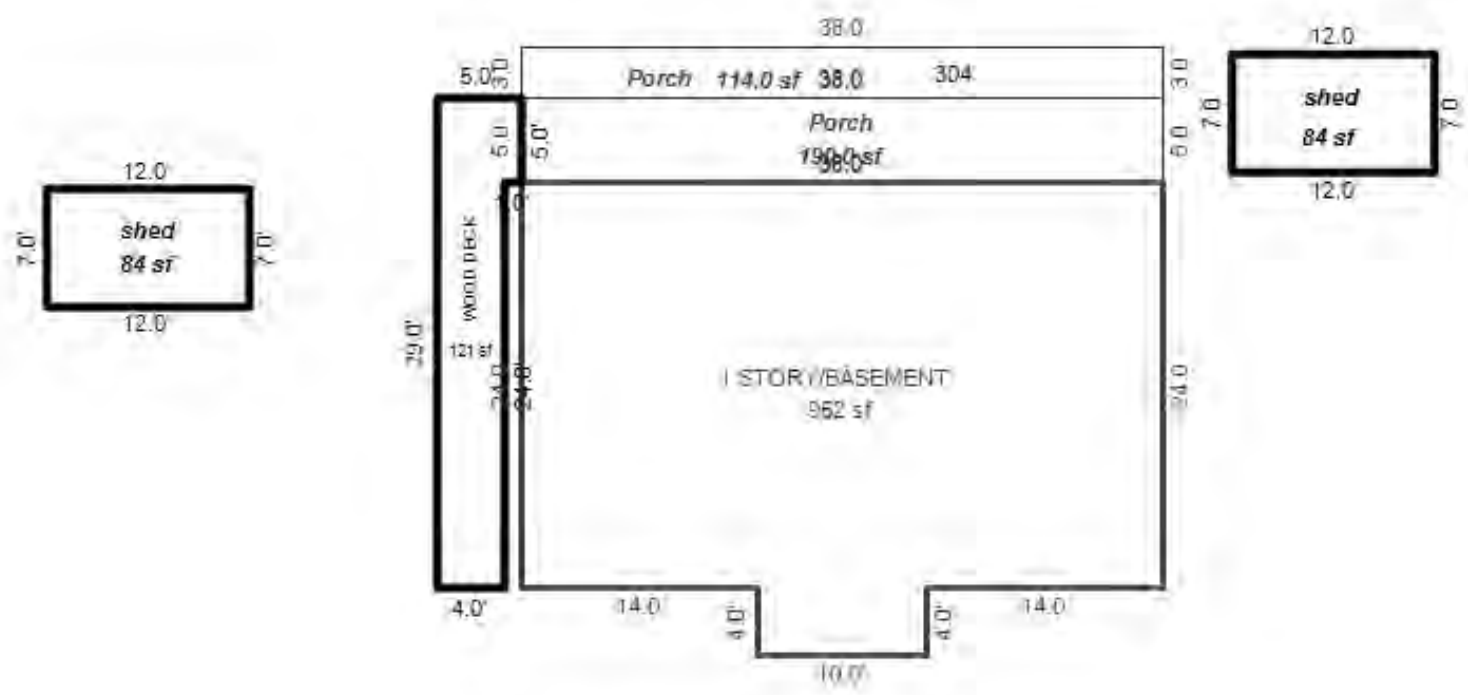


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*** Information herein deemed reliable but not guaranteed***

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	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 Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	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	50	CGEP (1 Story)	190	Treated Wood	304	Treated Wood	84	Treated Wood	121	Treated Wood	Class: C +5 Effec. Age: 35 Floor Area: 952 Total Base New : 214,992 Total Depr Cost: 139,749 Estimated T.C.V: 363,347
Building Style: 1 STORY		Size of Closets		Lg	X	Ord	Small	Central Air Wood Furnace			E.C.F. X 2.600		Bsmnt Garage:									
Yr Built 1979	Remodeled 0	Doors		Solid	X	H.C.	(12) Electric			Total Base New : 214,992		Storage Area:										
Condition: Average		(5) Floors		Kitchen: Other: Other:			200 Amps Service			Total Depr Cost: 139,749		Roof:										
Room List		Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		No./Qual. of Fixtures			No. of Elec. Outlets			Estimated T.C.V: 363,347		Carport Area:										
(1) Exterior		(6) Ceilings		Ex.			X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 1979									
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Many	X	Ave.	Few	(11) Heating System: Forced Heat & Cool											
X	Insulation	(7) Excavation		Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Ground Area = 952 SF Floor Area = 952 SF.												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65												
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 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												
(3) Roof		400		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Basement													
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Other Additions/Adjustments			Total:												
Chimney: Metal		Notes:		Notes:			Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Treated Wood Treated Wood Treated Wood			1 400 7,952 5,169 1 2,632 1,711 1 1,518 987 1 4,777 3,105 1 5,002 3,251 1 5,973 3,882 50 4,803 3,122 190 4,115 2,675 304 5,600 3,640 84 2,397 1,558 121 3,049 1,982			ECF (4080 BIG GLEN) 2.600 => TC		363,347							

*** 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.
STEAD ROBERT R	WORSLEY ELEVATOR EASEMENT	0	05/29/2013	OTH	33-TO BE DETERMINED	1180P727 EASE	DEED	0.0
STEAD	STEAD	100	12/09/1992	WD	03-ARM'S LENGTH	354:859	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6450 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	08/03/2018	PB18-0420	100% FINIS
	P.R.E. 0%		Res. Add/Alter/Repair	06/13/2018	LU18-14	100% FINIS
Owner's Name/Address	MAP #: 49		WELL/SEPTIC	02/15/2008	L05-260	
STEAD ROBERT R 6530 ADA DRIVE S E ADA MI 49301	2024 Est TCV 1,907,752 TCV/TFA: 884.45		MECHANICAL	04/22/2004	PM04-0230	

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP D 10000/	100.00	276.00	0.8410	0.8925	10000	100		750,598	
GROUP D 10000/	99.89	276.00	0.8410	0.8925	10000	50	SURPLUS: ZONING 100 ft	37	
200 Actual Front Feet, 1.27 Total Acres			Total Est. Land Value =					1,125,484	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L285 P994 L314 P241 L354 P857-860/92 PRT OF GOVT LOT 6 COM AT E 1/4 POST TH S 3 DEG 20' E 322.65 FT TO POB TH S 3 DEG 20' E 318.88 FT TH S 89 DEG 40' W 593.53 FT TO SHR GLEN LAKE TH N 5 DEG 07' 10" E ON SHR 319.89 FT TH N 89 DEG 40' E 546.44 FT TO BEG EXC SLY 120 FT MEASURED N & S & ALSO EXC PRT LYING E OF CO RD 675 SEC 25 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Comments/Influences	Topography of Site
ABOVE IT ALL VACATION RENTAL	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



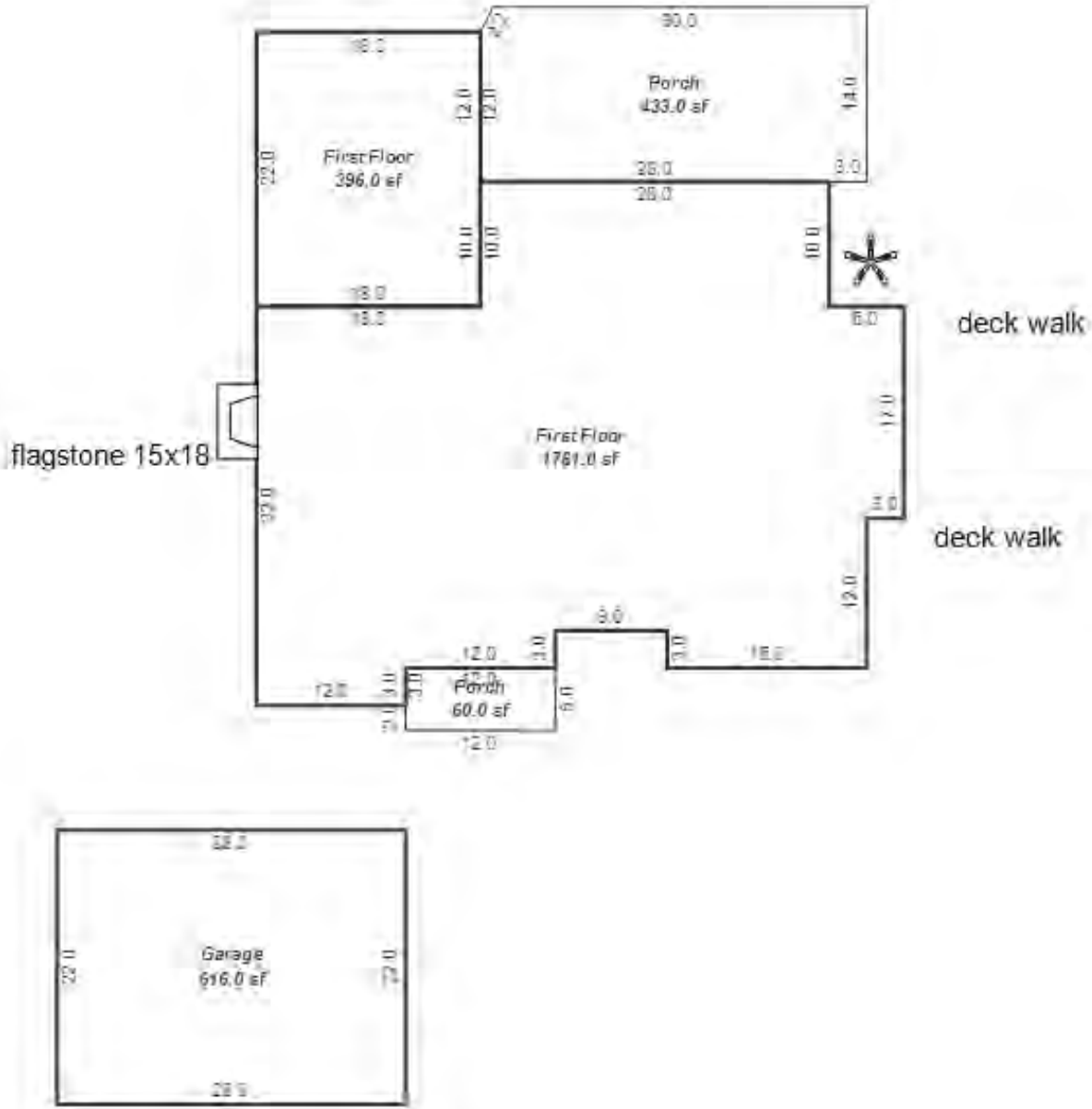
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	562,700	391,200	953,900			382,691C
2023	337,600	295,400	633,000			364,468C
2022	295,400	242,400	537,800			347,113C
2021	295,400	223,000	518,400			336,025C

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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 60 433 140	Type WCP (1 Story) WPP Treated Wood	Year Built: 1950 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: 616 % 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: C +10 Effec. Age: 30 Floor Area: 2,157 Total Base New : 424,316 Total Depr Cost: 297,026 Estimated T.C.V: 772,268			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2157 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 10 Blt 1948		Building Areas					
Yr Built 1948	Remodeled 1999	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			1,761 396 Total: 317,995 222,601		1,842				
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			1 Story Siding 1,761 1 Story Siding 396			14,601 10,221		2,632 1,842		1,063 1,032			
Room List		Doors Solid X H.C.		(12) Electric 100 Amps Service			Other Additions/Adjustments Basement Living Area 396 14,601 10,221 Basement, Outside Entrance, Below Grade 1 2,632 1,842			Plumbing		2,534 5,235		2,361			
5	Basement	(5) Floors		(13) Plumbing			Plumbing			2,941 6,959		4,181		4,181			
1	1st Floor	Kitchen: Hardwood Other: Hardwood Other:		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 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,518 1,063		14,332 10,032		9,941 6,959		5,973 4,181	
2	2nd Floor	Kitchen: Hardwood Other: Hardwood Other:		No. of Elec. Outlets Many X Ave. Few			Water/Sewer			2,941 6,959		4,181		4,181			
4	Bedrooms	Kitchen: Hardwood Other: Hardwood Other:		(14) Water/Sewer			Porches			3,620 2,534		7,478 5,235		3,373 2,361			
(1) Exterior		(6) Ceilings		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			616 32,186 22,530		1,124 787		2,845 1,991			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Lump Sum Items:			Treated Wood			2,845 1,991		2,845 1,991		2,845 1,991			
X	Insulation	(7) Excavation		Lump Sum Items:			Garages			2,845 1,991		2,845 1,991		2,845 1,991			
(2) Windows		Basement: 396 S.F. Crawl: 1761 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 616 32,186 22,530 Door Opener 2 1,124 787			2,845 1,991		2,845 1,991		2,845 1,991			
X	Many Avg. X Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Built-Ins			2,845 1,991		2,845 1,991		2,845 1,991			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Fireplaces			2,845 1,991		2,845 1,991		2,845 1,991			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Appliance Allow. 1 2,845 1,991			2,845 1,991		2,845 1,991		2,845 1,991			
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Fireplaces			2,845 1,991		2,845 1,991		2,845 1,991			
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Fireplaces			2,845 1,991		2,845 1,991		2,845 1,991			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			2,845 1,991		2,845 1,991		2,845 1,991			

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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: R-2 (	Building Permit(s)	Date	Number	Status				
S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 49		2024 Est TCV 66,730					
Owner's Name/Address		Improved		X	Vacant	Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1							
PYRAMID POINT PARTNERS LLC 6530 ADA DR SE ADA MI 49301		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L233 P825/82 L306 P511/89 L573 P203/01		Gravel Road		C 100' @ 500/		100.00	427.00	0.8574	1.0923	500	100		46,828
PRT GOVT LOT 6 SEC 25 COM E 1/4 COR SD		Paved Road		C 100' @ 500/		85.00	427.00	0.8574	1.0923	500	50	SURPLUS: ZONING 100 ft	1
SEC TH S 3 DEG 20' E ALG E LN SD SEC		Storm Sewer		185 Actual Front Feet, 1.81 Total Acres Total Est. Land Value = 66,730									
322.65 FT TO POB TH CONT S 3 DEG 20' E		Sidewalk											
318.88 FT TH S 89 DEG 40' W 593.53 FT TO		Water											
SHR GLEN LAKE THE N 5 DEG 07'10" E ALG SD		Sewer											
SHR 319.89 FT TH N 89 DEG 40' E 546.44 FT		Electric											
TO POB EXC PRT W OF C/L CO RD 675 & ALSO		Gas											
EXC SLY 120 FT THEREOF SEC 25 T29N R14W.		Curb											
Comments/Influences		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2024	33,400	0	33,400			18,244C			
		Low		2023	26,700	0	26,700			17,376C			
		High		2022	17,200	0	17,200			16,549C			
		Landscaped		2021	17,200	0	17,200			16,021C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TPC	04/30/2021	INSPECTED									
		TPC	05/06/2018	INSPECTED									
		TPC	11/04/2015	INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNGER TIMOTHY J & SUSAN J	UNGER TIMOTHY J QPT	0	12/09/2010	WD	03-ARM'S LENGTH	2010 1073-304W	DEED	0.0
UNGER TIMOTHY J & SUSAN J	UNGER SUSAN J QPT	0	12/09/2010	WD	03-ARM'S LENGTH	2010 1073-306W	DEED	0.0
UNGER SUSAN J REVOCABLE T	UNGER TIMOTHY J & SUSAN J	0	07/08/2010	WD	03-ARM'S LENGTH	2010 1073-152W	PROPERTY TRANSFER	0.0
ERICKSON PARTNERSHIP THE	UNGER SUSAN J REVOCABLE T	1,340,000	06/10/2003	WD	03-ARM'S LENGTH	738:183	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6516 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 49					
UNGER TIMOTHY J & SUSAN J TNC UNGER TIMOTHY J QPT 315 DUNES BLVD PH3 NAPLES FL 34110	2024 Est TCV 2,351,383 TCV/TFA: 746.47					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP D 10000/	100.00	275.00	0.8367 0.8917 10000 100 746,111
			GROUP D 10000/	104.00	275.00	0.8367 0.8917 10000 50 SURPLUS: ZONING 100 ft 38
			204 Actual Front Feet, 1.29 Total Acres			Total Est. Land Value = 1,134,088

Tax Description	X	Description	Rate	Size % Good	Cash Value
L319 P467-468/91 L738 P183/03 PRT OF GOVT LOT 6 SEC 25 COM AT E 1/4 SEC COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TH S 6 DEG 42' E 201.24 FT TO POB TH S 89 DEG 40' W 271.19 FT TO SHR GLEN LAKE TH S 10 DEG 55' W 115.51 W TH S 9 DEG 22'20" W 90.48 FT TH N 89 DEG 40' E 281.14 FT TH N 1 DEG 52' E 127.78 FT TH NLY 72.76 FT TO POB SEC 25 T29N R14W.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric	48.91	1376 0	0
	X	Gas	7.80	1870 0	0
	X	Curb	35.91	137 50	2,460

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Dock: Light posts	48.91	1376 0	0
	D/W/P: 3.5 Concrete	7.80	1870 0	0
	Wood Frame	35.91	137 50	2,460

Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
	LAND IMPROVEMENTS 10	10,000.00	2 100	20,000
	BOAT HOIST	2,000.00	2 0	0

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	567,000	608,700	1,175,700			656,045C
	2023	340,200	460,400	800,600			624,805C
	2022	297,100	381,200	678,300			595,053C
	2021	297,100	351,100	648,200			576,044C

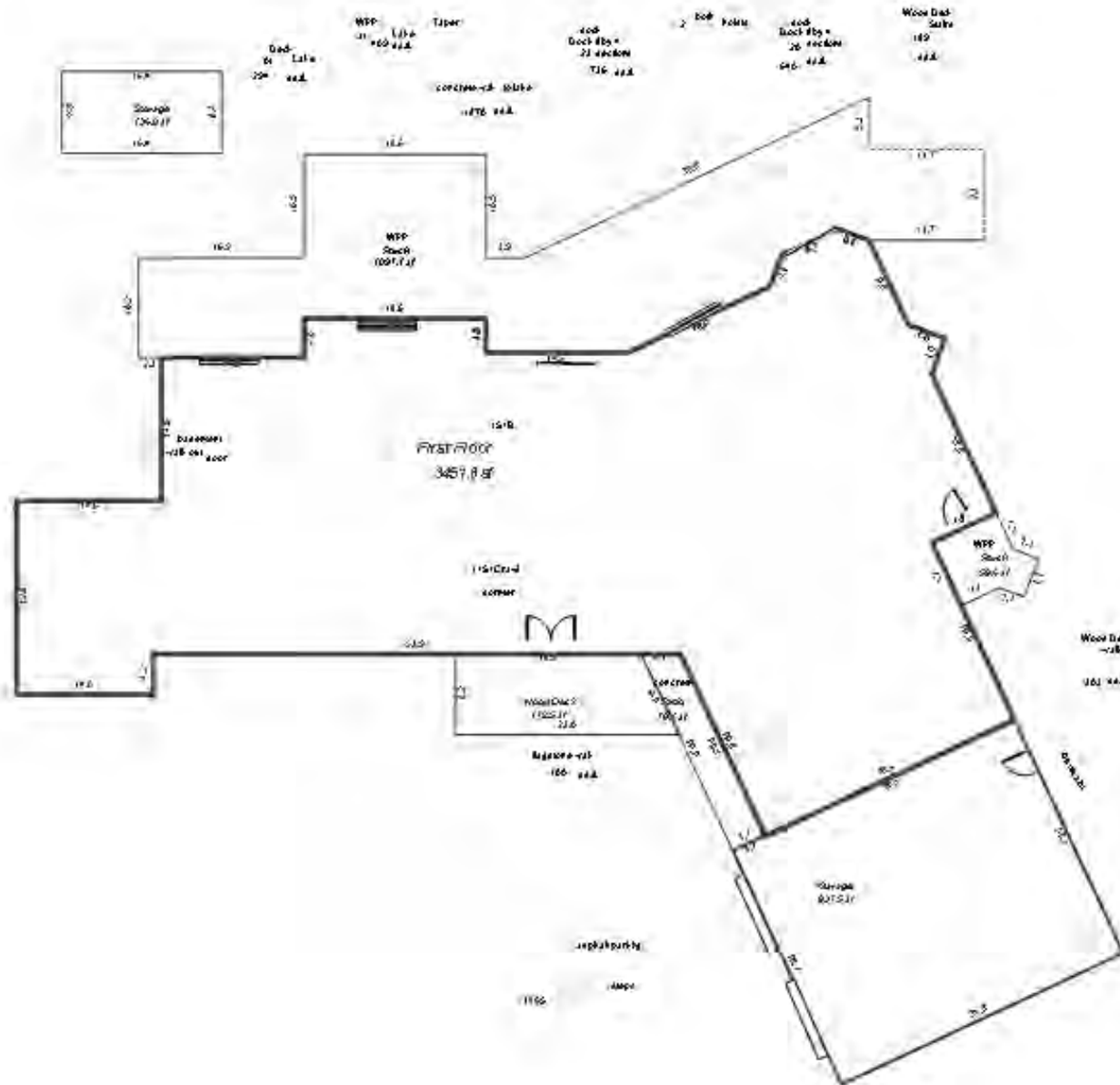


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*** Information herein deemed reliable but not guaranteed***

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	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 1 Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 832 % 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							58 1097 172 189 294	WPP WPP 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: Forced Hot Water Ground Area = 3150 SF Floor Area = 3150 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: BC Effec. Age: 35 Floor Area: 3,150 Total Base New : 732,592 Total Depr Cost: 459,552 Estimated T.C.V: 1,194,835			E.C.F. X 2.600		Cls BC Blt 1971	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
1971	200	1986	Ex X Ord Min	200 Amps Service			1 Story Siding Siding 1,480 1 Story Siding Siding 1,670			Total: 527,894 343,132						
Condition: Average		Lg X Ord Small		(12) Electric			Other Additions/Adjustments			Recreation Room 1480 41,588 10,397 Basement, Outside Entrance, Below Grade 1 3,695 2,402						
Room List		Doors Solid X H.C.		(13) Plumbing			Plumbing			Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 3 21,076 13,699						
	Basement 8 1st Floor 2 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Vinyl Other: Carpeted Other: Hardwood			Water/Sewer			1000 Gal Septic 1 5,796 3,767 Ceramic Tile Floor 1 6,421 4,174						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Porches			WPP 58 2,917 1,896 WPP 1097 23,092 15,010						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			Deck			Treated Wood 172 4,085 2,655 Treated Wood 189 4,364 2,837 Treated Wood 294 5,809 3,776						
X	Insulation	(7) Excavation		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			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 832 50,660 32,929 Common Wall: 1 Wall 1 -3,205 -2,083 Door Opener 2 1,405 913						
(2) Windows		Basement: 1480 S.F. Crawl: 1670 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Many Avg. X Avg. Few Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish												
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:												
(3) Roof		1480														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
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.
GINGRAS	GRABER	172,500	09/16/1992	LC	16-LC PAYOFF	348:868	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6490 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/14/2016	PM16-0383	
	P.R.E. 100% 06/01/2004		Res. Add/Alter/Repair	06/29/2006	PB06-0290	
Owner's Name/Address	MAP #: 49		Mechanical	05/09/2006	PM06-0252	
GRABER JON PAUL & GLORIA SUE 6490 S DUNN FARM RD MAPLE CITY MI 49664-8775	2024 Est TCV 2,820,777 TCV/TFA: 793.24		Plumbing	05/09/2006	PP06-0138	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN										
			* Factors *										
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L348 P868/92 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD 675 & POB TH S 89 DEG 40' W 284.51 FT TO SHR GLEN LAKE TH S 10 DEG 20' 30" E ALG SHR 101.6 FT TH N 89 DEG 40' E 277.72 FT TO C/L TH N 6 DEG 42' W ALG C/L 100.62 FT TO POB SUBJECT TO EASEMENT SEC 25 T29N R14W .64 A M/L.	X		Dirt Road	100.00	280.00	0.9975	0.8957	10000	100		893,484		
	X		Gravel Road	1.00	280.00	0.9975	0.8957	10000	50	SURPLUS: ZONING 100 ft			
	X		Paved Road	101 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =							897,952		
	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 10							10,000.00	1 100	10,000
	X		Gas	Total Estimated Land Improvements True Cash Value =									10,000
	X		Curb										
	X		Street Lights										
	X		Standard Utilities										
	X		Underground Utils.										

Comments/Influences



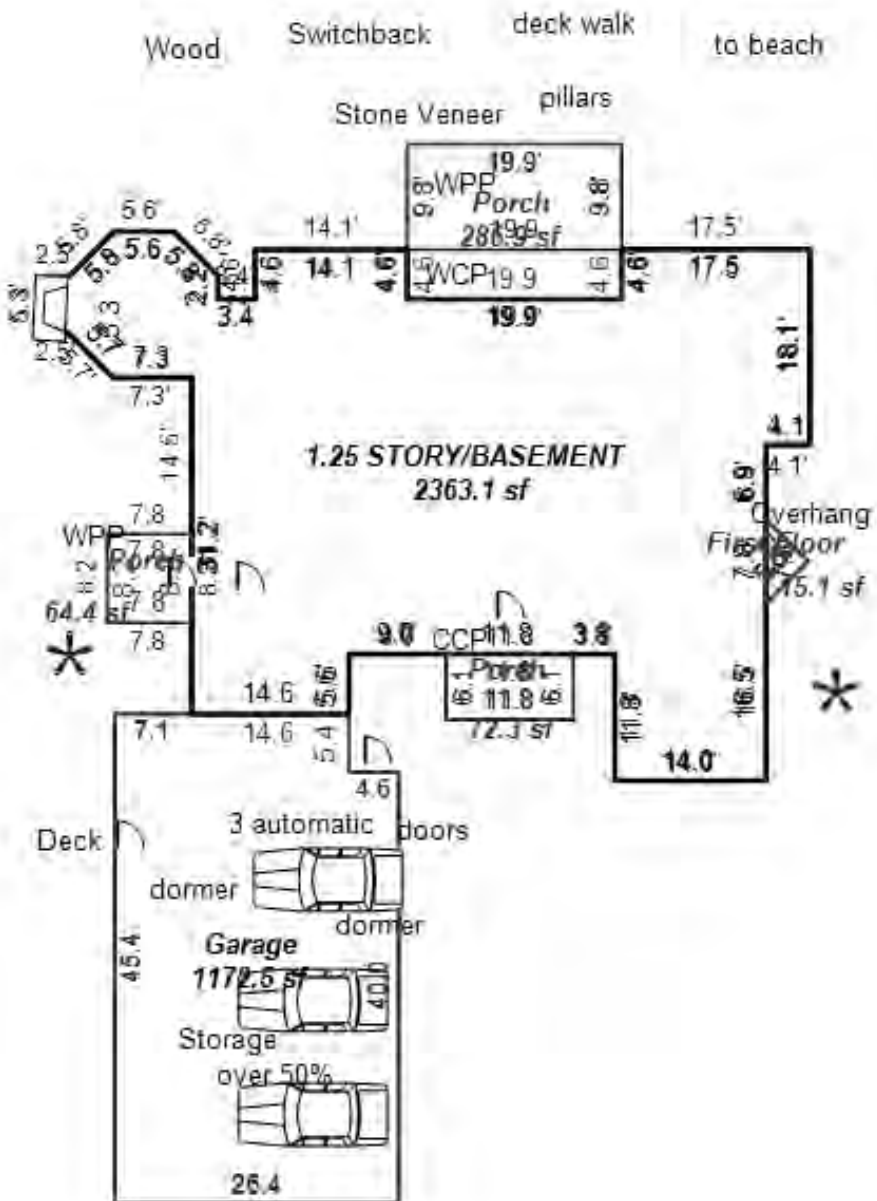
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	449,000	961,400	1,410,400			595,268C
Rolling	2023	269,400	724,200	993,600			566,922C
Low	2022	252,200	593,100	845,300			539,926C
High	2021	252,200	578,600	830,800			522,678C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	12/08/2022	INSPECTED					
TPC	10/22/2018	INSPECTED					
TPC	04/29/2015	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 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	Type	Year Built: 2003 Car Capacity: 3 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1172 % 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 2003	Remodeled 0	X	Ex	Ord	Min											
Condition: Average		Trim & Decoration		Size of Closets												
Room List		X	Lg	Ord	Small											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	X	Solid	H.C.	X	Central Air Wood Furnace									
(1) Exterior		(5) Floors		(12) Electric												
							200	Amps Service								
							No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY							
							X	Ex.	Ord.	Min	(11) Heating System: Forced Heat & Cool, Air Conditioning					
							No. of Elec. Outlets		Ground Area = 2363 SF Floor Area = 3556 SF.							
							X	Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
							(13) Plumbing		Building Areas							
							1	Average Fixture(s)			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
							3	3 Fixture Bath			1.25 Story	Siding	Basement	2,363		
								2 Fixture Bath			1 Story	Siding	Overhang	16		
								Softener, Auto			1 Story	Siding	Overhang	586		
								Softener, Manual			Total:		678,348	542,679		
								Solar Water Heat			Other Additions/Adjustments					
								No Plumbing			Recreation Room	2363	73,607	58,886		
								Extra Toilet			Exterior					
								Extra Sink			Stone Veneer	50	2,659	2,127		
								Separate Shower			Plumbing					
								Ceramic Tile Floor			Average Fixture(s)	1	3,407	2,726		
								Ceramic Tile Wains			3 Fixture Bath	2	21,498	17,198		
								Ceramic Tub Alcove			Water/Sewer					
								Vent Fan			1000 Gal Septic	1	6,288	5,030		
											Water Well, 100 Feet	1	6,732	5,386		
											Porches					
											CCP (1 Story)	72	3,043	2,434		
											WCP (1 Story)	91	6,657	5,326		
											WPP	195	6,536	5,229		
											WPP	64	3,459	2,767		
											Deck					
											Treated Wood	48	1,962	1,570		
											Garages					
											Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
											Common Wall: 1/2 Wall	1	-1,875	-1,500		
											<<<< 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.
WOOD CHRISTOPHER & SALLY	WOOD CHRISTOPHER & WOOD SA	0	01/07/2021	WD	09-FAMILY	202100875	PROPERTY TRANSFER	0.0
LUBIG FREDERICK M & KATHL	WOOD CHRISTOPHER & SALLY	1,100,000	01/18/2019	WD	03-ARM'S LENGTH	1350P811	PROPERTY TRANSFER	100.0
LUBIG KATHLEEN A TRUST	LUBIG FREDERICK M & KATHL	0	03/29/2001	QC	09-FAMILY	2010 1073-489Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6494 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/19/2022	PM22-0892	100% FINIS
Owner's Name/Address	P.R.E. 0%		BOAT HOUSE	05/20/2019	LU19-12	100% FINIS
WOOD CHRISTOPHER & WOOD SALLY TRUSTS 861 WAVELAND RD LAKE FOREST IL 60045	MAP #: 49		Mechanical	05/08/2018	PM18-0270	100% FINIS
	2024 Est TCY 1,915,892 TCY/TFA: 734.34		Res. Porch/Deck	10/27/2005	PB05-0625	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
DC L456 P819 L576 P299/01 L614 P991 PRT OF GOVT LOT 6 SEC 25 COM E 1/4 COR SEC TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD 675 TH S 6 DEG 42' E ALG C/L 100.62 FT TO POB TH ALG C/L S 6 DEG 42' E 100.62 FT TH S 89 DEG 40' W 271.19 FT TO SHR GLEN LAKE TH ALG SHR N 10 DEG 55' W 3.68 FT & N 10 DEG 30'30" E 97.92 FT TH N 89 DEG 40' E 277. 72 FT TO POB SEC 25 T29N R14W .63 A M/L.	X		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP D 10000/	100.00	270.00	0.9975 0.8876 10000 100 885,397
			GROUP D 10000/	1.00	270.00	0.9975 0.8876 10000 50 SURPLUS: ZONING 100 ft
			101 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 889,824			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: Asphalt Paving	3.71	1500 0	0
			Wood Frame	38.86	96 50	1,865
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value = 6,865			

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



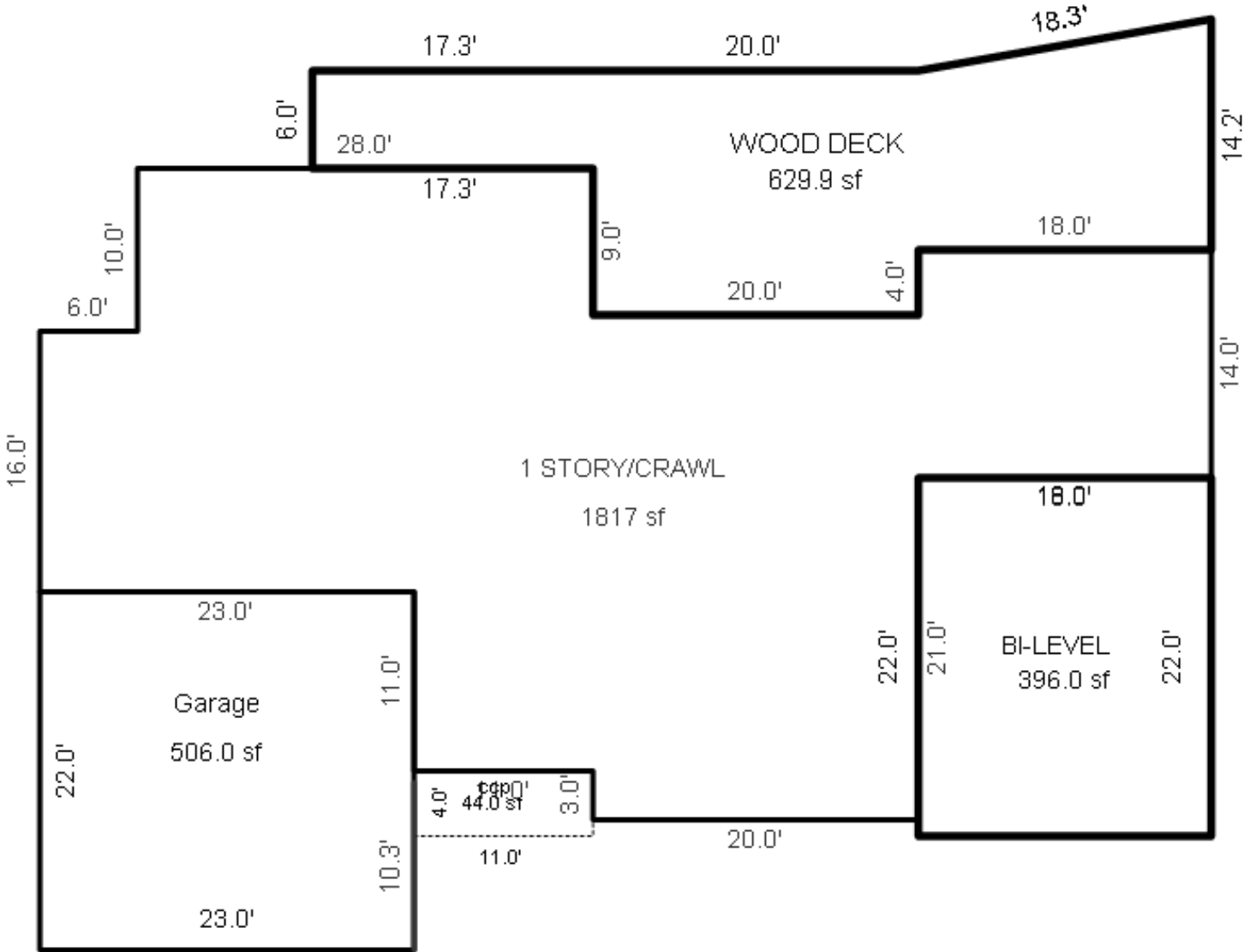
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	444,900	513,000	957,900			590,345C
		TPC 11/01/2022 INSPECTED	2023	266,900	386,600	653,500			562,234C
		TPC 12/07/2019 INSPECTED	2022	250,400	319,400	569,800			535,461C
		TPC 04/24/2019 INSPECTED	2021	250,400	293,700	544,100			518,356C

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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 1 Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 44 629	Type CCP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 438 % 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				Size of Closets						Class: BC Effec. Age: 20 Floor Area: 2,609 Total Base New : 489,998 Total Depr Cost: 392,001 Estimated T.C.V: 1,019,203			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1981	Remodeled 2019	Ex	X	Ord		Min											
Condition: Average				Lg			X	Ord		Small							
Room List		Doors		Solid	X	H.C.											
5	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors					(12) Electric										
		Kitchen: Other: Carpeted Other:					150 Amps Service										
(1) Exterior				No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL			Cls BC		Blt 1981		
				Ex.			X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 2213 SF Floor Area = 2609 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets						Building Areas							
X	Insulation	X	Drywall				Many	X	Ave.		Few						
(2) Windows		(7) Excavation					(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1817 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Treated Wood Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Two Sided Prefab 1 Story			Total: 399,644		319,717		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					(14) Water/Sewer										
X			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										
X	Asphalt Shingle	(9) Basement Finish					Lump Sum Items:										
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat		Gambrel Mansard Shed														
Chimney: Metal		(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.
WARE JOHN H	WARE JOHN H TRUST	0	05/06/2020	WD	09-FAMILY	2020003303	PROPERTY TRANSFER	0.0
WARE JAMES P & JANE B	WARE DONALD R TRUST	1	12/03/2011	WD	03-ARM'S LENGTH	1105/754	PROPERTY TRANSFER	25.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6482 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/05/2024	PE24-0117	
	P.R.E. 0%		WELL/SEPTIC	07/24/2014	2014-142	100% FINIS
Owner's Name/Address	MAP #: 49					
WARE DONALD R TRUST & WARE JOHN H TRUST & WARE PRICILLA J 139 CURREY AVE SAUSALITO CA 94965	2024 Est TCV 1,524,717 TCV/TFA: 620.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2009 COMBINED INTERESTS L180 P361 L298 P614 L400 P641/95 L414 P912 L416 P824 L498 P423/98 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR TH S 3 DEG 20' E 641.53 FT TH W 309.51 FT FOR POB TH S 89 DEG 40' W 282.18 FT TH N 4 DEG 05' 20" W 120.26 FT TH E 276.67 FT TH S 6 DEG 42' E ALG C/L CO RD 675 120.74 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		GROUP D 10000/	100.00	278.00	0.9554	0.8941	10000	100		854,267
	X	Gravel Road		GROUP D 10000/	20.00	278.00	0.9554	0.8941	10000	50	SURPLUS: ZONING 100 ft	8
	X	Paved Road		120 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								939,694
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description					Rate	Size	% Good	Cash Value
	X	Water		Wood Frame					28.79	120	50	1,727
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description					Rate	Size	% Good	Cash Value
	X	Gas		LAND IMPROVEMENTS 75					7,500.00	1	100	7,500
	X	Curb		Total Estimated Land Improvements True Cash Value =								9,227
	X	Street Lights										
	X	Standard Utilities										
	X	Underground Utils.										



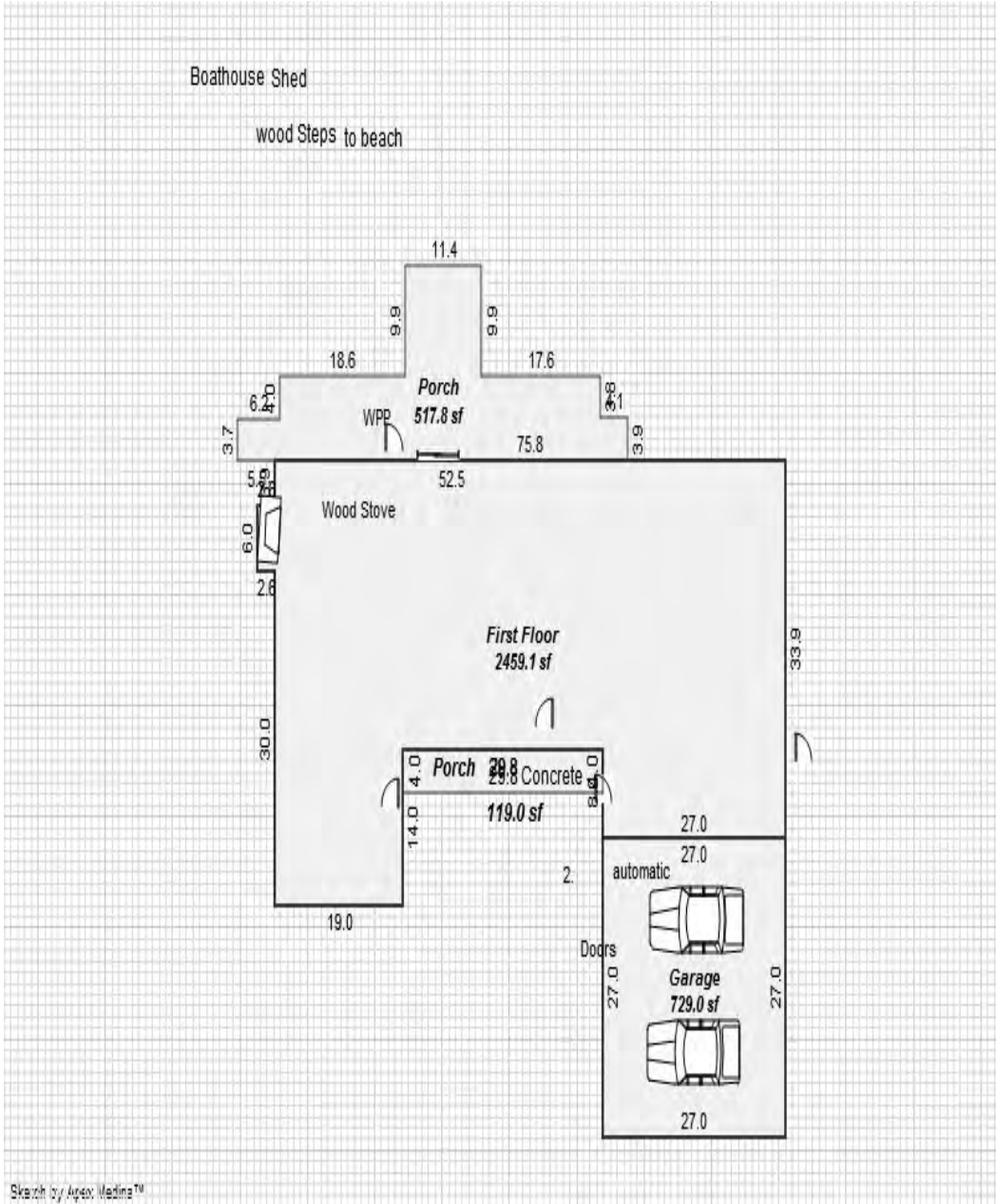
Comments/Influences			Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Level		2024	469,800	292,600	762,400			369,383C
			Rolling		2023	281,900	221,000	502,900			351,794C
			Low		2022	259,500	181,500	441,000			335,042C
			High		2021	259,500	166,900	426,400			324,339C
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
Who			When			What					
			TPC 04/29/2015 INSPECTED								
			WAS 02/17/2008 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 517	Type WPP	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 729 % 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: 40 Floor Area: 2,459 Total Base New : 369,100 Total Depr Cost: 221,460 Estimated T.C.V: 575,796		E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall	Plaster		Trim & Decoration			No. Heating/Cooling		Total Base New : 369,100		E.C.F. X 2.600		Roof:	
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		No Conc. Floor: 0			
Condition: Average		Lg	X	Ord	Small	Room List			Total Base New : 369,100		E.C.F. X 2.600		Storage Area: 0			
Basement 6 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Total Base New : 369,100		E.C.F. X 2.600		Bsmnt Garage:		
(1) Exterior		Kitchens:		Other: Carpeted			150 Amps Service			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Carport Area:		
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		
X Insulation		Basement: 0 S.F. Crawl: 2459 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex. X Ord. Min			Many X Ave. Few			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		
X	Many Avg. Few	X	Large Avg. Small	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			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Notes:			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Notes:			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Total Depr Cost: 221,460		Estimated T.C.V: 575,796		Roof:		

*** 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: S DUNNS FARM RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: PYRAMID POINT PARTNERS LLC
 6530 ADA DR SE
 ADA MI 49301

2024 Est TCV 52,939
 Improved X Vacant Land Value Estimates for Land Table 4030.4030 EASTERLY / DUNNS RD AREA R2,R1

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	C 100' @ 500/	100.00	309.00	0.9554	1.0074	500	100		48,126
X Gravel Road	C 100' @ 500/	20.00	309.00	0.9554	1.0074	500	50	SURPLUS: ZONING 100 ft	
X Paved Road	120 Actual Front Feet, 0.85 Total Acres Total Est. Land Value =								52,939
X Storm Sewer									
X Sidewalk									
X Water									
X Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									

Tax Description: L306 P512/89 L573 P203/01 L192 P897 PRT GOVT LOT 6 SEC 25 COM AT E 1/4 COR TH S 3 DEG 20' E 521.53 FT FOR POB TH CONT S 3 DEG 20' E 120 FT TH W 309.51 FT TH N ALG C/L CO RD 675 120.74 FT TH E 309 FT M/L TO POB SEC 25 T29N R14W.

Comments/Influences



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Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	11/04/2015	INSPECTED
WAS	10/26/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	26,500	0	26,500			16,396C
2023	21,200	0	21,200			15,616C
2022	15,500	0	15,500			14,873C
2021	15,500	0	15,500			14,398C

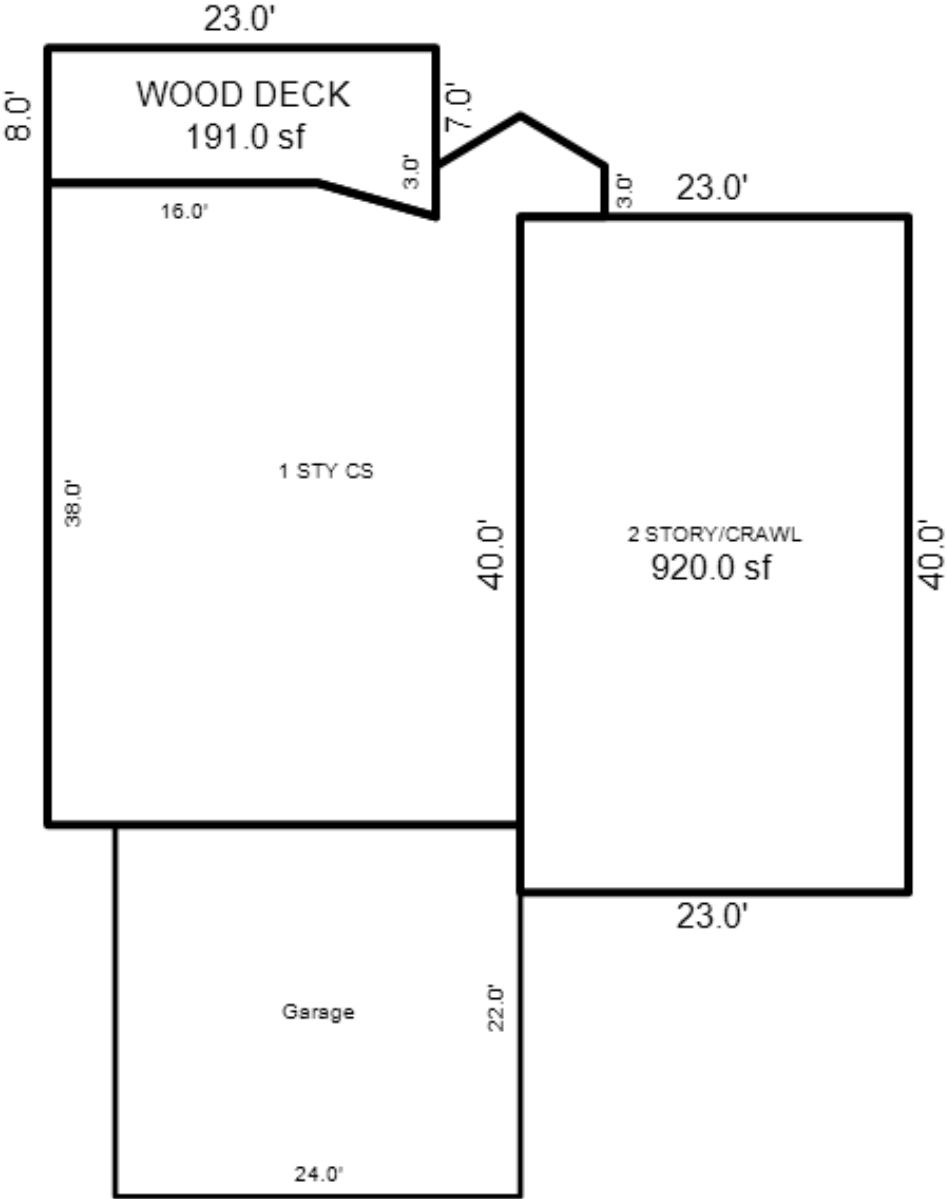
*** Information herein deemed reliable but not guaranteed***

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				
6564 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/16/2014	PM14-0340					
Owner's Name/Address		P.R.E. 100% 05/10/1994		WELL/SEPTIC		05/15/2013	2012-196	100% FINIS				
ROSE MARCIA L TRUST 6564 S DUNNS FARM RD MAPLE CITY MI 49664		MAP #: 49		2024 Est TCV 1,833,857 TCV/TFA: 717.47								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L265 P956/86 L431 P928/96 PRT OF GOVT LOT 6 SEC 25 COM E 1/4 SEC COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD TH ALG SD C/L S 6 DEG 42' E 274 FT S 1 DEG 52'15" E 127.78 FT & S 10 DEG 57'30" W 101.75 FT TO POB TH ALG SD C/L S 10 DEG 57'15" W 101.75 FT TH S 89 DEG 40' W 277.48 FT TO SHR GLEN LAKE TH ALG SD SHR N 9 DEG 22'20" E 101.24 FT TH N 89 DEG 40' E 280.94 FT TO POB SEC 25 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP D 10000/	100.00	280.00	0.9975	0.8957	10000	100		893,484
		Paved Road		GROUP D 10000/	1.00	280.00	0.9975	0.8957	10000	50	SURPLUS: ZONING 100 ft	
		Storm Sewer		101 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 897,952								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Flagstone/Sand	26.87	140	0	0				
		X	Electric	D/W/P: Asphalt Paving	3.71	2500	0	0				
		X	Gas	Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 7,500								
		Underground Utils.										
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		X High										
		Landscaped										
		X 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	449,000	467,900	916,900			367,460C	
		TPC 03/26/2018 INSPECTED			2023	269,400	352,800	622,200			349,962C	
		TPC 04/29/2015 INSPECTED			2022	252,200	289,200	541,400			333,298C	
		TPC 12/12/2013 INSPECTED			2021	252,200	265,800	518,000			322,651C	

*** 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	Type	Year Built: 1975 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
		0	Front Overhang									583	Treated Wood		
		0	Other Overhang									191	Treated Wood		
												32	Wood Balcony		
X	Wood Frame	(4) Interior													
		X	Drywall												
		X	Paneled												
			Plaster Wood T&G												
			Trim & Decoration												
		X	Ex		Ord		Min								
			Size of Closets												
		X	Lg		Ord		Small								
			Doors			Solid	X	H.C.							
			(5) Floors												
			Kitchen:												
			Other: Carpeted												
			Other:												
			(6) Ceilings												
		X	Drywall												
			(7) Excavation												
			Basement: 0 S.F.												
			Crawl: 1935 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: 2X12X16												
			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												
			200 Amps Service												
			No./Qual. of Fixtures												
		X	Ex.		Ord.		Min								
			No. of Elec. Outlets												
		X	Many		Ave.		Few								
			(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												
			(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 1.25 STORY												
			(11) Heating System: Forced Heat & Cool												
			Ground Area = 1935 SF Floor Area = 2556 SF.												
			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75												
			Building Areas												
			Stories Exterior Foundation Size Cost New Depr. Cost												
			1 Story Siding Crawl Space 1,314												
			2 Story Siding Crawl Space 621												
			Total: 393,860 295,394												
			Other Additions/Adjustments												
			Plumbing												
			Average Fixture(s)												
			3 Fixture Bath												
			Water/Sewer												
			1000 Gal Septic												
			Water Well, 100 Feet												
			Deck												
			Treated Wood												
			Treated Wood												
			Balcony												
			Wood Balcony												
			Garages												
			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)												
			Base Cost												
			Common Wall: 1 Wall												
			Built-Ins												
			Appliance Allow.												
			Fireplaces												
			Exterior 1 Story												
			Totals:												
			476,106 357,079												
			<<<<< 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.
COCHRAN	WILLE	655,000	09/27/1999	WD	03-ARM'S LENGTH	524:437	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6538 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/13/2018	PP18-0042	100% FINIS
	P.R.E. 0%		Electrical	02/06/2018	PE18-0054	100% FINIS
Owner's Name/Address	MAP #: 49		Res. Add/Alter/Repair	01/29/2018	PB18-0049	100% FINIS
WILLE THOMAS R & SALLY A 609 PARK AVE GLENCOE IL 60022-1547	2024 Est TCV 2,171,935 TCV/TFA: 710.48		DECK/PORCH	01/14/2018	LU18-01	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
L524 P437/99 PRT GOVT LOT 6 SEC 25 COM E 1/4 SEC COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD TH ALG C/L S 6 DEG 42' E 274.0 FT & S 1 DEG 52' 15" E 127.78 FT TO POB TH S 10 DEG 57' 30" W 101.75 FT ALG C/L TH S 89 DEG 40' W 280.94 FT TO SHR GLEN LAKE TH ALG SHR N 9 DEG 22' 20" E 101.24 FT TH N 89 DEG 40' E 283.4 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		GROUP D 10000/	100.00	280.00	0.9975	0.8957	10000	100		893,484
Comments/Influences	X	Paved Road		GROUP D 10000/	1.00	280.00	0.9975	0.8957	10000	50	SURPLUS: ZONING 100 ft	100
		Storm Sewer		101 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 897,952								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Asphalt Paving	3.71	200	0	0				
	X	Electric		D/W/P: Crushed Rock	2.55	2100	0	0				
	X	Gas		Wood Frame	51.66	38	50	981				
		Curb		Wood Frame	44.81	70	50	1,568				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
				Total Estimated Land Improvements True Cash Value = 12,549								



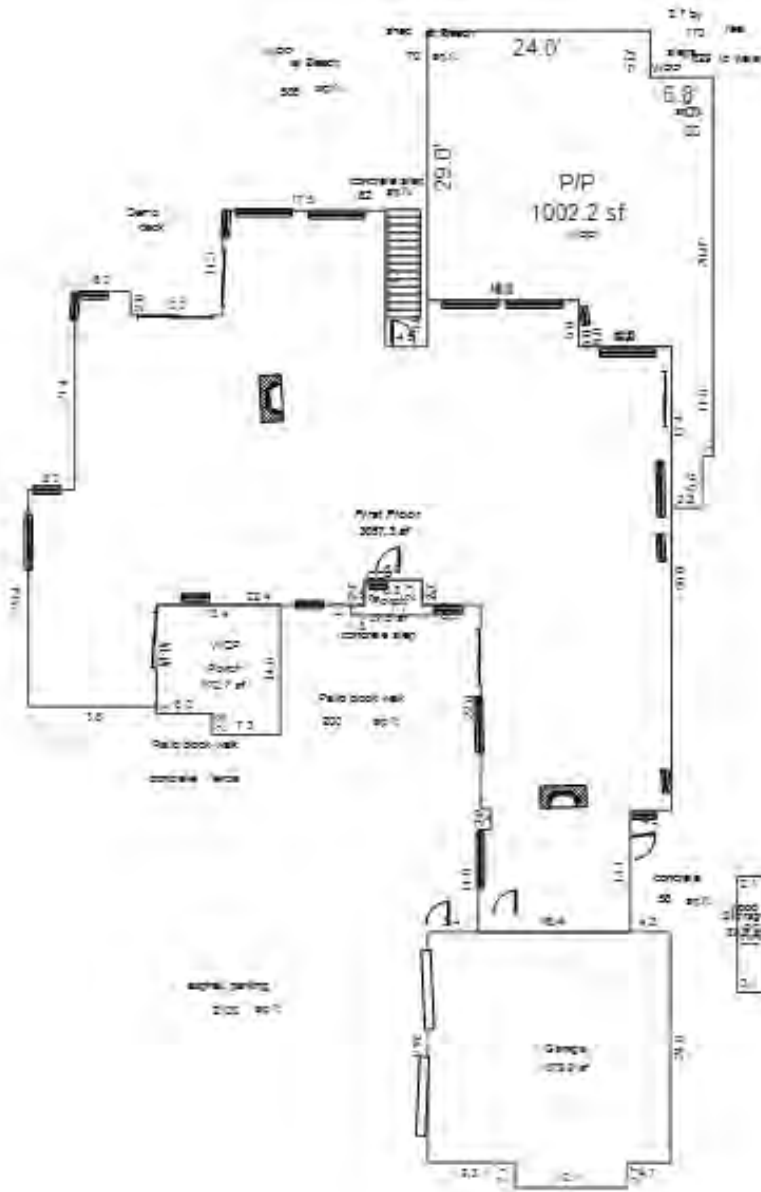
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2024	449,000	637,000	1,086,000	504,290C
	TPC 03/26/2018	INSPECTED	2023	269,400	480,500	749,900	480,277C
	TPC 10/25/2016	INSPECTED	2022	252,200	393,900	646,100	457,407C
	TPC 04/29/2015	INSPECTED	2021	252,200	362,000	614,200	442,795C

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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	Type	Year Built: 1980 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 679 % 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							1002	WPP				
Building Style: 1 STORY		X	Drywall Paneled			Plaster Wood T&G						172	WCP (1 Story)				
Yr Built Remodeled 1971 198 1980		Trim & Decoration		X	Ex	Ord	Min					27	CCP (1 Story)				
Condition: Average		Size of Closets		X	Lg	Ord	Small					585	WPP				
Room List		Doors		X	Solid	X	H.C.					629	WPP				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors										629	Treated Wood				
(1) Exterior		Kitchen: Other: Carpeted Other:		X	Central Air Wood Furnace												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			(12) Electric												
(2) Windows		(7) Excavation			400 Amps Service												
X	Many Avg. Few X Large Avg. Small	Basement: 3057 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No./Qual. of Fixtures												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		X	Ex.	Ord.	Min										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets												
X	Gable Hip Flat	Gambrel Mansard Shed			Many			X	Ave.		Few						
X	Asphalt Shingle	(9) Basement Finish			(13) Plumbing												
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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												
		(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer												
Lump Sum Items:																	
Cost Est. for Res. Bldg: 1 Single Family 1 STORY												Cls	BC	Blt	1971		
(11) Heating System: Heat Pump																	
Ground Area = 3057 SF Floor Area = 3057 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Basement 3,057																	
Total: 544,098 380,868																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 2,234 1,564																	
3 Fixture Bath 2 14,051 9,836																	
Water/Sewer																	
1000 Gal Septic 1 5,796 4,057																	
Water Well, 100 Feet 1 6,421 4,495																	
Porches																	
WCP (1 Story) 172 9,649 6,754																	
CCP (1 Story) 27 1,162 813																	
WPP 585 12,952 9,066																	
WPP 629 13,907 9,735																	
WPP 1002 21,092 14,764																	
Deck																	
Treated Wood 629 9,567 6,697																	
Garages																	
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost 679 37,060 25,942																	
Common Wall: 1 Wall 1 -3,205 -2,243																	
Built-Ins																	
Appliance Allow. 1 4,088 2,862																	
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.
PATTON CHARLES LANPHIER I	PATTON CHARLES LANPHIER I	0	09/01/2022	WD	09-FAMILY	202205109	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6600 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 95% 04/26/2008					
PATTON CHARLES LANPHIER II 6600 S DUNNS FARM RD MAPLE CITY MI 49664	MAP #: 49					
	2024 Est TCV 1,816,798 TCV/TFA: 647.47					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description			GROUP D 10000/ 104.00 980.10 0.9902 1.2252 10000 100						1,261,741
L291 P325&326/88 PRT OF GOVT LOTS 6 & 7 SEC 25 BEG AT SE COR GOVT LOT 6 TH N 3 DEG 20' W 120.17 FT TH S 89 DEG 40' W 617.80 FT TO SHR GLEN LAKE TH ALG SHR S 21 DEG 48' W 21.62 FT & S 21 DEG 22' 30" W 82.61 FT TH S 87 DEG 36' 30" E 268.87 FT TO C/L CO RD 675 TH ALG C/L S 28 DEG 18' 50" W 12.18 FT & S 28 DEG 20' W 0.33 FT TH S 78 DEG 34' 10"E 415.80 FT TO E LN GOVT LOT 7 TH N 3 DEG 20' W ALG E LN 84.64 FT TO POB SEC 25 T29N R14W 2.6 A.			X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		104 Actual Front Feet, 2.34 Total Acres		Total Est. Land Value = 1,261,741

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



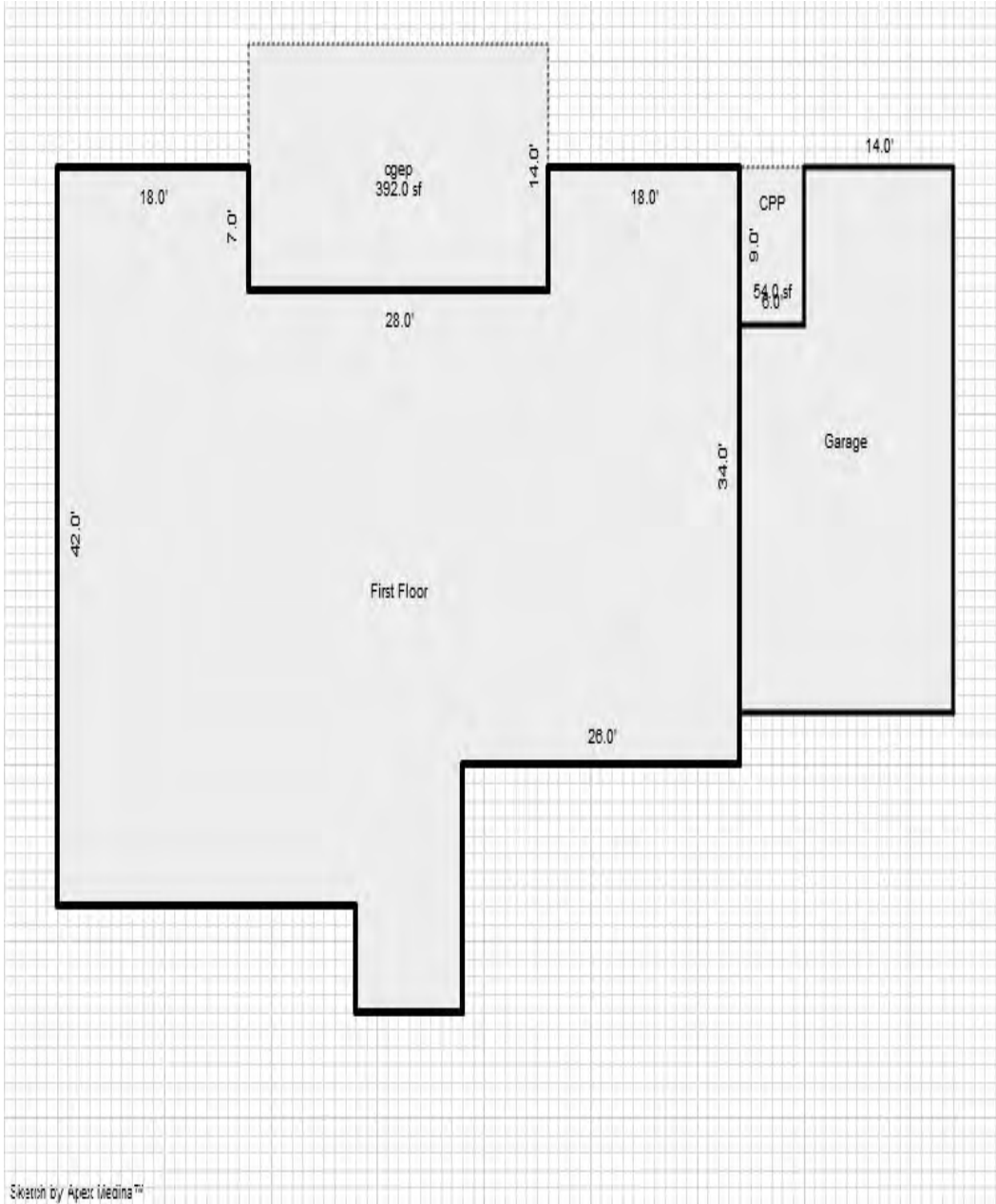
Comments/Influences
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level			2024	630,900	277,500	908,400			288,521C
Rolling			2023	378,500	209,300	587,800			274,782C
Low			2022	272,900	171,600	444,500			261,698C
High			2021	272,900	157,800	430,700			253,338C
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What							
TPC	04/29/2015	INSPECTED							
WAS	11/27/2007	INSPECTED							
WAS	02/17/2008	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 392 50 54	Type CGEP (1 Story) CPP CPP	Year Built: 1928 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 506 % 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	X	Ord	Small				
Building Style: 1 STORY		Condition: Average		Room List		Doors		Solid		X		H.C.		(5) Floors					
Yr Built 1928	Remodeled 0	Basement 8 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Hardwood 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		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2302 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:		Central Air Wood Furnace	
X	Insulation	(2) Windows		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		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed	
X	Asphalt Shingle	Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		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=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,302 Total: 255,894 140,741 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 696 3 Fixture Bath 1 3,969 2,183 Water/Sewer 1000 Gal Septic 1 4,679 2,573 Water Well, 100 Feet 1 5,800 3,190 Porches CGEP (1 Story) 392 19,490 10,719 CPP 50 1,147 631 CPP 54 1,220 671 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 506 18,606 10,233 Common Wall: 1/2 Wall 1 -1,052 -579 Built-Ins Appliance Allow. 1 1,989 1,094 Fireplaces Exterior 1 Story 1 5,869 3,228 Totals: 318,876 175,380		Notes: ECF (4080 BIG GLEN) 2.600 => TCY: 455,988							

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

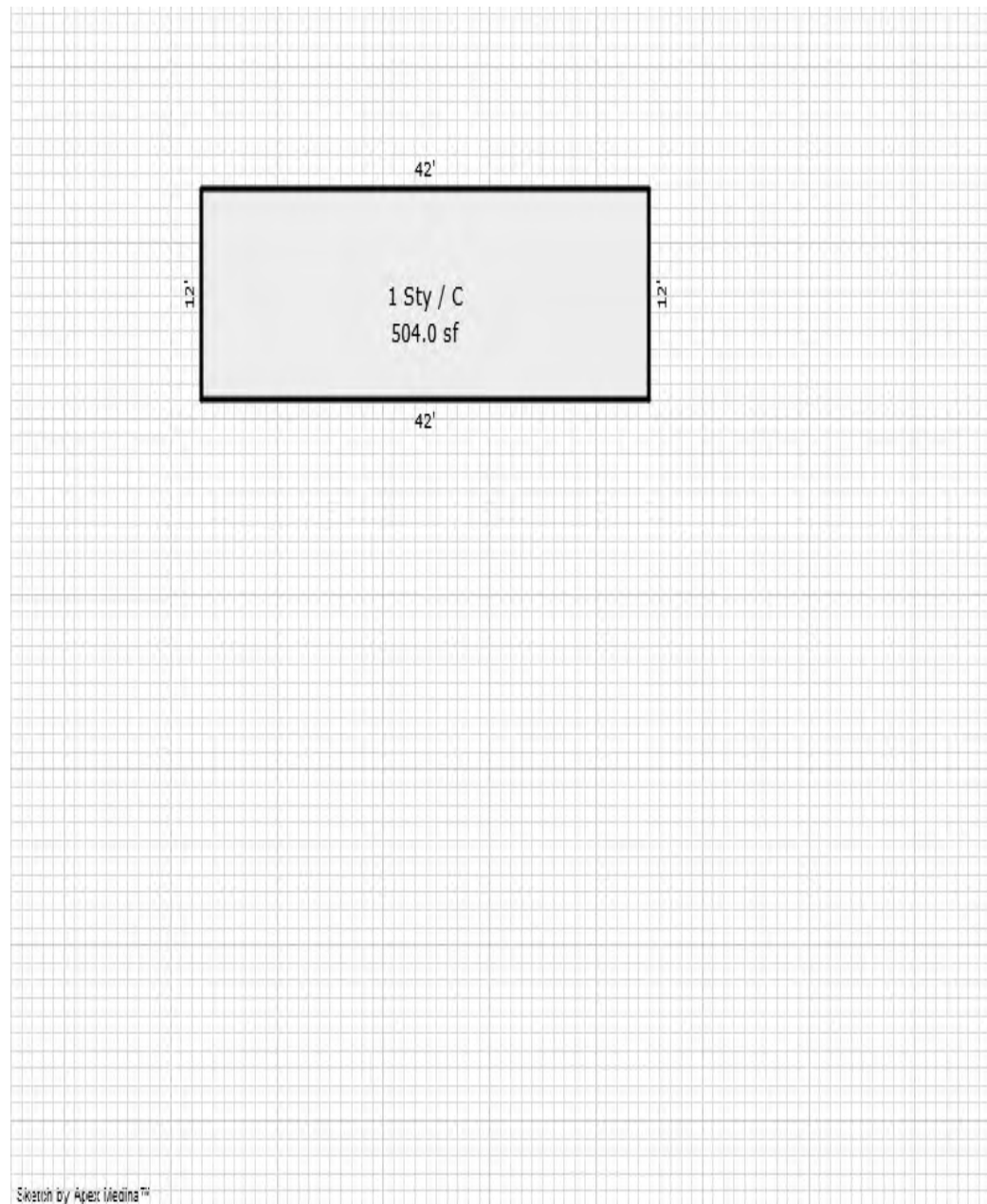


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*** Information herein deemed reliable but not guaranteed***

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:	
	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	Drywall Paneled	Plaster Wood T&G	Trim & Decoration							
	Yr Built 1928	Remodeled 0	Ex	Ord	Min	Size of Closets					
	Condition: Average		Lg	Ord	Small	Central Air Wood Furnace					
	Room List	Doors	Solid	H.C.	(12) Electric						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service		Class: D Effec. Age: 45 Floor Area: 504 Total Base New : 65,780 Total Depr Cost: 36,181 Estimated T.C.V: 94,069		E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:	
	(1) Exterior	Kitchen: Other: Other:			No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/o Ducts Ground Area = 504 SF Floor Area = 504 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas			Cls D Blt 1928		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 504 Total: 63,041 34,674			
	(2) Windows	(7) Excavation			No. of Elec. Outlets			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,054 580 Built-Ins Appliance Allow. 1 1,685 927 Totals: 65,780 36,181			
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 94,069		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			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						
	(3) Roof	(9) Basement Finish			(14) Water/Sewer						
	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					
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:						
	Chimney:	Joists: Unsupported Len: Cntr.Sup:									

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



Sketch by Apex Media™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANPHIER ROBERT C V	GREY GABLES LLC	0	08/24/2020	WD	09-FAMILY	2020006330	PROPERTY TRANSFER	0.0
LANPHIER IV ROBERT C TRUS	GREY GABLES LLC	0	08/24/2020	WD	09-FAMILY	2020006329	PROPERTY TRANSFER	0.0
GREY GABLES TRUST 2007	LANPHIER ROBERT C V	1	09/18/2019	QC	09-FAMILY	2019005485	OTHER	1.0
LANPHIER ROBERT C IV	LANPHIER ROBERT C IV TRUS	0	05/15/2008	WD	03-ARM'S LENGTH	978/688	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6630 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/21/2023	PM23-0132	100% FINIS
	P.R.E. 80% 10/30/2020		Electrical	08/05/2019	PE19-0440	100% FINIS
Owner's Name/Address	MAP #: 49		Mechanical	07/30/2019	PM19-0538	100% FINIS
GREY GABLES LLC & LANPHIER IV ROBERT C TRUST 6630 S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 6,352,336 TCV/TFA: 532.02		Electrical	02/25/2010	PE10-0047	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value

			GROUP D 10000/	400.00	717.00	0.6806 1.1331 10000 100 3,084,757
			GROUP D 10000/	66.00	717.00	0.6806 1.1331 10000 50 SURPLUS: ZONING 100 ft 25
			466 Actual Front Feet, 7.67 Total Acres Total Est. Land Value = 3,339,250			

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.55	2400	0	0
Wood Frame	42.52	80	50	1,701

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				16,701

Topography of Site

X	Level	
	Rolling	
	Low	
	High	
X	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	1,669,600	1,506,600	3,176,200			1,566,167C
2023	1,175,600	1,129,300	2,304,900			1,491,588C
2022	831,400	933,200	1,764,600			1,420,560C
2021	831,400	932,700	1,764,100			1,375,180C

Who When What

TPC 08/06/2019 INSPECTED

TPC 04/29/2015 INSPECTED

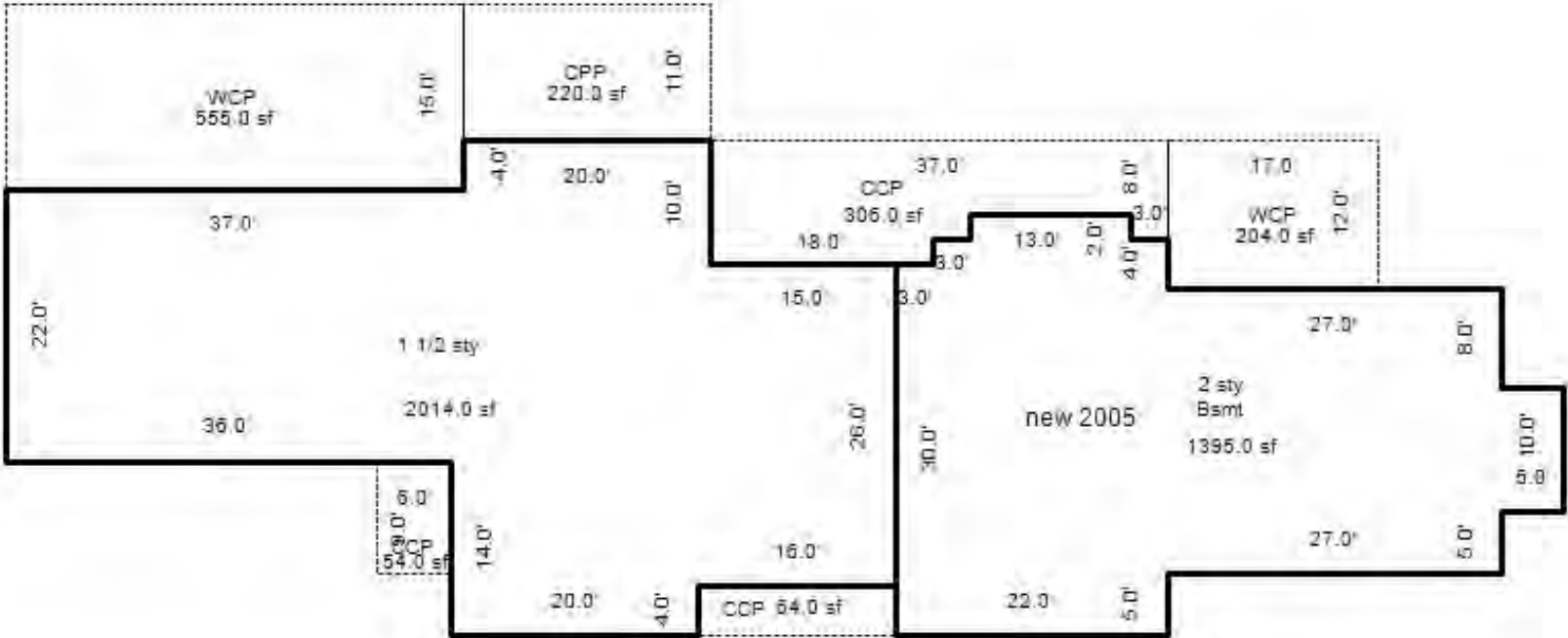
TPC 11/09/2009 INSPECTED

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, 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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: 2008 Car Capacity: Class: BC									
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		1	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	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	555 220 306 204 54 64	CGEP (1 Story) CPP CCP (1 Story) WCP (1 Story) CCP (1 Story) CCP (1 Story)	Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1016 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace				Class: BC Effec. Age: 30 Floor Area: 6,314 Total Base New : 1,007,611 Total Depr Cost: 705,328 Estimated T.C.V: 1,833,853		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:										
Yr Built 1928	Remodeled 2005	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: Electric Baseboard Ground Area = 3409 SF Floor Area = 6314 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls BC		Blt 1928										
Condition: Average		Size of Closets		150		Amps Service		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors		Solid	X	H.C.	(12) Electric		1.75 Story Siding		2,014		Crawl Space		1,395		809,109		566,376			
Basement 6 1st Floor 4 2nd Floor 9 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:		No. of Elec. Outlets		Many		2 Story Siding		1,395		Basement		Total:		809,109		566,376			
(1) Exterior	(6) Ceilings		Other: Hardwood Other:		Average Fixture(s)		1		Other Additions/Adjustments		1		2,234		1,564							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	3		3 Fixture Bath		Plumbing		Average Fixture(s)		2		14,051		9,836						
X	Insulation	(7) Excavation		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement: 1395 S.F. Crawl: 2014 S.F. Slab: 0 S.F. Height to Joists: 0.0		3		3 Fixture Bath		Plumbing		Average Fixture(s)		1		2,234		1,564					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
X	Asphalt Shingle	(9) Basement Finish		2		2 Fixture Bath		Plumbing		Average Fixture(s)		1		2,234		1,564						
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3		3 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057			
X	Chimney: Brick	(10) Floor Support		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
Joists: 2X8X10 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
Base Cost		1016		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
Door Opener		3		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
Built-Ins		Appliance Allow.		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
Appliance Allow.		1		2		2 Fixture Bath		Water/Sewer		3		3 Fixture Bath		1000 Gal Septic		5,796		4,057				
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																						

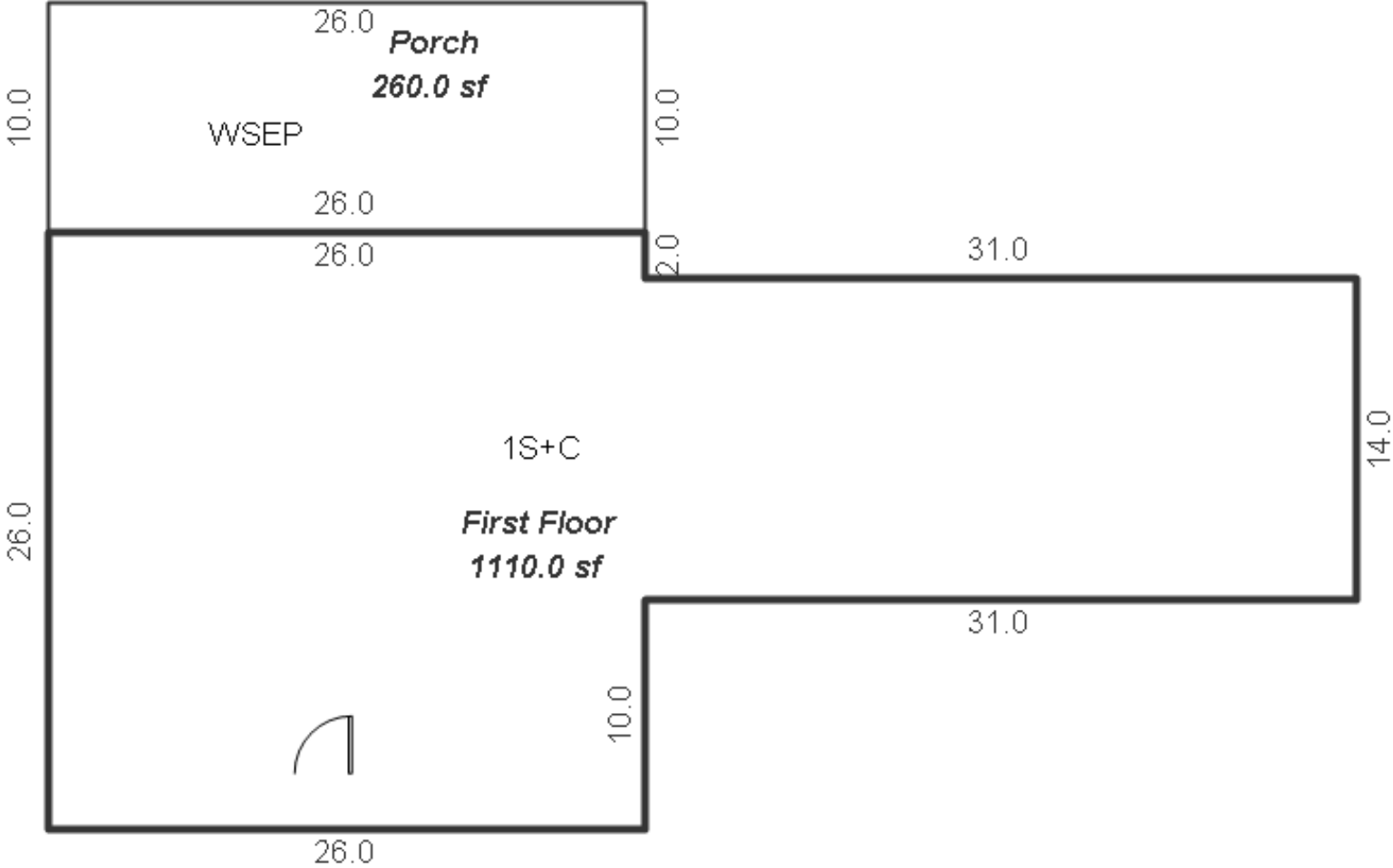
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage																																																																							
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	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 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	24	WCP (1 Story)																																																																			
	Town Home						(4) Interior									Forced Air w/o Ducts				Class: C																																																																		
	Duplex	Trim & Decoration			Forced Air w/ Ducts		Effec. Age: 35					E.C.F. X 2.600																																																																										
	A-Frame	Ex	Ord		Min	Forced Hot Water							Floor Area: 1,110																																																																									
	Wood Frame	Size of Closets			Electric Baseboard		Total Base New : 183,225					Bsmnt Garage:																																																																										
	Building Style: 1 STORY	Lg	Ord		Small	Elec. Ceil. Radiant							Total Depr Cost: 119,096			Roof:																																																																						
	Yr Built 1972	Remodeled 2006	Doors			Radiant (in-floor)						Estimated T.C.V: 309,650																																																																										
	Condition: Average	H.C.			Electric Wall Heat																																																																																	
	Room List	(5) Floors			Space Heater																																																																																	
Basement	Kitchen:			Wall/Floor Furnace																																																																																		
5 1st Floor	Other:			Forced Heat & Cool																																																																																		
2nd Floor	Other:			Heat Pump																																																																																		
3 Bedrooms				No Heating/Cooling																																																																																		
(1) Exterior	(6) Ceilings			Central Air																																																																																		
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Brick				0 Amps Service																																																																																		
Insulation				No./Qual. of Fixtures																																																																																		
(2) Windows	(7) Excavation			Ex.		Ord.																																																																																
Many	Basement: 0 S.F.			Min																																																																																		
Avg.	Crawl: 1110 S.F.			No. of Elec. Outlets																																																																																		
Few	Slab: 0 S.F.			Many		Ave.																																																																																
Large	Height to Joists: 0.0			Few																																																																																		
Avg.				(13) Plumbing																																																																																		
Small				1 Average Fixture(s)																																																																																		
Wood Sash	(8) Basement			2 3 Fixture Bath																																																																																		
Metal Sash	Conc. Block			2 Fixture Bath																																																																																		
Vinyl Sash	Poured Conc.			Softener, Auto																																																																																		
Double Hung	Stone			Softener, Manual																																																																																		
Horiz. Slide	Treated Wood			Solar Water Heat																																																																																		
Casement	Concrete Floor			No Plumbing																																																																																		
Double Glass				Extra Toilet																																																																																		
Patio Doors				Extra Sink																																																																																		
Storms & Screens	(9) Basement Finish			Separate Shower																																																																																		
(3) Roof				Ceramic Tile Floor																																																																																		
Gable				Ceramic Tile Wains																																																																																		
Hip				Ceramic Tub Alcove																																																																																		
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Mansard				(14) Water/Sewer																																																																																		
Flat				Public Water																																																																																		
Shed				Public Sewer																																																																																		
Asphalt Shingle	(10) Floor Support			1 Water Well																																																																																		
Chimney:	Joists:			1 1000 Gal Septic																																																																																		
	Unsupported Len:			1 2000 Gal Septic																																																																																		
	Cntr.Sup:			Lump Sum Items:																																																																																		
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1972 (11) Heating System: Forced Air w/ Ducts Ground Area = 1110 SF Floor Area = 1110 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <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>1,110</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>150,684</td> <td>97,945</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Count</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,518</td> <td>987</td> </tr> <tr> <td>3</td> <td>1</td> <td>4,777</td> <td>3,105</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>3,251</td> </tr> <tr> <td>Water Well, 200 Feet</td> <td>1</td> <td>11,048</td> <td>7,181</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>1,849</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>5,489</td> <td>3,568</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>24</td> <td>1,862</td> <td>1,210</td> </tr> <tr> <td colspan="4">Totals:</td> <td>183,225</td> <td>119,096</td> </tr> </tbody> </table> Notes: SOUTH HOUSE AT ROAD ECF (4080 BIG GLEN) 2.600 => TCV: 309,650															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,110			Total:				150,684	97,945	Average Fixture(s)	Count	Cost	Depr.	1	1	1,518	987	3	1	4,777	3,105	Water/Sewer				1000 Gal Septic	1	5,002	3,251	Water Well, 200 Feet	1	11,048	7,181	Built-Ins				Appliance Allow.	1	2,845	1,849	Fireplaces				Interior 1 Story	1	5,489	3,568	Porches				WCP (1 Story)	24	1,862	1,210	Totals:				183,225	119,096
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																	
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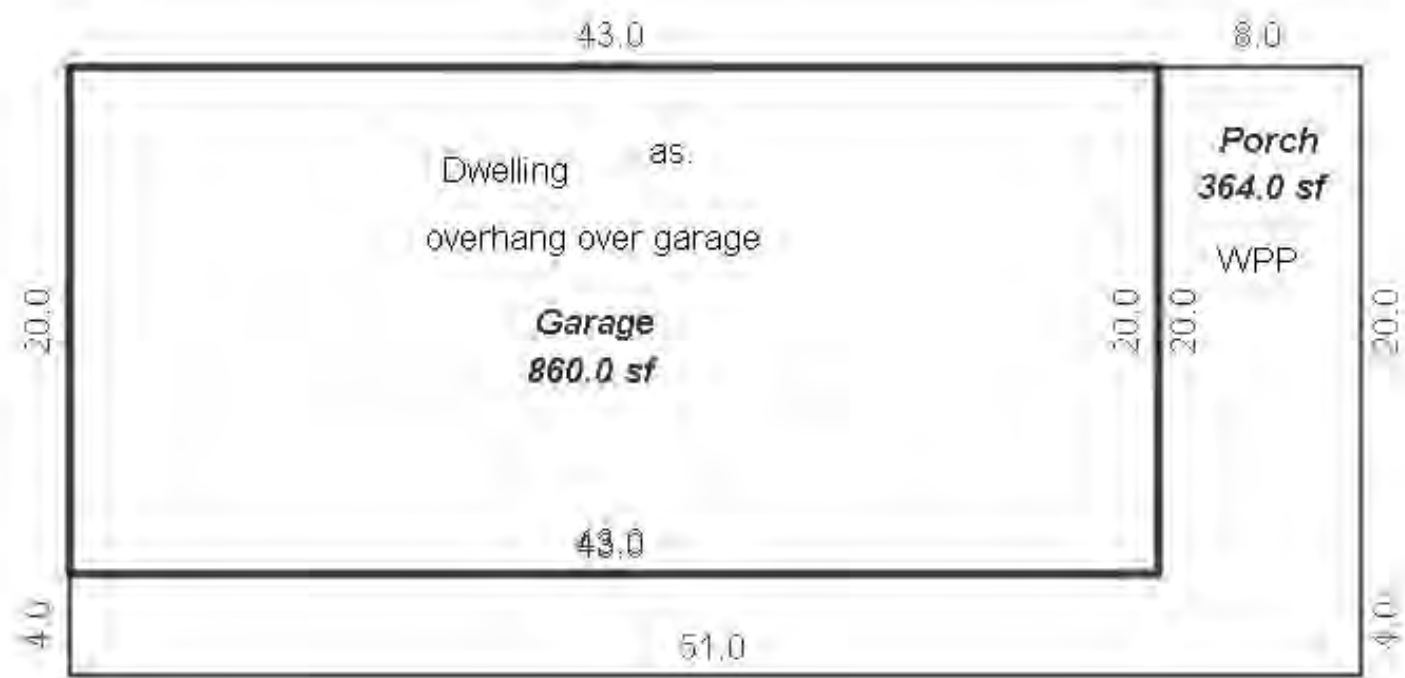
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 364 400	Type WPP Treated Wood	Year Built: 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: 860 % Good: 0 Storage Area: 0 No Conc. Floor: 0	364	WPP	Treated Wood	Year Built: 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: 860 % Good: 0 Storage Area: 0 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	Class: C Effec. Age: 35 Floor Area: 860 Total Base New : 132,421 Total Depr Cost: 86,075 Estimated T.C.V: 223,795	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Air w/o Ducts Ground Area = 0 SF Floor Area = 860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1933		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas			Total:		76,867		49,964	
A-Frame		Plaster Wood T&G		Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			Total:		76,867		49,964	
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Plumbing			Total:		76,867		49,964	
Building Style: 1 STORY		Ex Ord Min		Many Ave. Few			Average Fixture(s)			Total:		76,867		49,964	
Yr Built 1933		Remodeled 2006		Size of Closets			1 Average Fixture(s)			Total:		76,867		49,964	
Condition: Average		Lg Ord Small		(12) Electric			1 3 Fixture Bath			Total:		76,867		49,964	
Room List		Doors Solid H.C.		0 Amps Service			2 Fixture Bath			Total:		76,867		49,964	
Basement		(5) Floors		No./Qual. of Fixtures			Softener, Auto			Total:		76,867		49,964	
1st Floor		Kitchen:		Ex. Ord. Min			Softener, Manual			Total:		76,867		49,964	
2nd Floor		Other:		No. of Elec. Outlets			Solar Water Heat			Total:		76,867		49,964	
Bedrooms		Other:		Many Ave. Few			No Plumbing			Total:		76,867		49,964	
(1) Exterior		(6) Ceilings		(13) Plumbing			Extra Toilet			Total:		76,867		49,964	
Wood/Shingle		Basement:		Average Fixture(s)			Extra Sink			Total:		76,867		49,964	
Aluminum/Vinyl		Crawl: 0 S.F.		1 3 Fixture Bath			Separate Shower			Total:		76,867		49,964	
Brick		Slab: 0 S.F.		2 Fixture Bath			Ceramic Tile Floor			Total:		76,867		49,964	
Insulation		Height to Joists: 0.0		Softener, Auto			Ceramic Tile Wains			Total:		76,867		49,964	
(2) Windows		(7) Excavation		Softener, Manual			Ceramic Tub Alcove			Total:		76,867		49,964	
Many Avg. Few		Basement: 0 S.F.		Solar Water Heat			Vent Fan			Total:		76,867		49,964	
Large Avg. Small		Crawl: 0 S.F.		No Plumbing			(14) Water/Sewer			Total:		76,867		49,964	
Wood Sash		Slab: 0 S.F.		Extra Toilet			Public Water			Total:		76,867		49,964	
Metal Sash		Height to Joists: 0.0		Extra Sink			Public Sewer			Total:		76,867		49,964	
Vinyl Sash		(8) Basement		Separate Shower			Water Well			Total:		76,867		49,964	
Double Hung		Conc. Block		Ceramic Tile Floor			1000 Gal Septic			Total:		76,867		49,964	
Horiz. Slide		Poured Conc.		Ceramic Tile Wains			2000 Gal Septic			Total:		76,867		49,964	
Casement		Stone		Ceramic Tub Alcove			Lump Sum Items:			Total:		76,867		49,964	
Double Glass		Treated Wood		Vent Fan						Total:		76,867		49,964	
Patio Doors		Concrete Floor								Total:		76,867		49,964	
Storms & Screens		(9) Basement Finish								Total:		76,867		49,964	
(3) Roof		Recreation SF								Total:		76,867		49,964	
Gable		Living SF								Total:		76,867		49,964	
Hip		Walkout Doors (B)								Total:		76,867		49,964	
Flat		No Floor SF								Total:		76,867		49,964	
Asphalt Shingle		Walkout Doors (A)								Total:		76,867		49,964	
Chimney:		(10) Floor Support								Total:		76,867		49,964	
		Joists:								Total:		76,867		49,964	
		Unsupported Len:								Total:		76,867		49,964	
		Cntr.Sup:								Total:		76,867		49,964	

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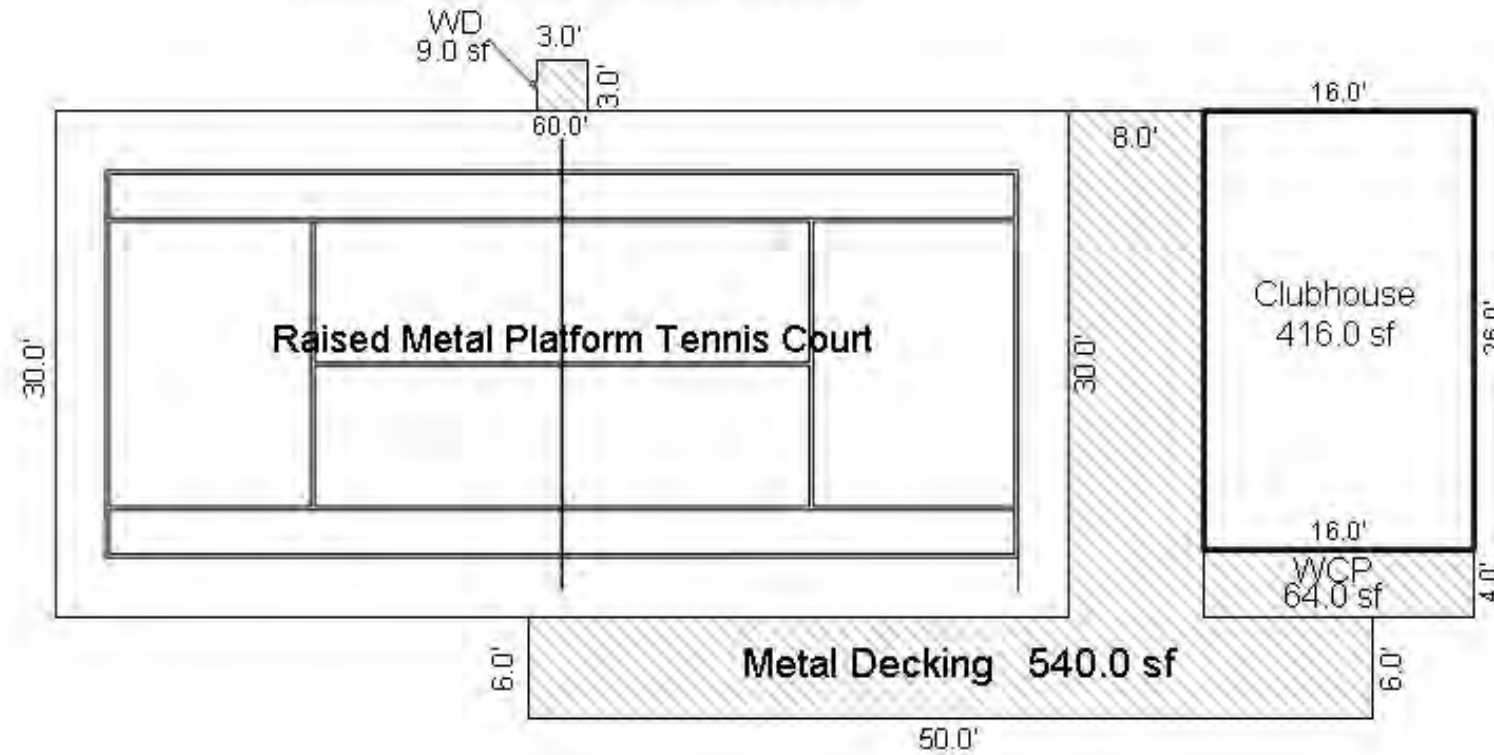
Wood Deck
Stairs

Desc. of Bldg/Section: NEW SPORTS COURT 2007 Calculator Occupancy: Tennis Clubs - Indoor		Unit in Place Items /CI17/SPOC/PLATP/METOWDMSFLH		Rate 97142.85	Quantity 1	Arch 1.00	%Good 100	Depr.Cost 97,143
Class: S Floor Area Gross Bldg Area: 3,656 Stories Above Grd Average Sty Hght Bsmnt Wall Hght	Construction Cost High Above Ave. Ave. X Low			ECF (4080 BIG GLEN)		1.800 => TCV of Bldg: 1 =		174,857
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:							
2007 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor							
Overall Bldg Height	*** Basement Info *** Area: Perimeter: Type:							
Comments: APEX SKETCH OF SPORTS COURT ON PAGE TWO OF RESIDENTIAL BUILDING	* 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	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:						Thickness Bsmnt Insul.					
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:								

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

Chicken wire fencing around court



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

Desc. of Bldg/Section: NEW 2007 - ATTACHED TO COURT
 Calculator Occupancy: Clubhouses

Class: D	Construction Cost					
Floor Area: 416	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 3,656	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Good					
Average Sty Hght : 12	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: Zoned A.C. Warm & Cooled Air 0%					
Depr. Table : 2.5%	Ave. SqFt/Story: 416					
Effective Age : 3	Ave. Perimeter: 84					
Physical %Good: 93	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: APEX SKETCH OF SPORTS COURT ON PAGE TWO OF RESIDENTIAL BUILDING	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Good						

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

Class: D Quality: Good
 Stories: 1 Story Height: 12 Perimeter: 84

Base Rate for Upper Floors = 237.41

Adjusted Square Foot Cost for Upper Floors = 237.41

Total Floor Area: 416 Base Cost New of Upper Floors = 98,763

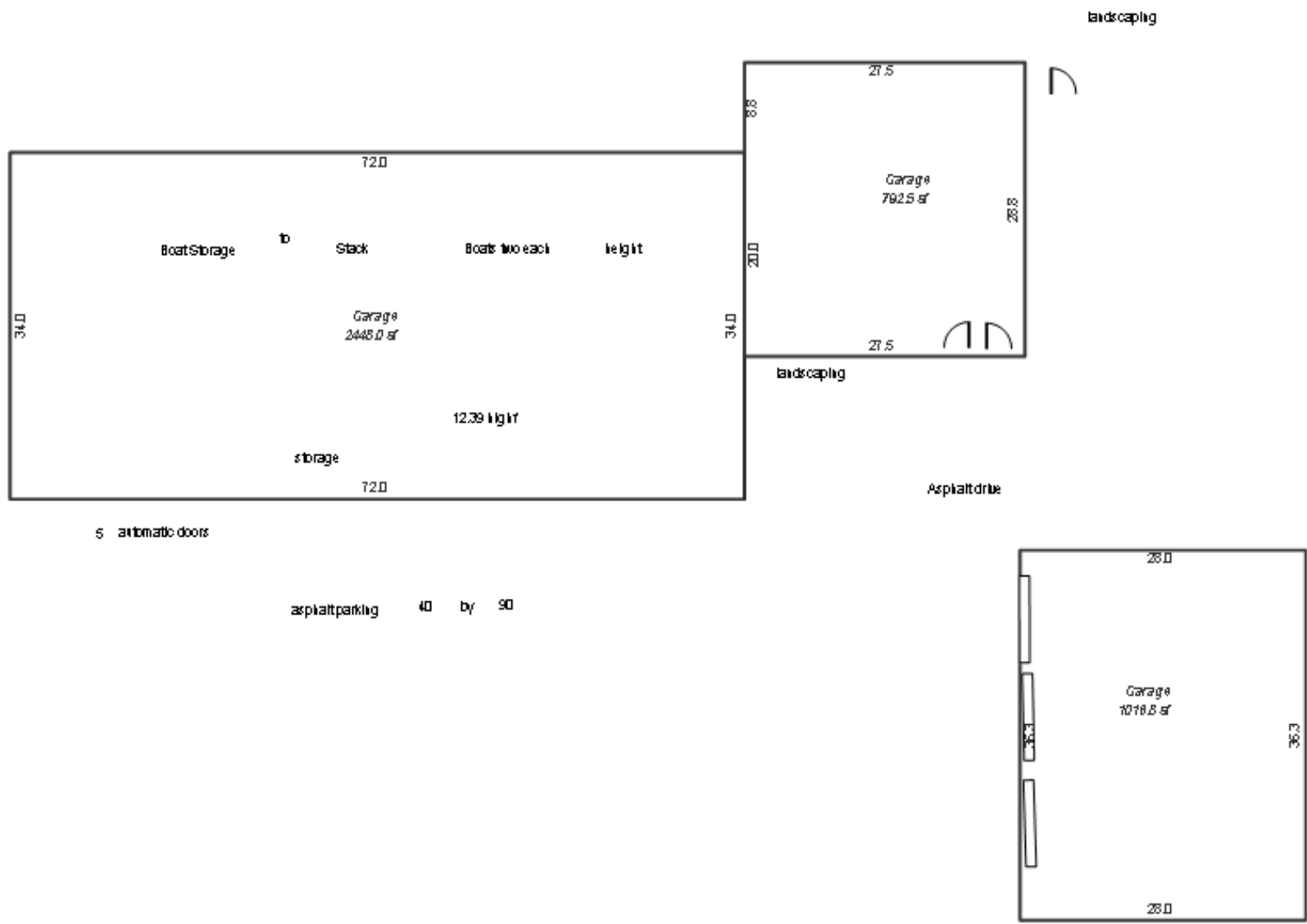
Reproduction/Replacement Cost = 98,763

Eff. Age: 3 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 91,850

ECF (4080 BIG GLEN) 1.800 => TCV of Bldg: 2 = 165,329
 Replacement Cost/Floor Area= 237.41 Est. TCV/Floor Area= 397.43

(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				Few Average				
				3-Piece Baths				Wash Bowls				Many Average				
				2-Piece Baths				Water Heaters				Unfinished Typical				
				Shower Stalls				Wash Fountains				Flex Conduit				
				Toilets				Water Softeners				Rigid Conduit				
(4) Floor Structure:												Armored Cable				
												Non-Metallic				
												Bus Duct				
												Incandescent				
												Fluorescent				
												Mercury				
												Sodium Vapor				
												Transformer				
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure:				(40) Exterior Wall:				
								Slope=0				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***



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

Desc. of Bldg/Section: STORAGE-PLANNED AS TRAIN ROOM
 Calculator Occupancy: Warehouses - Storage

Class: D,Pole
 Floor Area: 792
 Gross Bldg Area: 3,656
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 3
 Physical %Good: 93
 Func. %Good : 100
 Economic %Good: 100

2008 Year Built Remodeled

12 Overall Bldg Height

Comments:
 2008/12/31WIP60% ON
 TRAIN ROOM/STORAGE AT
 SOUTH OF GARAGE.
 INTERIOR IS STUD ONLY
 ELECTRICAL IS BACK
 BOXES WITH WIRE.

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: 792					
Ave. Perimeter: 112					
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: 112
 Overall Building Height: 12

Base Rate for Upper Floors = 41.25

Adjusted Square Foot Cost for Upper Floors = 41.25

Total Floor Area: 792 Base Cost New of Upper Floors = 32,670

Reproduction/Replacement Cost = 32,670

Eff. Age:3 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 30,383

ECF (4080 BIG GLEN) 1.800 => TCV of Bldg: 4 = 54,690
 Replacement Cost/Floor Area= 41.25 Est. TCV/Floor Area= 69.05

(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***

Desc. of Bldg/Section: TENNIS COURT Calculator Occupancy: Tennis Clubs - Indoor						Unit in Place Items /CI17/SPOC/TENC/ASPCA		Rate	Quantity	Arch	%Good	Depr.Cost
Class: C						Construction Cost		7.57	7200	1.00	95	51,779
Floor Area						High						
Gross Bldg Area: 3,656						Above Ave.						
Stories Above Grd						Ave.						
Average Sty Hght						X						
Bsmnt Wall Hght						Low		ECF (4080 BIG GLEN)				
Depr. Table : 2.25%						** ** Calculator Cost Data ** **		1.800 => TCV of Bldg: 5 = 93,202				
Effective Age : 3						Quality: Excellent						
Physical %Good: 93						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:						
						*** 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:						

(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:								Thickness				Bsmnt Insul.			
(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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6684 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	06/30/2011	11-099	100% FINIS
Owner's Name/Address	P.R.E. 0%	MAP #: 49				
GLEN CREST LLC % JANE IRELAND 4323 W BURDICKVILLE RD MAPLE CITY MI 49664	2024 Est TCV 1,390,786 TCV/TFA: 1264.3					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
L213 P401/79 L306 P708/90 L593 P088/01 L652 P613 L652 P619&625/02 PRT OF GOVT LOT 7 SEC 25 COM AT NE COR SD GOVT LOT TH S 89 DEG 40' W ALG N LN OF SD GOVT LOT 695.03 FT TO SHR GLEN LAKE TH S 24 DEG 26'40" W ALG SHR 456.15 FT FOR POB TH S 32 DEG 12'50" W ALG SD SHR 120.11 FT TH N 86 DEG 51'20" E 297.67 FT TO C/L CO RD 675 IN ARC OF A 14 DEG 40' CURVE TH NELY ALG SD ARC ON C/L 97.49 FT (CHORD=N 10 DEG 29'50" E 87.28 FT) TH S 89 DEG 40' W 251.64 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		GRADE C 12000/	100.00	260.00	0.9554	0.8844	12000	100		Value
		Gravel Road		GRADE C 12000/	20.00	260.00	0.9554	0.8844	12000	50	SURPLUS: ZONING	100 ft	10
	X	Paved Road		120 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =	1,115,385			
	X	Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
	X	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.										



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

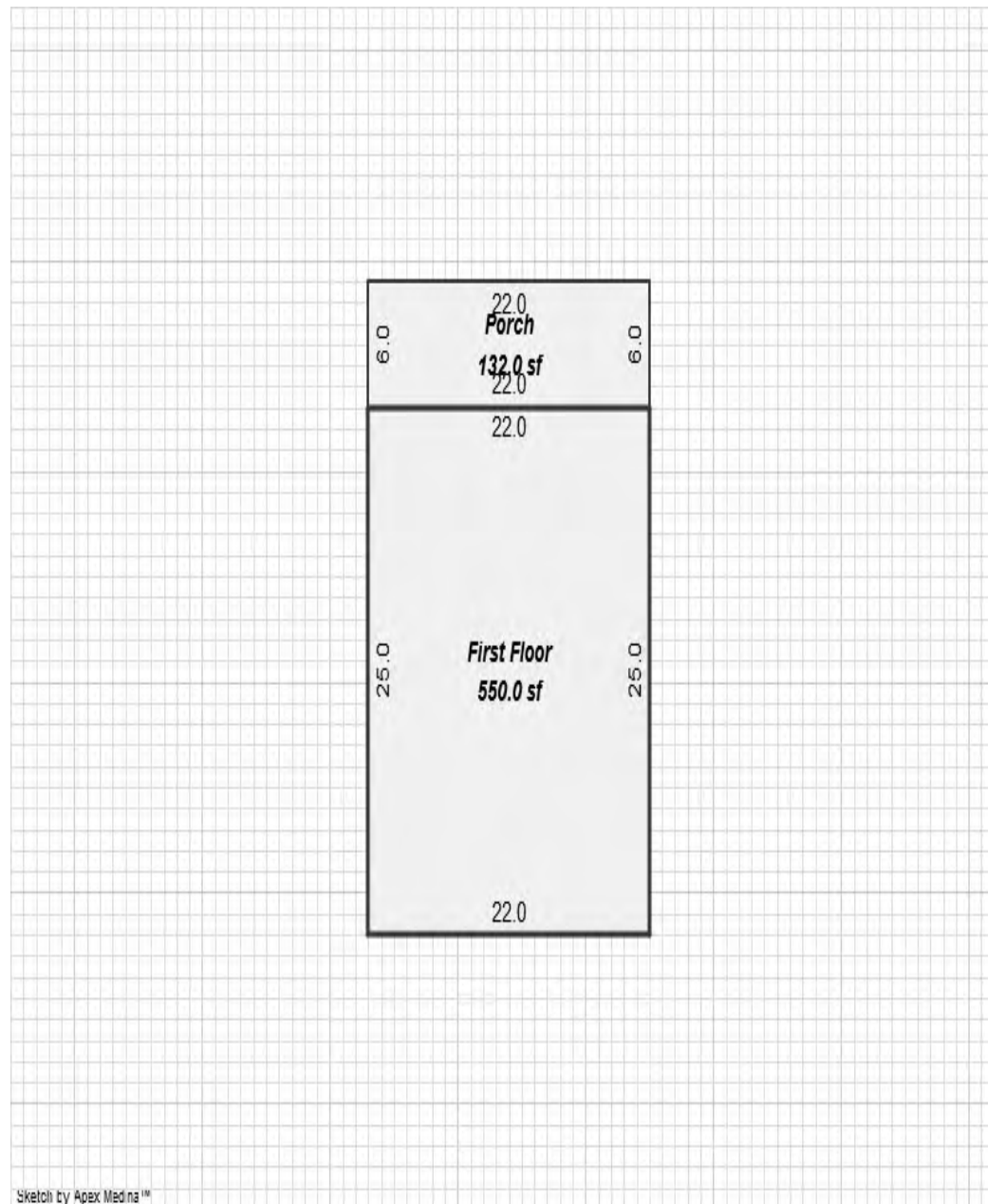
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2024	557,700	137,700	695,400	262,343C
TPC 04/29/2015	INSPECTED		2023	464,700	104,200	568,900	249,851C
			2022	369,700	85,600	455,300	237,954C
			2021	369,700	78,800	448,500	230,353C

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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 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	132	CGEP (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:																					
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: 1,100 Total Base New : 173,335 Total Depr Cost: 104,000 Estimated T.C.V: 270,401		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																						
Building Style: 2 STORY		Trim & Decoration			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Electric Baseboard Ground Area = 550 SF Floor Area = 1100 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C		Blt 1930																						
Yr Built 1930	Remodeled 1984	Ex	X Ord		Min	(12) Electric		Building Areas		Size		Cost New		Depr. Cost																			
Condition: Average		Size of Closets			150 Amps Service		No./Qual. of Fixtures		Stories		Foundation		Total:		138,364		83,017																
Room List		Doors		(5) Floors		No. of Elec. Outlets		Exterior		Siding		Foundation		Crawl Space		550																	
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(6) Ceilings		Kitchen: Other: Other:		Many		X Ave.		Few		(13) Plumbing		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		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		CGEP (1 Story) 132		9,600		5,760	
(1) Exterior		X Drywall		(7) Excavation		Average Fixture(s)		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		911		2 Fixture Bath		1		3,197		1,918					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 550 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		CGEP (1 Story) 132		9,600		5,760		1 3 Fixture Bath		1		3,197		1,918					
(2) Windows		Many Avg. X Avg. Few		Large Avg. X Avg. Small		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1		1,518		911		2 Fixture Bath		1		3,197		1,918							
X	Wood Sash Metal Sash Vinyl Sash Double Hung 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 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		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		CGEP (1 Story) 132		9,600		5,760		1 3 Fixture Bath		1		3,197		1,918					
(3) Roof		Gable X Hip Flat		Gambrel Mansard Shed		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		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		CGEP (1 Story) 132		9,600		5,760		1 3 Fixture Bath		1		3,197		1,918					
X	Asphalt Shingle	Chimney:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		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		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		CGEP (1 Story) 132		9,600		5,760		1 3 Fixture Bath		1		3,197		1,918					
Notes:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		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		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		CGEP (1 Story) 132		9,600		5,760		1 3 Fixture Bath		1		3,197		1,918					
Totals:		173,335		104,000		138,364		83,017		270,401		ECF (4080 BIG GLEN) 2.600 => TCV:		270,401																			

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



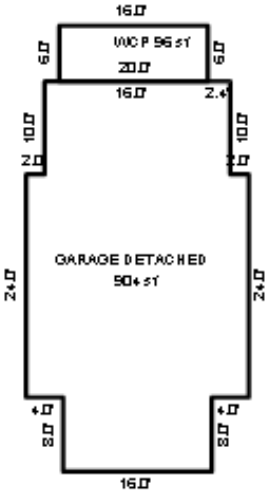
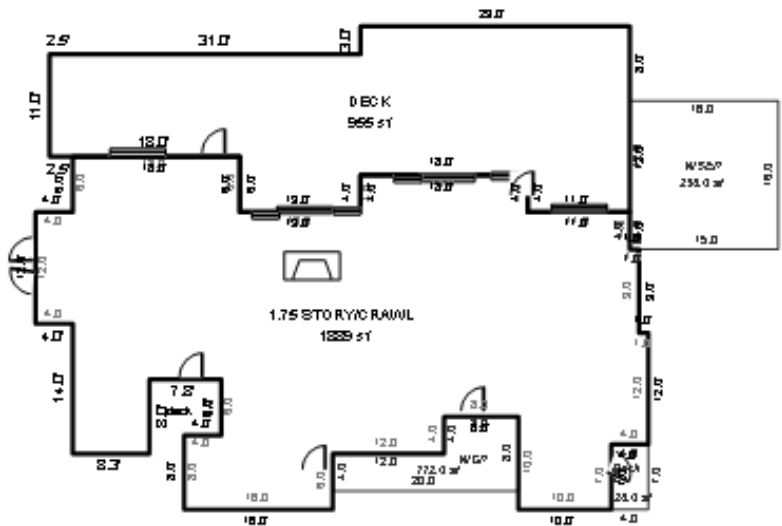
Sketch by Apex Medina™

*** 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: R-1 (	Building Permit(s)	Date	Number	Status		
4475 W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST			Electrical	05/04/2022	PE22-0294	100% FINIS			
Owner's Name/Address		P.R.E. 0%			Plumbing	03/11/2022	PP22-0064	100% FINIS			
HALEY FAMILY LTD PARTNERSHIP 240 W DIXON AVE DAYTON OH 45419		MAP #: 47			Mechanical	03/08/2022	PM22-0186	100% FINIS			
		2024 Est TCV 2,797,882 TCV/TFA: 846.30			Mechanical	03/19/2021	PM21-0222	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
L462 P101/98 PRT GOVT LOT 3 SEC 25 BEG AT PT 1354 .8 FT E & 656.9 FT S OF NW COR LOT 3 TH N 62 DEG 49' E 50 FT TH S 30 DEG 1' E 295.8 FT TO SHR GLEN LAKE TH S 74 DEG 37' W ALG SHR 95 FT TH N 21 DEG 18' W 277.4 FT TO POB SEC 25 T29N R14W .44 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GRADE A 19000	93.33	290.30	1.0000	0.8729	19000 100		1,547,950
		X	Topography of Site	93 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 1,547,950							
		X	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: Crushed Rock	2.55	1500	0	0			
				Wood Frame	49.83	48	50	1,196			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value = 6,196							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				2024	774,000	624,900	1,398,900			465,585C	
				2023	651,800	470,700	1,122,500			443,415C	
				2022	700,000	374,700	1,074,700			409,824C	
				2021	700,000	295,200	995,200			345,038C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan				Who	When	What					
				TPC 11/16/2021	INSPECTED						
				TPC 05/05/2021	INSPECTED						
				TPC 11/05/2020	INSPECTED						

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

Deck & Ramp



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