

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL D L JR & CAMPBELL	CAMPBELL FAMILY COTTAGE L	1	05/15/2012	QC	09-FAMILY	1125P557 & 112	DEED	0.0
CAMPBELL DAVID M ESTATE	CAMPBELL D L JR & CAMPBELL	0	12/12/2011	QC	08-ESTATE	1105P744	DEED	0.0
CAMPBELL DAVID M	CAMPBELL DONNALD L JR	0	08/25/2009	CD	07-DEATH CERTIFICATE	1105/735-736	DEED	0.0
CAMPBELL DONALD L JR	CAMPBELL DAVID M ESTATE	0	08/25/2009	OTH	08-ESTATE	1105P737	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5327 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 50	2024 Est TCV 2,552,205 TCV/TFA: 1609.2
CAMPBELL FAMILY COTTAGE LLC CAMPBELL DONALD L JR 9 COOLHURST ROAD LONDON N8 8EP UK	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

Tax Description	X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
DC L359 P762 L359 P767/93 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 00 DEG 11' 26" W ALG N-S 1/4 LN 1537.46 FT TO C/L NORTHWOOD DRIVE TH S 85 DEG 27' 00" E ALG C/L 769.72 FT TH N 82 DEG 20' 00" E ALG C/L 134.95 FT FOR POB TH CONT N 82 DEG 20' 00" E 124 FT M/L TH S 0 DEG 14' 30" W 684.15 FT TO SHR GLEN LAKE TH NWLY ALG SHR GLEN LAKE 124 FT M/L TH N 0 DEG 41' 26" E 620.18 FT TO POB SEC 26 T29N R14W.	X			Dirt Road	100.00	630.00	0.9476	1.0595	19000	100		1,907,615			
	X			Gravel Road	24.00	630.00	0.9476	1.0595	19000	50	SURPLUS: ZONING 100 ft	22			
	X			Paved Road	124 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value =	2,136,529		
	X			Storm Sewer	Land Improvement Cost Estimates										
	X			Sidewalk	Description							Rate	Size % Good	Cash Value	
	X			Water	D/W/P: 3.5 Concrete							6.77	144	0	0
	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.											

Comments/Influences



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

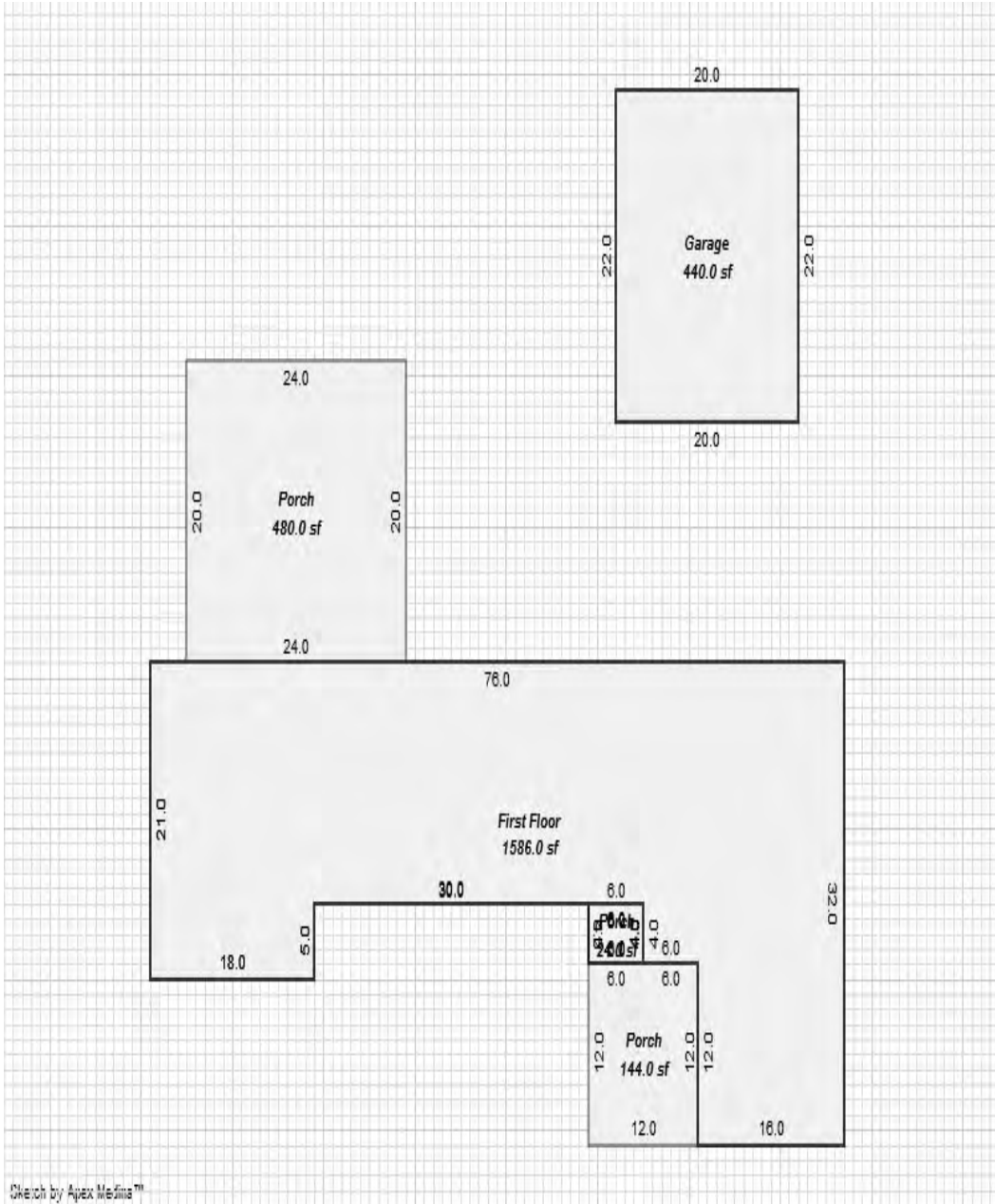
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,068,300	207,800	1,276,100			313,680C
2023	899,600	156,900	1,056,500			298,743C
2022	804,600	128,800	933,400			284,518C
2021	804,600	118,400	923,000			275,429C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 480	Type WPP Treated Wood	Year Built: 1955 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																															
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	Size of Closets	Lg	X	Ord	Small																																															
Building Style: 1 STORY		Yr Built 1955		Remodeled 1983		Condition: Average		Room List		Doors	Solid	X	H.C.																																																
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:	(12) Electric	150	Amps Service	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 = 1586 SF Floor Area = 1586 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas																																																	
(1) Exterior	(6) Ceilings	X Drywall	(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	<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>1,586</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>205,225</td> <td>123,135</td> </tr> </tbody> </table>				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,586			Total:				205,225	123,135																													
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X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 0 S.F. Crawl: 1586 S.F. Slab: 0 S.F. Height to Joists: 0.0	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	<table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>911</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,197</td> <td>1,918</td> </tr> <tr> <td>Water/Sewer</td> <td>2000 Gal Septic</td> <td>9,941</td> <td>5,965</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>3,584</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td>7,560</td> <td>4,536</td> </tr> <tr> <td>Garages</td> <td>Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>440</td> <td>18,986</td> <td>11,392</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>2,845</td> <td>1,707</td> </tr> <tr> <td>Fireplaces</td> <td>Exterior 1 Story</td> <td>6,698</td> <td>4,019</td> </tr> <tr> <td>Porches</td> <td>WPP</td> <td>24</td> <td>785</td> </tr> <tr> <td colspan="2">Totals:</td> <td>263,251</td> <td>157,952</td> </tr> </tbody> </table>							Plumbing	Average Fixture(s)	Cost	Depr.	Average Fixture(s)	1	1,518	911	2 Fixture Bath	1	3,197	1,918	Water/Sewer	2000 Gal Septic	9,941	5,965	Water Well, 100 Feet	1	5,973	3,584	Deck	Treated Wood	7,560	4,536	Garages	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost	440	18,986	11,392	Built-Ins	Appliance Allow.	2,845	1,707	Fireplaces	Exterior 1 Story	6,698	4,019	Porches	WPP	24	785	Totals:		263,251	157,952
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X	Insulation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(15) Fireplaces	Notes:	<table border="1"> <thead> <tr> <th>Notes:</th> <th>ECF (4080 BIG GLEN) 2.600 =&gt; TCV:</th> </tr> </thead> <tbody> <tr> <td>ECF (4080 BIG GLEN) 2.600 =&gt; TCV:</td> <td>410,676</td> </tr> </tbody> </table>							Notes:	ECF (4080 BIG GLEN) 2.600 => TCV:	ECF (4080 BIG GLEN) 2.600 => TCV:	410,676																																													
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(2) Windows	(9) Basement Finish	(10) Floor Support	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																										
X	Many Avg. Few	X	Large Avg. Small																																																										
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X	Asphalt Shingle																																																												
Chimney: Brick																																																													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GLOBAL CAPITAL INSIGHTS L	LATTO AARON B TRUST	1,850,000	12/11/2019	WD	03-ARM'S LENGTH	2019007362	PROPERTY TRANSFER	100.0				
WEIMER ANDREW	GLOBAL CAPITAL INSIGHTS L	1,570,000	04/24/2017	WD	03-ARM'S LENGTH	1293P268	PROPERTY TRANSFER	100.0				
MOORE ROBERT J & ANNABEL	WEIMER ANDREW	1,550,000	10/13/2006	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
HALEY MD LOUIS M & JANE G	MOORE ROBERT J & ANNABEL	1,500,000	09/02/2005	WD	03-ARM'S LENGTH	872:570	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5333 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		11/29/2023	PB23-0537	0%				
Owner's Name/Address		P.R.E. 0%		Electrical		10/11/2023	PE23-0740					
LATTO AARON B TRUST 1331 OBSERVATOR DR CINCINNATI OH 45208		MAP #: 50		ADDITION/ALTERATION		09/16/2023	LU23-281	0%				
		2024 Est TCV 2,715,274 TCV/TFA: 1475.6										
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	95.39	639.31	1.0000	1.0634	19000	100		1,927,268
				95 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 1,927,268								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 3.5 Concrete	7.80	40	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
				Total Estimated Land Improvements True Cash Value = 5,000								
Comments/Influences		Topography of Site										
MLS 1651112 \$1,695,000		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	963,600	394,000	1,357,600			1,055,393C	
		TPC 04/27/2017	INSPECTED		2023	811,500	296,900	1,108,400			1,005,137C	
		WAS 02/12/2008	INSPECTED		2022	715,400	243,200	958,600			957,274C	
		WAS 10/06/2007	INSPECTED		2021	715,400	223,500	938,900			926,694C	

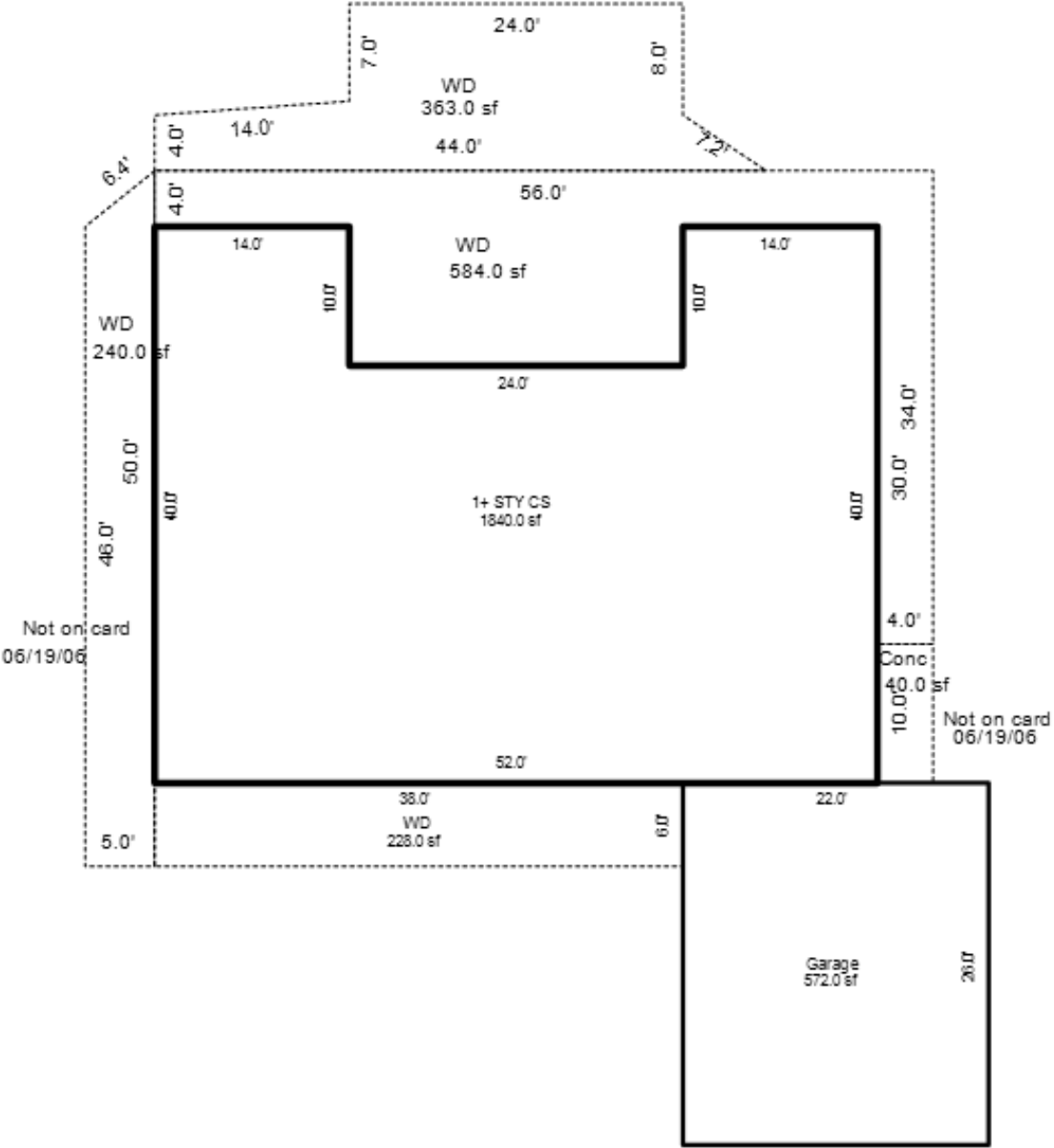


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 1,840 Total Base New : 401,546 Total Depr Cost: 301,156 Estimated T.C.V: 783,006			E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 1840 SF Floor Area = 1840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls BC		Blt 1987	
Yr Built 1987	Remodeled 2001	Ex	X	Ord	Min	Size of Closets			Stories Exterior Foundation Size Cost New Depr. Cost			228 Treated Wood 584 Treated Wood 363 Treated Wood 240 Treated Wood			
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			1 Story Siding Crawl Space 1,840			304,019 228,013			
Room List		Doors	Solid	X	H.C.	(5) Floors			Other Additions/Adjustments			Totals: 4,911 6,832			
Basement 5 1st Floor 1 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Vinyl Other: Carpeted Other:			(12) Electric			Plumbing			4,911 6,832			
(1) Exterior		Ex.	X	Ord.	Min	200 Amps Service			Water/Sewer			5,796 4,347			
X	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures			No. of Elec. Outlets			1000 Gal Septic Water Well, 100 Feet			Deck			6,421 4,816	
X	Insulation	X	Drywall	Many X Ave. Few			(13) Plumbing			Decks			Treated Wood 228 4,941 Treated Wood 584 9,110 Treated Wood 363 6,676 Treated Wood 240 5,098		
(2) Windows		Basement: 0 S.F. Crawl: 1840 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			Garages			Treated Wood 240 5,098				
X	Many Avg. X Avg. Few Large Avg. Small	(7) Excavation			(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 572 32,879 24,659 Common Wall: 1 Wall 1 -3,205 -2,404 Door Opener 1 703 527				
X	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 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Appliance Allow. 1 4,088 3,066				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces			Interior 2 Story 1 8,735 6,551				
X	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:			Totals: 401,546 301,156			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
X	Asphalt Shingle	(10) Floor Support			Joists: 2X10X16 Unsupported Len: Cntr.Sup:										
Chimney: Brick															

\*\*\* 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.
DEAN HOWARD		0	03/25/2012	CD	07-DEATH CERTIFICATE	WWW.NNDB.COM/P	DEED	0.0
DEAN HOWARD & DIANE		0	12/30/2009	OTH	03-ARM'S LENGTH	2009 1037-83	DEED	0.0
DEAN HOWARD M JR REVOCABL	DEAN HOWARD & DIANE	0	03/30/2009	WD	03-ARM'S LENGTH	2009 1016-840W	DEED	0.0
HIBBS SCOTT F & REBECCA R	DEAN HOWARD M JR REVOCABL	155,000	08/29/2003	WD	03-ARM'S LENGTH	760:796	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%					
DEAN DIANE N 3517 SPRING RD OAK BROOK IL 60523	MAP #: 50					
	2024 Est TCV 18,515					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *		CONSERVATION EASEMENT	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 200' @ 800/	200.00	779.94	1.0000	1.1572	800 10	CONSERVATION EASEMENT 18
200 Actual Front Feet, 3.58 Total Acres					Total Est. Land Value = 18,515	

**Tax Description**  
 L290 P825 L320 P453 L416 P924&925/96 L636 P1/02 L760 P796/03 2002 INTEREST SPLIT FROM 006-126-002-00 W 1/2 OF FOLLOWING DESC PARCEL: PRT OF GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG N LN SD SEC 200.00 FT FOR POB TH CONT ALG SD N LN S 88 DEG 40'54" E 200.00 FT TH S 02 DEG 07'40" W 1573.45 FT TO C/L NORTHWOOD DR TH ALG SD C/L N 83 DEG 29'44" W 200.56 FT TH N 02 DEG 07'40" E 1555.32 FT TO POB SEC 26 T29N R14W.

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

Comments/Influences



- Topography of Site**
- X Level
  - X Rolling
  - X Low
  - 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	9,300	0	9,300			3,969C
2023	5,800	0	5,800			3,780C
2022	3,600	0	3,600			3,600S
2021	3,600	0	3,600			3,600S

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DEAN HOWARD		0	03/25/2012	CD	07-DEATH CERTIFICATE	WWW.NNDB.COM/P	DEED	0.0
DEAN HOWARD & DIANE		0	12/30/2009	OTH	03-ARM'S LENGTH	2009 1037-83	DEED	0.0
DEAN HOWARD M JR REVOCABL	DEAN HOWARD & DIANE	0	03/30/2009	WD	03-ARM'S LENGTH	2009 1016-840W	DEED	0.0
BERLACHER ROBERT A & JULI	DEAN HOWARD M JR REVOCABL	150,000	03/14/2003	WD	03-ARM'S LENGTH	713:622	OTHER	100.0

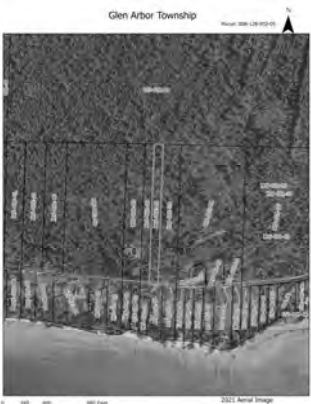
Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DEAN DIANE N 3517 SPRING RD OAK BROOK IL 60523	MAP #: 50					
	2024 Est TCV 16,413					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
			D 200' @ 1000/ 100.281565.32 1.1884 1.3773 1000 10 CONSERVATION EASEMENT 16				
			100 Actual Front Feet, 3.60 Total Acres Total Est. Land Value = 16,413				

**Tax Description**  
L636 P3/02 L713 P622/03 2002 SPLIT FROM 006-126-002-00 E 1/2 OF FOLLOWING DESC PARCEL: PRT OF GOVT LOT 2 SEC 26 COM AT N 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG N SEC LN 200.00 FT TO POB TH CONT S 88 DEG 40'54" E ALG N SEC LN 200.00 FT TH S 02 DEG 07'40" W 1573.45 FT TO C/L NORTHWOOD DR TH ALG SD C/L N 83 DEG 29'44" W 200.56 FT TH N 02 DEG 07'40" E 1555.32 FT TO POB SEC 26 T29N R14W.

Comments/Influences

CONSERVATION EASEMENT



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,200	0	8,200			3,984C
2023	6,600	0	6,600			3,795C
2022	6,000	0	6,000			3,615C
2021	3,500	0	3,500			3,500S

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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.
SMITH DENICE K FKA RICHA	SMITH DENICE K & JAMES M	0	03/30/2001	QC	09-FAMILY	576P148	DEED	0.0
SELBY JAMES B	RICHARDSON DENICE K	268,000	05/30/1997	WD	03-ARM'S LENGTH	445:539	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5500 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	10/27/2004	2085	
	P.R.E. 81% 05/10/1994		ADDITION/ALTERATION	06/02/1999	1999-0299	100% FINIS
Owner's Name/Address	MAP #: 50					
SMITH DENICE K & JAMES M 5500 W NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 1,290,089 TCV/TFA: 322.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
L392 P188 L445 P539/97 L576 P148/01 PRT GOVT LOT 2 SEC 26 BEG N 1/4 COR SD SEC TH ALG N-S 1/4 LN SD SEC S 02 DEG 07' 40" W1537.18 FT TO C/L NORTHWOOD DRIVE TH S 83 DEG 29' 44" E ALG SD C/L 200.56 FT TH N 02 DEG 07' 40" E PARALLEL TO SD N-S 1/4 LN 1555.32 FT TO N LN SD SEC TH ALG SD N SEC LN N 88 DEG 40' 54" W 200 FT TO POB SEC 26 T29N R14W.	X		Dirt Road					
	X		Gravel Road					
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Sewer					
	X		Electric					
	X		Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					



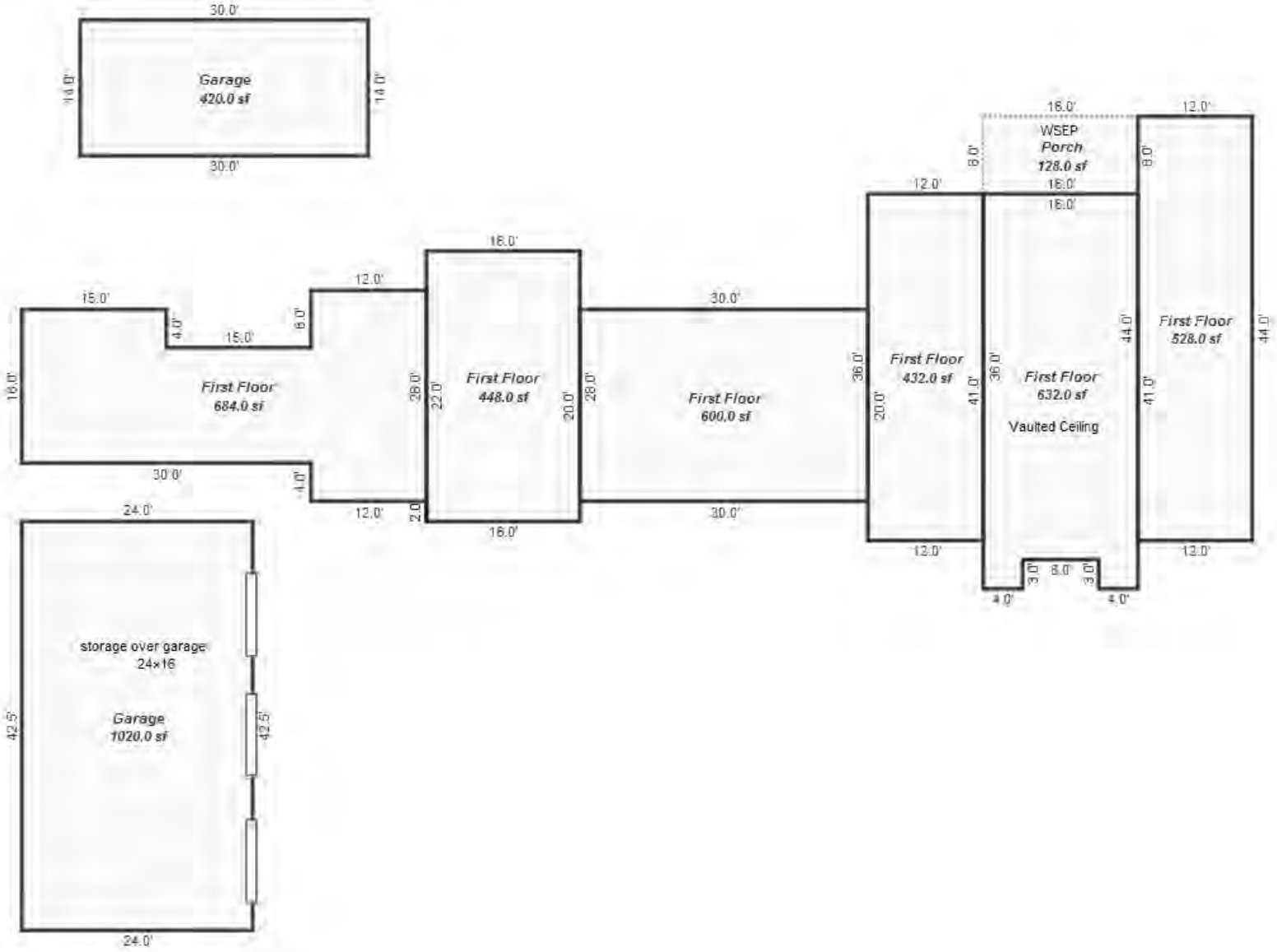
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	137,600	507,400	645,000			295,695C
X Rolling	2023	110,100	472,800	582,900			281,615C
X Low	2022	97,300	415,300	512,600			268,205C
X High	2021	53,100	432,600	485,700			259,637C
X 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 Direct-Vented Ga	Area Type	Year Built: 1993 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: 1020 % Good: 0 Storage Area: 688 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 1993	Remodeled 1999	X	Ex		Ord		Min								
Condition: Average		Size of Closets		X	Lg		Ord		Small						
Room List		Doors			Solid	X	H.C.								
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Carpeted Other:										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 3324 SF Floor Area = 3996 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls B -5 Blt 1993			
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		(14) Water/Sewer		Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(8) Basement			2		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Story Siding Crawl Space 632 1 Story Siding Crawl Space 432 1 Story Siding Crawl Space 528 1 Story Siding Crawl Space 600 1 Story Siding Crawl Space 448 1 Story Siding Crawl Space 684 1 Story Siding Overhang 672		Total: 672,638 470,810				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 3324 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Plumbing		Other Additions/Adjustments Plumbing 3 Fixture Bath 1 10,749 7,524 Water/Sewer 1000 Gal Septic 1 6,288 4,402 Water Well, 100 Feet 1 6,732 4,712					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Porches		WSEP (1 Story) 128 10,954 7,668 WPP 27 1,792 1,254 WCP (1 Story) 32 3,117 2,899					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1		1000 Gal Septic 2000 Gal Septic		Deck Treated Wood 304 6,189 4,332		Garages					
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:				Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 1020 68,452 47,916 Storage Over Garage 688 15,322 10,725							
X	Asphalt Shingle							Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 1020 68,452 47,916 Storage Over Garage 688 15,322 10,725							
Chimney: Brick															

\*\*\* 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.
SEWARD RICHARD R ESTATE	READ KIP & LESLIE	160,000	05/18/2020	WD	08-ESTATE	20200002985	DEED	78.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5324 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/04/2023	PM23-0884	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	09/25/2023	PP23-0307	100% FINIS
READ KIP & LESLIE 1343 E FOREST AVE YPSILANTI MI 48198	MAP #: 50		Mechanical	09/13/2023	PM23-0789	100% FINIS
	2024 Est TCV 825,507 TCV/TFA: 425.52		Electrical	07/11/2023	PE23-0470	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
E 200' @ 800/	200.00	1058.51	0.7262	1.2490	800	100	145,121
E 200' @ 800/	519.10	1428.22	0.7262	1.3461	800	50	SURPLUS: CONSERVATION EASE
719 Actual Front Feet, 21.88 Total Acres						Total Est. Land Value =	348,099

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water Sewer					
Electric	3.19	16000	50	25,520	
Gas	24.42	288	50	3,516	
Curb	Total Estimated Land Improvements True Cash Value =				29,036

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	174,000	238,800	412,800			291,584C
Rolling		2023	108,800	0	108,800			94,271C
Low		2022	0	0	0			0
High		2021	0	0	0			0
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
X Wetland								
Flood Plain								



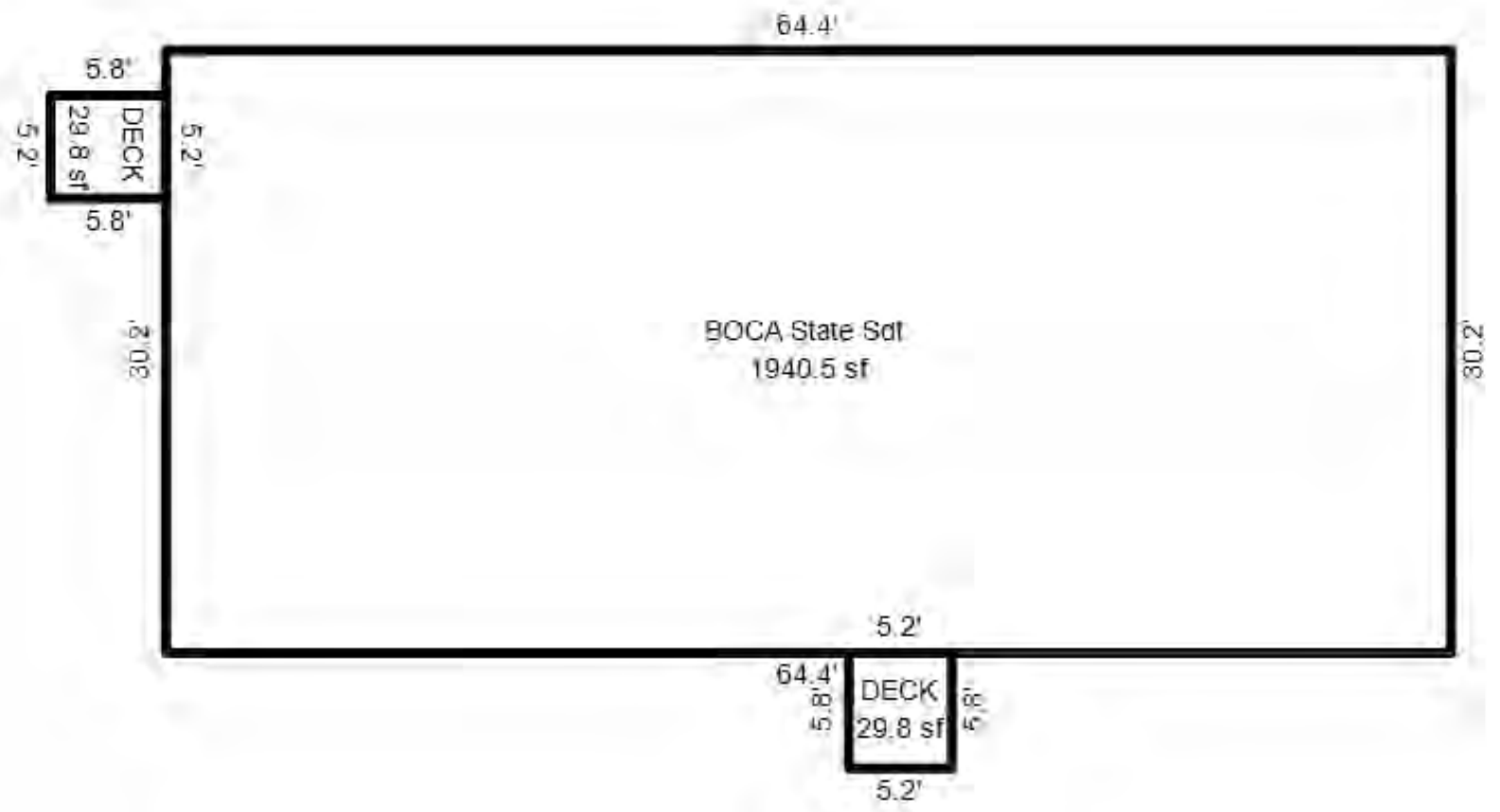
Who	When	What	2024	2023	2022	2021
TPC 11/07/2023	INSPECTED					
TPC 05/24/2023	INSPECTED					
TPC 04/30/2021	INSPECTED					

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 29 Treated Wood 29 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 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	Cost Est. for Res. Bldg: 1 Single Family MODULAR	Class: C -5 Effec. Age: 1 Floor Area: 1,940 Total Base New : 266,379 Total Depr Cost: 263,748 Estimated T.C.V: 448,372	E.C.F. X 1.700	Cls C -5 Blt 2023
Building Style: MODULAR	Ex Ord Min	(12) Electric 0 Amps Service	No./Qual. of Fixtures Ex. Ord. Min	(11) Heating System: Forced Heat & Cool Ground Area = 1940 SF Floor Area = 1940 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99		
Yr Built 2023 Remodeled 0	Size of Closets Lg Ord Small	(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,940	Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,940	Cost New Depr. Cost Total: 240,693 238,319	
Condition: Average	Doors Solid H.C.	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 448,372			
Room List Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors Kitchen: Other: Other:	Lump Sum Items:				
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(6) Ceilings					
(2) Windows Many Avg. Few Large Avg. Small	(7) Excavation Basement: 0 S.F. Crawl: 1940 S.F. Slab: 0 S.F. Height to Joists: 0.0					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					
(3) Roof X Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish					
X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					
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.
MCCURTIES JANICE M	MCCURTIES JANICE M TRUST	0	02/01/2024	QC	09-FAMILY	2024000607	PROPERTY TRANSFER	0.0
MOORE ROBERT J & ANNABEL	MCCURTIES JANICE M	425,000	12/27/2005	WD	03-ARM'S LENGTH	886:308	OTHER	100.0
COCHRAN GRACE N (ESTATE)	MOORE ROBERT J & ANNABEL	120,000	04/02/2004	AFF	33-TO BE DETERMINED	796:941	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5338 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/24/2023	PE23-0257	100% FINIS
	P.R.E. 100% 01/03/2006		Mechanical	04/20/2023	PM23-0339	100% FINIS
Owner's Name/Address	MAP #: 50		Mechanical	05/09/2022	PM22-0371	100% FINIS
MCCURTIES JANICE M TRUST 5338 W NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 740,641 TCV/TFA: 364.31		Mechanical	11/16/2016	PM16-0667	

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
D 200' @ 1000/	100.00	403.53	1.0542	0.9814	1000	100		103,462	
D 200' @ 1000/	61.92	403.53	1.0542	0.9814	1000	50	SURPLUS: ZONING	32,032	
162 Actual Front Feet, 1.50 Total Acres Total Est. Land Value =								135,494	

Tax Description  
L521 P828/99 DC L610 P726/01 DC L793  
P101/04 L796 P941/04 L886 P308/05 2006  
INTEREST REVISED (FROM COMBINATION OF  
006-126-002-27) PRT OF GOVT LOT 2 SEC 26  
COM N 1/4 COR SD SEC TH ALG N LN S 88 DEG  
40'54" E 600 FT TH S 02 DEG 09'00" W  
1470.91 FT TO POB TH S 85 DEG 33'05" E  
145 FT TH N 02 DEG 09'00" E 97.81 FT TH N  
63 DEG 29'40"E 207.65 FT TH S 01 DEG  
56'55" W 303 FT TO C/L NORTHWOOD DR TH  
ALG SD LN S 84 DEG 18'50" W 161.92 FT TH  
ALG SD LN N 83 DEG 28'15" W 168.25 FT TH  
N 02 DEG 09' 00" E 120.65 FT TO POB



X Electric		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
D/W/P: Asphalt Paving	3.71	3000	50	5,565				
Total Estimated Land Improvements True Cash Value =								5,565

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level			2024	67,700	302,600	370,300			286,668C
X Rolling			2023	54,200	281,700	335,900			273,018C
X Low			2022	45,300	266,200	311,500			260,018C
X High			2021	37,800	237,700	275,500			251,712C
Landscaped									
Swamp									
X Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

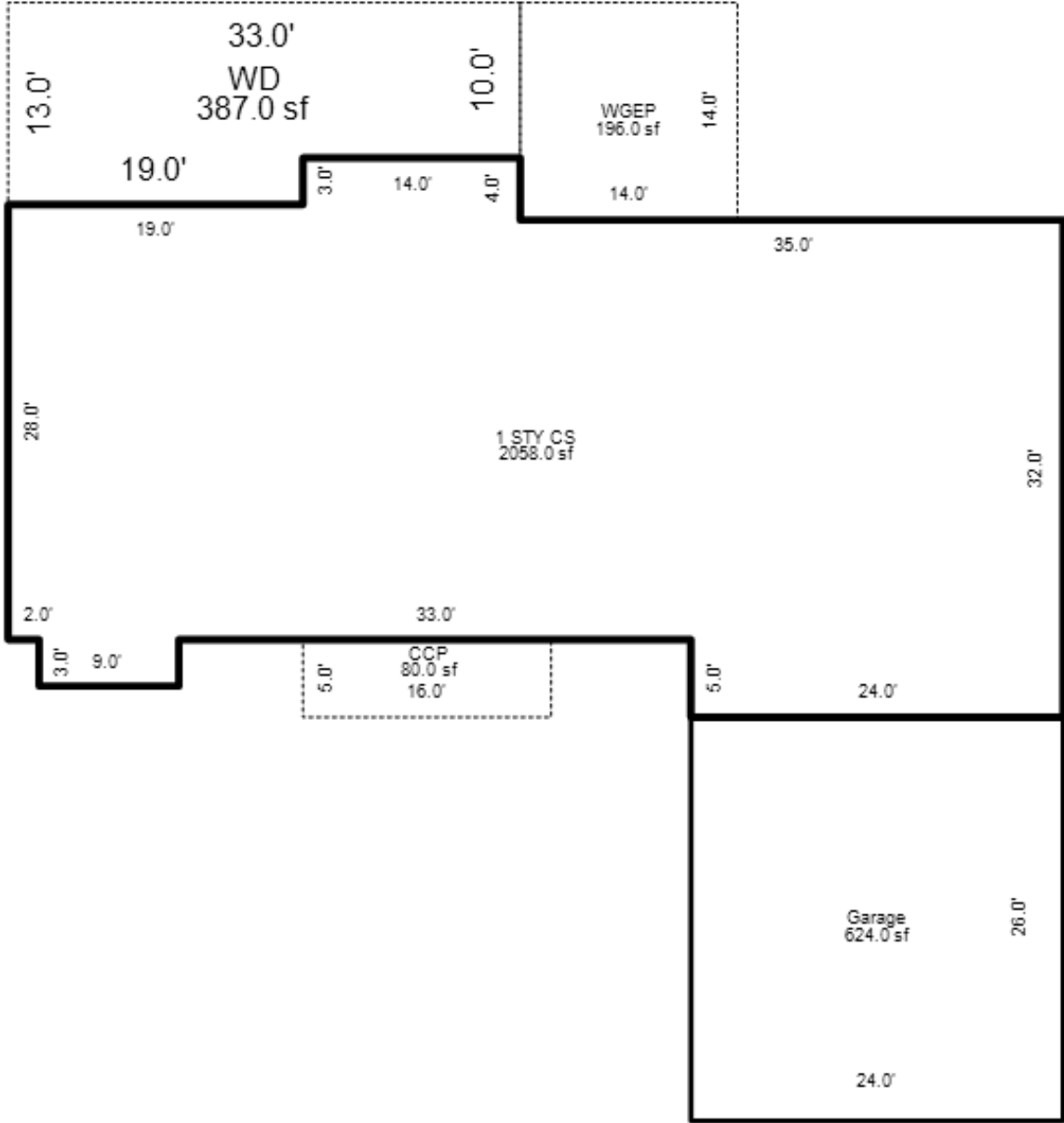
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: 1999 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: 624 % 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			1	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	80 196 387	CCP (1 Story) WGEP (1 Story) Treated Wood				
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G					1	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System								
Yr Built 1999	Remodeled 0	Trim & Decoration			Ex	X	Ord	Min									
Condition: Average		Size of Closets															
Room List		Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Carpeted Other:															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings															
	(2) Windows	(7) Excavation															
X	Many Avg. Few	Basement: 0 S.F. Crawl: 2033 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
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)															
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		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) 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 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		Class: BC Effec. Age: 20 Floor Area: 2,033 Total Base New : 440,872 Total Depr Cost: 352,695 Estimated T.C.V: 599,582															
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2033 SF Floor Area = 2033 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,033 Total: 333,133 266,506															
		Other Additions/Adjustments 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 Water Well, 100 Feet 1 6,421 5,137 Porches CCP (1 Story) 80 3,028 2,422 WGEP (1 Story) 196 19,018 15,214 Deck Treated Wood 387 6,962 5,570 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 41,278 33,022 Door Opener 1 703 562 Built-Ins Appliance Allow. 1 4,088 3,270 Dishwasher 1 1,208 966 Garbage Disposal 1 373 298 Microwave 1 835 668															
		<<<<< 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.
HALIK ROBERT M & LAURA L	NELSON MICHAEL & SUZANNE	145,000	03/25/2021	WD	03-ARM'S LENGTH	2021002623	PROPERTY TRANSFER	100.0
HALIK ROBERT M & LAURA L	HALIK ROBERT M & LAURA L	0	12/20/2013	QC	09-FAMILY	1188P370	OTHER	0.0
OVERBECK	HALIK	65,000	12/10/1999	WD	03-ARM'S LENGTH	531:328	PROPERTY TRANSFER	0.0

Property Address: W NORTHWOOD DR  
 Class: RESIDENTIAL-VACAN Zoning: R-4 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 50

Owner's Name/Address: NELSON MICHAEL & SUZANNE  
 135 MELROSE AVE  
 KENILWORTH IL 60043

2024 Est TCV 182,713

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

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

D 200' @ 1000/ 200.00 303.00 1.0000 0.9136 1000 100 182,713  
 200 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 182,713

Tax Description: L531 P328/99 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH ALG N LN SEC LN S 88 DEG 40'54" E 600 FT TH S 02 DEG 09'00" W 1591.56 FT TO C/L NORTHWOOD DR TH S 83 DEG 28'15" E 168.25 FT TH ALG SD C/L N 84 DEG 18'50" E 161.92 FT TO POB TH N 01 DEG 56'55" E 303 FT TH N 84 DEG 18'50" E 200 FT TH S 01 DEG 56'55" W 303 FT TO C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 200 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 26 T29N R14W 1.38 A M/L.

Comments/Influences: 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

Who When What 2024 91,400 0 91,400 65,709C

TPC 01/26/2021 INSPECTED 2023 73,100 0 73,100 62,580C

TPC 05/06/2018 INSPECTED 2022 59,600 0 59,600 59,600S

WAS 02/04/2009 INSPECTED 2021 39,800 0 39,800 39,800S



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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-4 (	Building Permit(s)	Date	Number	Status				
W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 50								
GORDON DANIEL A & MARGUERITE 2930 BONNELL AVE SE GRAND RAPIDS MI 49506		2024 Est TCV 137,034										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L521 P994/99 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC S 88 DEG 40'54" E 1319.10 FT TO E LN GOVT LOT 2 TH S 01 DEG 56'55" W 1235.25 FT TO POB TH CONT S 01 DEG 56'55" W 303 FT TO C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 200 FT TH N 01 DEG 56'55" E 303 FT TH N 84 DEG 18'50" E 200 FT TO POB SUBJECT TO EASEMENT SEC 26 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		D 200' @ 1000/	100.00	303.00	1.0000	0.9136	1000	100		91,356
		Paved Road		D 200' @ 1000/	100.00	303.00	1.0000	0.9136	1000	50	SURPLUS: ZONING 100'	45,
		Storm Sewer		200 Actual Front Feet, 1.39 Total Acres		Total Est. Land Value =						137,034
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2024	68,500	0	68,500			45,326C		
		X Low		2023	54,800	0	54,800			43,168C		
		X High		2022	44,700	0	44,700			41,113C		
		X Landscaped		2021	39,800	0	39,800			39,800S		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		TPC	01/26/2021	INSPECTED								
		TPC	05/06/2018	INSPECTED								
		WAS	08/19/2007	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.
DEAN HOWARD		0	03/25/2012	CD	07-DEATH CERTIFICATE	WWW.NNDB.COM/P	DEED	0.0
DEAN HOWARD & DIANE		0	12/30/2009	OTH	03-ARM'S LENGTH	2009 1037-83	DEED	0.0
DEAN HOWARD M JR REVOCABL	DEAN HOWARD & DIANE	0	03/30/2009	WD	03-ARM'S LENGTH	2009 1016-840W	DEED	0.0
WHYBREW SCOTT A & GERRIAN	DEAN HOWARD M JR REVOCABL	320,000	08/08/2003	WD	03-ARM'S LENGTH	755:862	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%					
DEAN HOWARD & DIANE 3517 SPRING RD OAK BROOK IL 60523	MAP #: 50					
	2024 Est TCV 18,574					

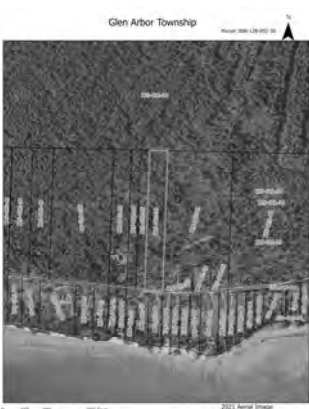
Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors * CONSERVATION EASEMENT			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			E 200' @ 800/	200.00	789.96	1.0000 1.1609 800 10 CONSERVATION EASEMENT 18
			200 Actual Front Feet, 3.63 Total Acres			Total Est. Land Value = 18,574

**Tax Description**  
 L453 P792 L500 P418&419 L528 P863/99 L755 P862/03 PRT OF GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG LN SD SEC 400 FT TO POB TH CONT ALG SD N SEC LN S 88 DEG 40'54" E 200 FT TH S 02 DEG 07'40" W PARALLEL TO N-S 1/4 LN 1591.58 FT TO C/L NORTHWOOD DR TH N 83 DEG 29'44" W ALG SD C/L 200.56 FT TH N 02 DEG 07'40" E 1573.45 FT TO POB SEC 26 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

CONSERVATION EASEMENT



- Topography of Site
- X Level
  - X Rolling
  - X Low
  - 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	9,300	0	9,300			3,969C
2023	5,800	0	5,800			3,780C
2022	3,600	0	3,600			3,600S
2021	3,600	0	3,600			3,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON PETER F TRUST	ANDERSON PETER F TRUST	0	12/23/2021	OTH	07-DEATH CERTIFICATE	PRE RESCIND	DEED	0.0
ANDERSON PETER F	ANDERSON PETER F TRUST	1	01/11/2017	QC	09-FAMILY	1284P571	PROPERTY TRANSFER	0.0
KERBY MILLER SPROUSE & SH	ANDERSON PETER F	0	06/28/2011	WD	03-ARM'S LENGTH	2011 1093-477	DEED	0.0
KIRBY MILLER SPROUSE JAND	ANDERSON PETER F	0	06/16/2011	WD	03-ARM'S LENGTH	2011 1093-468	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
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W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 100% 05/01/2022					
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Owner's Name/Address	MAP #: 51					
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ANDERSON PETER F TRUST ANDERSON FORD T TRUSTEE 5551 W NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 381,079					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	E 200' @ 800/	300.00	1377.65	0.7408	1.3340	800 100	237,186
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	E 200' @ 800/	364.00	1377.65	0.7408	1.3340	800 50 SURPLUS: ZONING & CE 143,	
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	664 Actual Front Feet, 21.00 Total Acres						Total Est. Land Value =	381,079
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County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CALL PATRICK & PAMELA	HUFFSMITH JOSEPH & WHITNE	2,750,000	12/14/2018	WD	03-ARM'S LENGTH	1349P56	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5493 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Accessory Building	03/27/2022	LU22-05	EXPIRED
Owner's Name/Address	P.R.E. 0%		Mechanical	03/09/2021	PM21-0190	100% FINIS
HUFFSMITH JOSEPH & WHITNEY TRUST 1449 N ASTOR ST CHICAGO IL 60610	MAP #: 50		Mechanical	10/20/2014	PM14-0506	100% FINIS
	2024 Est TCY 4,178,202 TCY/TFA: 1339.1		Mechanical	08/19/2014	PM14-0383	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
PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST	X		Dirt Road	100.00	486.50	0.9801	0.9932	19000	100		1,849,471
	X		Gravel Road	8.38	486.50	0.9801	0.9932	19000	50	SURPLUS: ZONING 100 ft	7
			108 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 1,926,936								

Tax Description	Land Improvement Cost Estimates		Residential Local Cost Land Improvements			
	Description	Rate	Size	% Good	Cash Value	
PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST	X	Fencing: Wrought iron	23.71	50	50	593
	X	Dock: Light posts	51.48	756	50	19,459
	X	D/W/P: Asphalt Paving	4.05	4875	0	0
	X	D/W/P: 4in Ren. Conc.	11.93	1080	0	0

Tax Description	Residential Local Cost Land Improvements		LAND IMPROVEMENTS 10			
	Description	Rate	Size	% Good	Cash Value	
PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST			10,000.00	2	100	20,000
	Total Estimated Land Improvements True Cash Value =					40,052

Tax Description	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST	X	Level	2024	963,500	1,125,600	2,089,100		
		Rolling	2023	811,300	850,700	1,662,000			1,515,900C

PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST		Low	2022	768,900	745,300	1,514,200			1,443,715C
		High	2021	768,900	685,300	1,454,200			1,397,595C



PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST		Landscaped	Who	When	What	2024	963,500	1,125,600	2,089,100			1,591,695C
		Swamp	TPC	05/24/2023	INSPECTED	2023	811,300	850,700	1,662,000			1,515,900C

PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST		Wooded	TPC	12/08/2022	INSPECTED	2022	768,900	745,300	1,514,200			1,443,715C
		Pond	TPC	05/12/2022	INSPECTED	2021	768,900	685,300	1,454,200			1,397,595C

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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	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	Area	Type	325	WCP (1 Story)	Year Built: 2014 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: 846 % 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
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B Blt 2015					
Duplex		Drywall Paneled		Plaster Wood T&G			Ex. Ord. Min			(11) Heating System: Forced Heat & Cool								
A-Frame		Trim & Decoration		X			Many Ave. Few			Ground Area = 2080 SF Floor Area = 3120 SF.								
Wood Frame		Ex Ord Min		Size of Closets			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92								
Building Style: 1.5 STORY		Lg Ord Small		Doors Solid H.C.			1 Average Fixture(s) 6 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								
Yr Built 2015	Remodeled 0	Lump Sum Items:		(14) Water/Sewer			1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches WCP (1 Story)			1.5 Story Siding Basement 2,080 Total: 581,347 534,840								
Room List		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			1 4,378 4,028								
Basement	1st Floor	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			1 3,407 3,134								
2nd Floor	5 Bedrooms	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Basement Living Area			2000 120,300 110,676								
(1) Exterior		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior			400 21,272 19,570								
Wood/Shingle	Aluminum/Vinyl	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stone Veneer			400 21,272 19,570								
Brick	Insulation	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Basement, Outside Entrance, Below Grade			1 4,378 4,028								
(2) Windows		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			1 3,407 3,134								
Many Avg. Few	Large Avg. Small	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			1 3,407 3,134								
Wood Sash	Metal Sash	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath			5 53,745 49,445								
Vinyl Sash	Double Hung	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1 6,288 5,785								
Horiz. Slide	Casement	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor			1 6,732 6,193								
Double Glass	Patio Doors	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			1 6,732 6,193								
Storms & Screens		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			325 16,439 15,124								
(3) Roof		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story)			325 16,439 15,124								
Gable	Gambrel	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			846 60,430 55,596								
Hip	Mansard	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			2 1,574 1,448								
Flat	Shed	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			2 1,574 1,448								
Asphalt Shingle		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Door Opener			2 1,574 1,448								
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			2 14,086 12,959								
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			2 14,086 12,959								
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			1 9,874 9,084								
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Interior 2 Story			2 12,429 11,435								
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2nd on Same Stack			2 12,429 11,435								
<<<<< 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.
CALL PATRICK & PAMELA	SKOGSBERGH JAMES H TRUSTE	1,400,000	11/10/2010	WD	03-ARM'S LENGTH	2010-1069-793W	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5485 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/10/2014	PE14-0014	
Owner's Name/Address	P.R.E. 0%		Electrical	01/10/2014	PE14-0015	
SKOGSBERGH JAMES H TRUSTEE 120 NORTH WASHINGTON ST HINSDALE IL 60521	MAP #: 50		Mechanical	09/30/2013	PM13-0459	
	2024 Est TCV 4,903,242 TCV/TFA: 748.24		Plumbing	08/01/2013	PP13-0143	

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
Dirt Road			Description	Frontage	Depth	Rate %Adj. Reason	Value	
Gravel Road			GRADE A 19000	100.00	522.72	1.0000 1.0112 19000 100	1,921,226	
Paved Road			100 Actual Front Feet, 1.20 Total Acres				Total Est. Land Value =	1,921,226

**Tax Description**  
 PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR; THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.54 FT TO POB; THENCE CONTINUING SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.19 FT; THENCE SOUTH 00°11'11" EAST 552.45 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE

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
Dock: Light posts	51.48	144	50	3,706
D/W/P: 4in Ren. Conc.	11.93	800	0	0
D/W/P: Crushed Rock	2.70	1800	0	0
Wood Frame	47.53	84	50	1,996
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				15,702



**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	960,600	1,491,000	2,451,600			1,464,064C
2023	808,900	1,123,000	1,931,900			1,394,347C
2022	750,000	922,000	1,672,000			1,327,950C
2021	750,000	874,400	1,624,400			1,285,528C

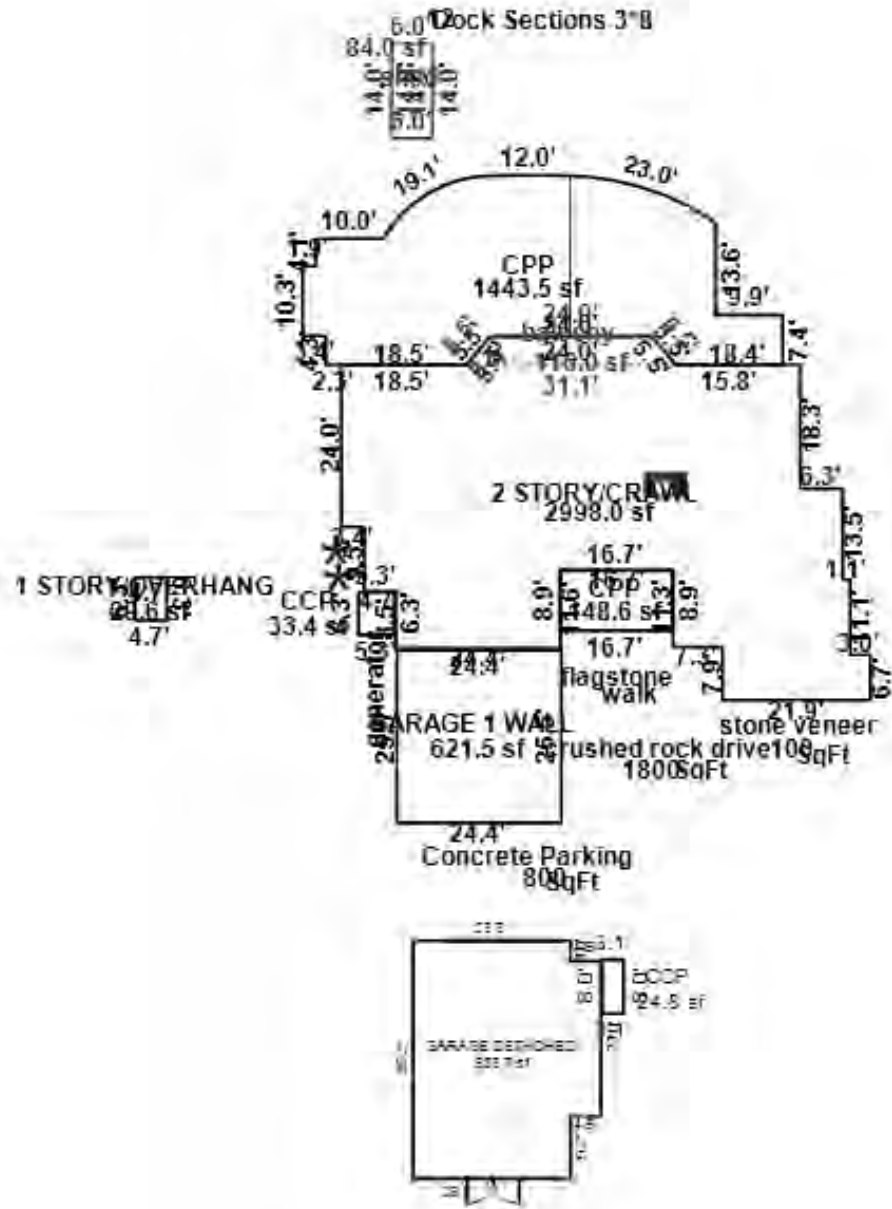
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Who	When	What
TPC 10/08/2015	INSPECTED	
TPC 10/01/2014	INSPECTED	
TPC 08/06/2014	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: 2014				
	Mobile Home				Wood	Coal	Steam				Interior 2 Story				148	CPP	Car Capacity:		
	Town Home				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						2nd/Same Stack				1443	CPP	Class: B		
	Duplex	(4) Interior			Central Air Wood Furnace						Two Sided				33	CCP (1 Story)	Exterior: Siding		
	A-Frame										Drywall Paneled						Plaster Wood T&G		Exterior 1 Story
	Wood Frame		Trim & Decoration			No./Qual. of Fixtures					Exterior 2 Story				Stone Ven.: 0				
	Building Style: 1.75 STORY		Ex		Ord						Min	0 Amps Service			Prefab 1 Story		Common Wall: 1 Wall		
	Yr Built 2014	Remodeled 0	Size of Closets			No. of Elec. Outlets					Prefab 2 Story				Foundation: 42 Inch				
	Condition: Average		Lg		Ord						Small	(13) Plumbing			Heat Circulator		Finished?: Yes		
	Room List		(5) Floors			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					Raised Hearth				Auto. Doors: 1				
Basement 1st Floor 2nd Floor 5 Bedrooms		Kitchen: Other: Other:			Lump Sum Items:				1 Wood Stove		Mech. Doors: 0								
(1) Exterior		(6) Ceilings						1 1000 Gal Septic 1 2000 Gal Septic			Direct-Vented Ga		Area: 621						
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			(14) Water/Sewer						Class: B		% Good: 0						
Insulation		Basement: 0 S.F. Crawl: 2998 S.F. Slab: 0 S.F. Height to Joists: 0.0						Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Effec. Age: 8		Storage Area: 0						
(2) Windows		(8) Basement			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Floor Area: 5,861		No Conc. Floor: 0						
Many Avg. Few Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 1,086,041		Bsmnt Garage:						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Total Depr Cost: 999,156		Carport Area:						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Estimated T.C.V: 2,597,806		Roof:						
Gable Hip Flat		(10) Floor Support			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls B Blt 2014						
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:						Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Building Areas								
Chimney:					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Stories Exterior Foundation Size Cost New Depr. Cost								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1.75 Story Siding Crawl Space 2,998								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						1 Story Siding Overhang 600								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			0.5 Story Siding Overhang 29								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Total: 882,301 811,716								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Exterior								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Stone Veneer 100 5,318 4,893								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Plumbing								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 1 3,407 3,134								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						3 Fixture Bath 5 53,745 49,445								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						1000 Gal Septic 1 6,288 5,785								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2000 Gal Septic 1 12,259 11,278								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Water Well, 100 Feet 1 6,732 6,193								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						CPP 148 4,144 3,812								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story) 33 1,527 1,405								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						CPP 1443 30,188 27,773								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Balcony								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Wood Balcony 116 6,619 6,089								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Class: B Exterior: Siding Foundation: 42 Inch (Finished)								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Base Cost 621 48,717 44,820								
					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Common Wall: 1 Wall 1 -3,749 -3,449								
								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

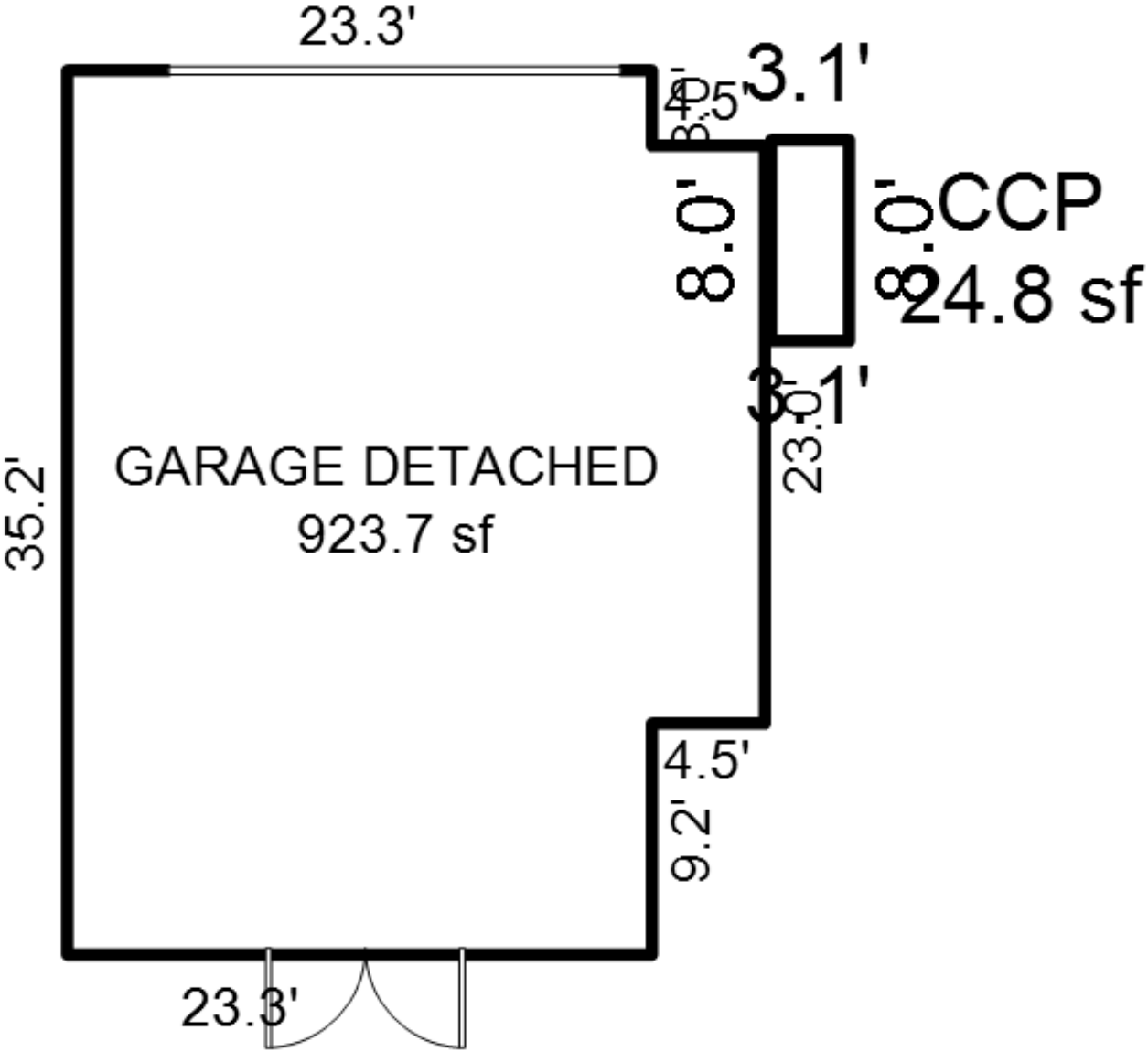
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* 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 24	Type CCP (1 Story)	Year Built: 2014 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 1 Area: 923 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2014 LIV	Remodeled 0	Condition: Average	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	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	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Class: B Effec. Age: 8 Floor Area: 692 Total Base New : 154,059 Total Depr Cost: 141,734 Estimated T.C.V: 368,508	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	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 24	Type CCP (1 Story)	Year Built: 2014 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 1 Area: 923 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2014 LIV	Remodeled 0	Condition: Average	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid
Building Style: GARAGE		(4) Interior		X			Cost Est. for Res. Bldg: 2 Single Family GARAGE			Cls B			Blt 2014			(11) Heating System: Forced Heat & Cool			Ground Area = 0 SF Floor Area = 692 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508		
Yr Built		Trim & Decoration		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Room List		(5) Floors		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Basement 1 1st Floor 1 2nd Floor 1 Bedrooms		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
(1) Exterior		(7) Excavation		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Insulation		(9) Basement Finish		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
(2) Windows		(10) Floor Support		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Many Avg. Few		Large Avg. Small		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
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)		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
(3) Roof		(11) Heating/Cooling		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Gable Hip Flat		Gambrel Mansard Shed		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Asphalt Shingle		(12) Electric		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Chimney:		(13) Plumbing		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Overhang 692			Total: 84,126 77,396			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,407 3,134			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 923 64,121 58,991			Door Opener 1 787 724			Porches			CCP (1 Story) 24 1,618 1,489			Totals: 154,059 141,734			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.600 => TCV: 368,508																				

\*\*\* 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.
ANDERSON PETER F TRUST	ANDERSON PETER F TRUST	0	12/23/2021	OTH	07-DEATH CERTIFICATE	PRE RESCIND	DEED	0.0
ANDERSON PETER F	ANDERSON PETER F TRUST	1	01/11/2017	QC	09-FAMILY	1284P571	PROPERTY TRANSFER	0.0
STEEGE DEBORAH ANDERSON	ANDERSON PETER F	0	08/12/2011	QC	09-FAMILY	2011 1093-748	DEED	75.0
KERBY MILLER SPROUSE & SH	ANDERSON PETER F	1,360,000	06/28/2011	WD	03-ARM'S LENGTH	2011 1093-477	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5551 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/07/2019	PE19-0424	100% FINIS
	P.R.E. 100% 05/01/2022		Mechanical	07/31/2019	PM19-0540	100% FINIS

Owner's Name/Address	MAP #: 51	2024 Est TCV 4,236,954 TCV/TFA: 1374.3
ANDERSON PETER F TRUST ANDERSON FORD T TRUSTEE 5551 W NORTHWOOD DR GLEN ARBOR MI 49636	X Improved	Vacant

Tax Description	Land Value Estimates for Land Table 4080.4080 BIG GLEN																																																				
L275 P802 PRT GOVT LOT 3 SEC 26 BEG 1527.34 FT S & 166.56 FT W OF N 1/4 SEC COR TH ALG C/L CO RD N 85 DEG 27' W 200 FT TH S 569.64 FT TO SHR GLEN LAKE TH ALG SHR S 86 DEG E 200 FT TH N 0 DEG 02' W 567.1 FT M/L TO POB SEC 26 T29N R14W 2.62 A M/L.	<p>* 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>GRADE A 19000</td> <td>200.00</td> <td>570.00</td> <td>0.8409</td> <td>1.0333</td> <td>19000</td> <td>100</td> <td></td> <td>3,301,812</td> </tr> <tr> <td colspan="8">200 Actual Front Feet, 2.62 Total Acres</td> <td>Total Est. Land Value = 3,301,812</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Brick on Sand</td> <td>18.53</td> <td>780</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVEMENTS 10</td> <td>10,000.00</td> <td>1</td> <td>100</td> <td>10,000</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>10,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GRADE A 19000	200.00	570.00	0.8409	1.0333	19000	100		3,301,812	200 Actual Front Feet, 2.62 Total Acres								Total Est. Land Value = 3,301,812	Description	Rate	Size	% Good	Cash Value	D/W/P: Brick on Sand	18.53	780	0	0	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
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																													
GRADE A 19000	200.00	570.00	0.8409	1.0333	19000	100		3,301,812																																													
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Total Estimated Land Improvements True Cash Value =				10,000																																																	

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



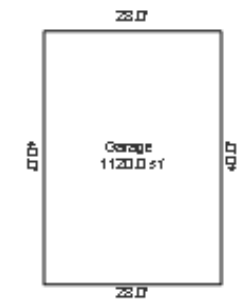
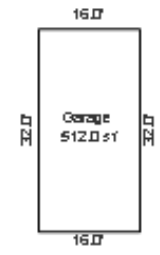
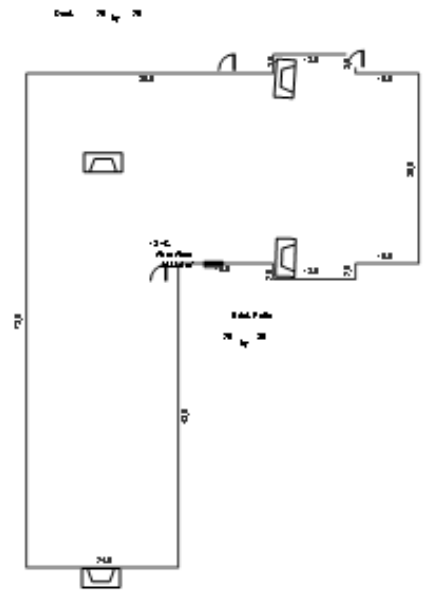
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	1,650,900	467,600	2,118,500			1,586,907C
X Rolling	2023	1,390,200	352,800	1,743,000			1,511,340C
X Low	2022	1,305,800	292,200	1,598,000			1,439,372C
X High	2021	1,305,800	268,900	1,574,700			1,393,391C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	4	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	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1008 % 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 1956	Remodeled 1977	Ex	X Ord	Min	Size of Closets											
Condition: Average		Lg	X Ord	Small												
Room List		Doors	Solid	X H.C.	Central Air Wood Furnace											
7	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric											
		Kitchen: Carpeted Other: Hardwood Other:			100 Amps Service											
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 1956					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 3083 SF Floor Area = 3083 SF.					
X	Insulation	X	Drywall		Many	X Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas			Stories Exterior Foundation Size		Cost New Depr. Cost			
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 3083 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 Story Siding Crawl Space			3,083		Total: 384,802 250,142			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			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			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,518 987 3 Fixture Bath 4,777 3,105 2 Fixture Bath 3,197 2,078	
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Water/Sewer			1000 Gal Septic		5,002 3,251			
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			Deck			Treated Wood		400 6,704 4,358		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 1008 34,645 22,519			
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Class: C Exterior: Pole (Unfinished)			Base Cost 512 21,120 13,728					
								Built-Ins			Appliance Allow. 1 2,845 1,849					
								Fireplaces			Exterior 1 Story 4 26,790 17,413					
								Local Cost Items			<<<<< 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.
FRANK EDMUND H & EUSTACIA	FRANK EDMUND H & EUSTACIA	1	02/22/2016	QC	09-FAMILY	1260P930	PROPERTY TRANSFER	0.0
FRANK HALBERT & SUZANNE W	FRANK EDMUND H	1	12/24/1999	QC	09-FAMILY	532P789	OTHER	100.0
FRANK ANN B ESTATE	HALBERT FRANK	1	07/22/1996	QC	09-FAMILY	427P335	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5383 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/19/2020	PM20-0200	100% FINIS
	P.R.E. 0%		Mechanical	02/06/2019	PM19-0096	100% FINIS
Owner's Name/Address	MAP #: 50		ELECTRICAL	04/25/2002	PE02-0192	
FRANK EDMUND H & EUSTACIA SU TRUST 300 NW 8TH AVE #103 PORTLAND OR 97209	2024 Est TCV 3,201,848 TCV/TFA: 1024.9		PLUMBING	04/17/2002	PP02-0114	

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	
1260P930 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0 DEG 32' 35" W 600.53 FT TO POB SEC 26 T29N R14W 2.06A M/L. FORMERLY A UND 5.9325% INT L427 P335 L532 P789/99 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0	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.								

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	
1260P930 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0 DEG 32' 35" W 600.53 FT TO POB SEC 26 T29N R14W 2.06A M/L. FORMERLY A UND 5.9325% INT L427 P335 L532 P789/99 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0	X	Grade A 19000	100.00	595.41	0.9025	1.0446	19000	100	1,791,344	
	X	Grade A 19000	50.71	595.41	0.9025	1.0446	19000	50	SURPLUS: ZONING 100'	454,
	151 Actual Front Feet, 2.06 Total Acres Total Est. Land Value = 2,245,539									

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	
1260P930 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0	X	Wood Frame				49.83	48	50	1,196	
	X	Residential Local Cost Land Improvements								
	X	Description	Rate	Size	% Good	Cash Value				
	X	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
	Total Estimated Land Improvements True Cash Value = 6,196									



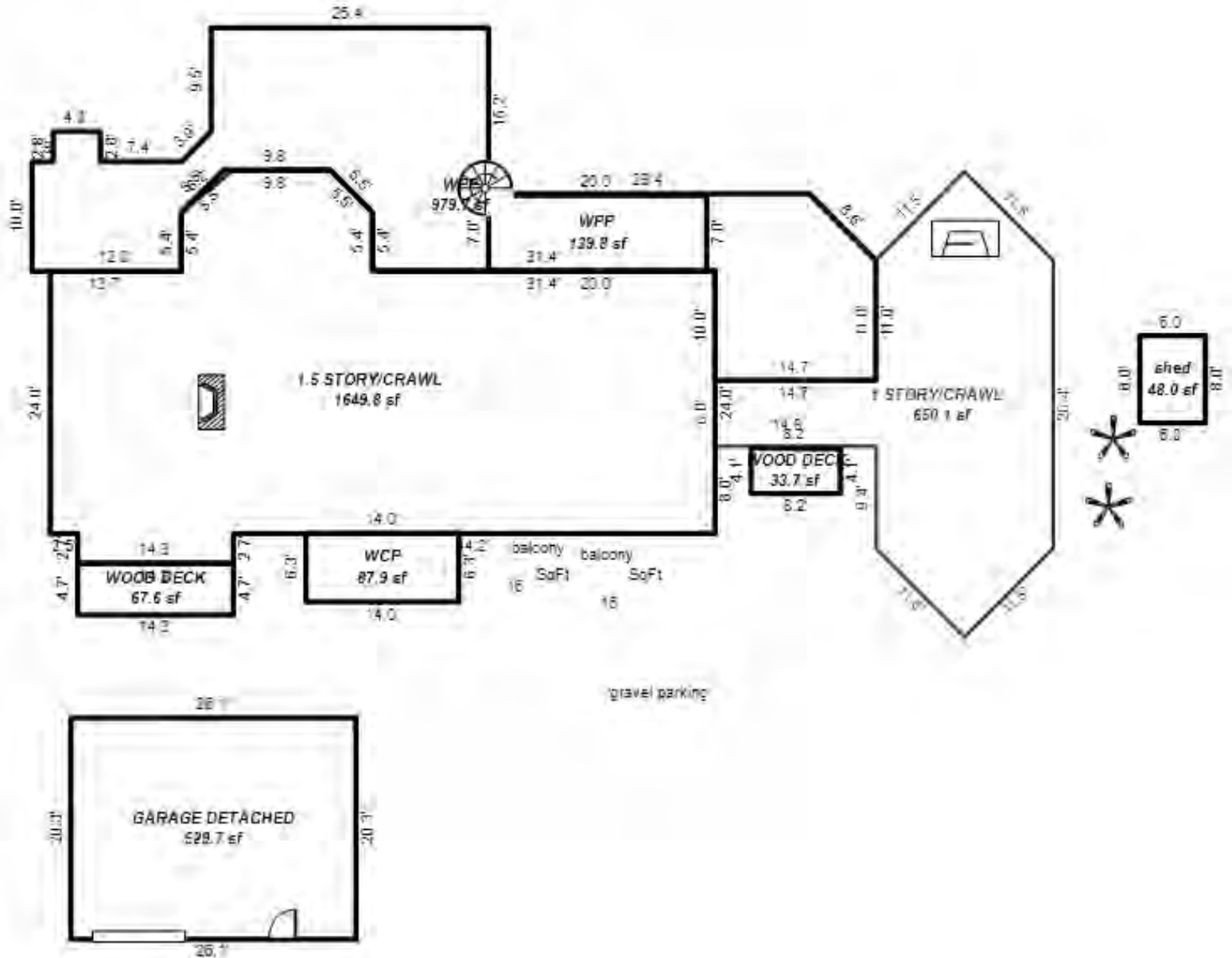
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	1,122,800	478,100	1,600,900			994,831C
X Rolling	2023	945,500	360,300	1,305,800			947,459C
X Low	2022	866,100	295,100	1,161,200			902,342C
X High	2021	866,100	271,100	1,137,200			873,516C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC 11/05/2020	INSPECTED						
TPC 10/08/2015	INSPECTED						
TPC 04/23/2014	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 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 87 139 978 67 33 16 16	Type WCP (1 Story) WPP WPP Treated Wood Treated Wood Wood Balcony Wood Balcony	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: 528 % 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: BC Effec. Age: 35 Floor Area: 3,124 Total Base New : 562,197 Total Depr Cost: 365,428 Estimated T.C.V: 950,113			E.C.F. X 2.600	Bsmnt Garage: Carport Area: 240 Roof: Comp.Shingle	
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 1960		Remodeled 1985	Ex	X	Ord	Min										
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors		Solid	X	H.C.										
	Basement 6 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 1960	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	Many	X	Ave.	Few	(11) Heating System: Forced Heat & Cool Ground Area = 2299 SF Floor Area = 3124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas				
X	Insulation	(7) Excavation		(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 2299 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)	Plumbing			1.5 Story	Siding	Crawl Space	1,649				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2	3 Fixture Bath	Water/Sewer			1 Story	Siding	Crawl Space	650				
X			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	Porches										
X			(9) Basement Finish	1	1000 Gal Septic	Deck										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	2000 Gal Septic	Treated Wood Treated Wood										
X	Asphalt Shingle	(10) Floor Support		1	Public Water	Balcony										
	Chimney: Brick	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1	Public Sewer	Wood Balcony Wood Balcony										
				1	Water Well	Garages										
				1	1000 Gal Septic	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)										
				1	2000 Gal Septic	Base Cost										
				Lump Sum Items:			528 28,480 18,512									
							<<<<< 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.
GREENMAN LESLIE	GLEN ARBOR & GRANDMAR LLC	0	06/14/2023	QC	21-NOT USED/OTHER	2023002514	PROPERTY TRANSFER	0.0
RINKER MARILYN POWELL TRU	GREENMAN LESLIE	0	05/02/2023	WD	09-FAMILY	2023002293	PROPERTY TRANSFER	0.0
RINKER MARILYN P TRUST	RINKER MARILYN POWELL PER	10	02/14/2007	WD	33-TO BE DETERMINED	931:287	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5365 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/07/2005	PE05-0113	
	P.R.E. 0%		PLUMBING	03/03/2005	PP05-0067	
Owner's Name/Address	MAP #: 50		HOUSE	11/05/2004	2088	
GLEN ARBOR & GRANDMAR LLC PO BOX 5817 TRAVERSE CITY MI 49696-5817	2024 Est TCV 3,090,679 TCV/TFA: 871.10					

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	588.00	1.0000	1.0414	19000	100	1,978,588
100 Actual Front Feet, 1.35 Total Acres						Total Est. Land Value =	1,978,588

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value		
L270 P179 L309 P447 L372 P243 L396 P676/94 L931 P287/07 PRT OF GOVT LOT 2 ON SHR GLEN LAKE TH N 0 DEG 14' 30" E ON E LN GOVT LOT 2 655.05 FT TO C/L CO RD TH S 82 DEG 20' W ON C/L 562.13 FT TH N 85 DEG 27' W ON C/L 71.33 FT TO POB TH N 85 DEG 27' W ON C/L 100.78 FT TH S 0 DEG 16' E 593.30 FT TO SHR GLEN LAKE TH S 88 DEG 07' E ON SHR 100 FT TH N 0 DEG 16' W 588.58 FT TO POB KNOWN AS TRACT C SEC 26 T29N R14W 1.35 A.					
Description Residential Local Cost Land Improvements		Rate	Size % Good	Cash Value	
Description 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	
		High	
		Landscaped	
		Swamp	
	X	Wooded	
		Pond	
	X	Waterfront	
		Ravine	
	Wetland		
	Flood Plain		

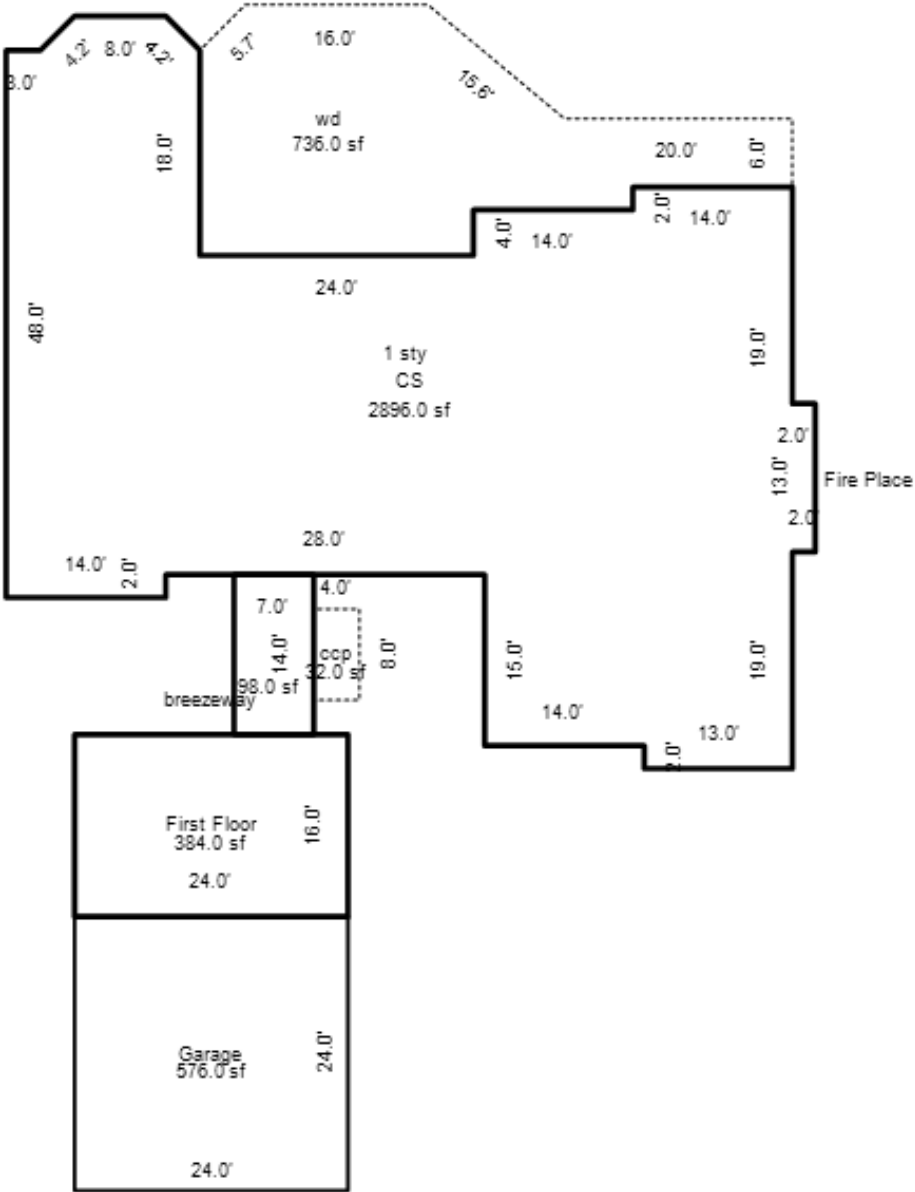
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	989,300	556,000	1,545,300			503,044C
2023	833,100	419,400	1,252,500			479,090C
2022	750,000	343,800	1,093,800			456,277C
2021	750,000	336,700	1,086,700			441,701C

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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: 2004 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																														
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						32 736 98	CPP Treated Wood Brzwy, FW																																																																																																																															
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 3,548 Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
Yr Built 1994	Remodeled 0	X	Ex	Ord	Min																																																																																																																																							
Condition: Average		Doors		Lg	Ord	Small	No Heating/Cooling			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
8	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Carpeted Other:			(12) Electric			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
(1) Exterior		200		Amps Service			No./Qual. of Fixtures			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Ex.	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3260 SF Floor Area = 3548 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																													
X	Insulation	X	Drywall	No. of Elec. Outlets			X	Many	Ave.	Few	Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																													
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 3260 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		2 Fixture Bath Softener, Auto 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	3 Fixture Bath			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																													
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total Base New : 564,913 Total Depr Cost: 423,881 Estimated T.C.V: 1,102,091		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ANNABEL C & ROBERT	MOORE ANNABEL	0	04/25/2008	WD	03-ARM'S LENGTH	977/966	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5347 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/18/2008	PM08-0255	
	P.R.E. 89% 07/21/2008		Electrical	02/12/2008	PE08-0045	
Owner's Name/Address	MAP #: 50		Mechanical	02/05/2008	PM08-0075	
MOORE ANNABEL 5347 W NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 4,895,840 TCV/TFA: 771.97		Plumbing	02/05/2008	PP08-0035	

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

Tax Description			GRADE A 19000	100.00	589.00	1.0000 1.0418	19000 100	1,979,429
L309 P447/90 L431 P178&180/96 L520 P786/99 L775 P682/03 PRT OF GOVT LOT 2 SEC 26 COM AT SE MEANDER POST ON SHR GLEN LAKE TH N 0 DEG 14' 30" E ON E LOT LN 655.05 FT TO C/L CO RD TH S 82 DEG 20' W ON C/L 533.05 FT TO POB TH ON C/L S 82 DEG 20' W 29.08 FT TH N 85 DEG 27' W ON C/L 71.33 FT TH S 0 DEG 16' E 588.58 FT TO SHR GLEN LAKE TH S 88 DEG 07' E ALG SHR 100 FT TH N 0 DEG 16' W 589.89 FT TO POB KNOWN AS TRACT D SEC 26 T29N R14W 1.35 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	100 Actual Front Feet, 1.35 Total Acres		Total Est. Land Value =	1,979,429		
	X	Electric	Land Improvement Cost Estimates					
	X	Gas	Description	Rate	Size % Good	Cash Value		
		Curb	D/W/P: 4in Ren. Conc.	8.41	594 0	0		
		Street Lights	D/W/P: Patio Blocks	16.05	196 0	0		
		Standard Utilities	D/W/P: Patio Blocks	16.05	21 0	0		
		Underground Utils.	D/W/P: Patio Blocks	16.05	400 0	0		
			Residential Local Cost Land Improvements					
			Description	Rate	Size % Good	Cash Value		
			LAND IMPROVEMENTS 75	7,500.00	1 100	7,500		
			Total Estimated Land Improvements True Cash Value =			7,500		



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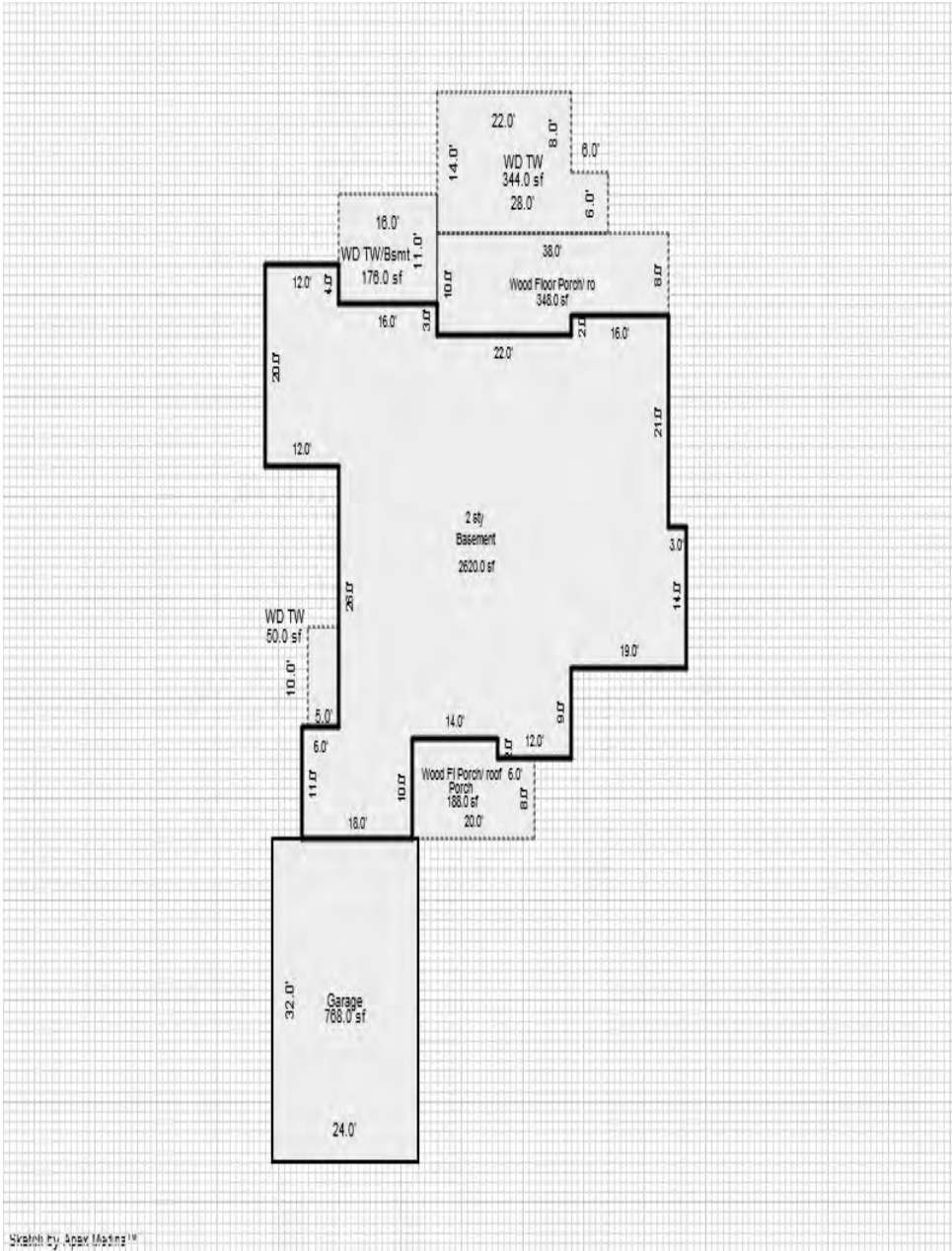
Comments/Influences	Topography of Site							
	X Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	989,700	1,458,200	2,447,900	1,050,804C
	TPC 12/31/2015	INSPECTED		2023	833,400	1,097,600	1,931,000	1,000,766C
	WAS 12/11/2008	INSPECTED		2022	750,000	898,000	1,648,000	953,111C
	WAS 01/01/2008	INSPECTED		2021	750,000	879,900	1,629,900	922,664C

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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	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: 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: 768 % 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: B Effec. Age: 15 Floor Area: 5,624 Total Base New : 1,129,190 Total Depr Cost: 959,814 Estimated T.C.V: 2,495,516			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2 STORY		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 1,129,190 Total Depr Cost: 959,814 Estimated T.C.V: 2,495,516			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2003	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls B		Blt 2003		
Condition: Average		X	Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 2620 SF Floor Area = 5624 SF.							
Room List		Doors	X	Solid	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		No./Qual. of Fixtures			Other Additions/Adjustments			2 Story Siding Basement 2,620 384						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Ex.	Ord.	Min	Plumbing			Total: 938,131 797,412					
X	Insulation	X	Drywall	No. of Elec. Outlets			Average Fixture(s)			Exterior Siding Overhang						
(2) Windows		(7) Excavation		X Many Ave. Few			3 Fixture Bath			Total: 938,131 797,412						
X	Many Avg. X Few	Large Avg. Small	Basement: 2620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 938,131 797,412					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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)			Total: 938,131 797,412						
X	Asphalt Shingle	(9) Basement Finish		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			3 Fixture Bath			Total: 938,131 797,412						
(3) Roof		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		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			3 Fixture Bath			Total: 938,131 797,412						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		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			3 Fixture Bath			Total: 938,131 797,412					
Chimney: Stone		Joists: I-BEAM Unsupported Len: Cntr.Sup:		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			3 Fixture Bath			Total: 938,131 797,412						
		(14) Water/Sewer		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			3 Fixture Bath			Total: 938,131 797,412						
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		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			3 Fixture Bath			Total: 938,131 797,412						
		Lump Sum Items:		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			3 Fixture Bath			Total: 938,131 797,412						
		Deck		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			3 Fixture Bath			Total: 938,131 797,412						
		Treated Wood Treated Wood Treated Wood		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			3 Fixture Bath			Total: 938,131 797,412						
		Garages		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			3 Fixture Bath			Total: 938,131 797,412						
		Class: B Exterior: Siding Foundation: 42 Inch (Finished)		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			3 Fixture Bath			Total: 938,131 797,412						
		Base Cost Common Wall: 1 Wall		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			3 Fixture Bath			Total: 938,131 797,412						
		768 56,655 48,157 1 -3,749 -3,187		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			3 Fixture Bath			Total: 938,131 797,412						
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		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			3 Fixture Bath			Total: 938,131 797,412						

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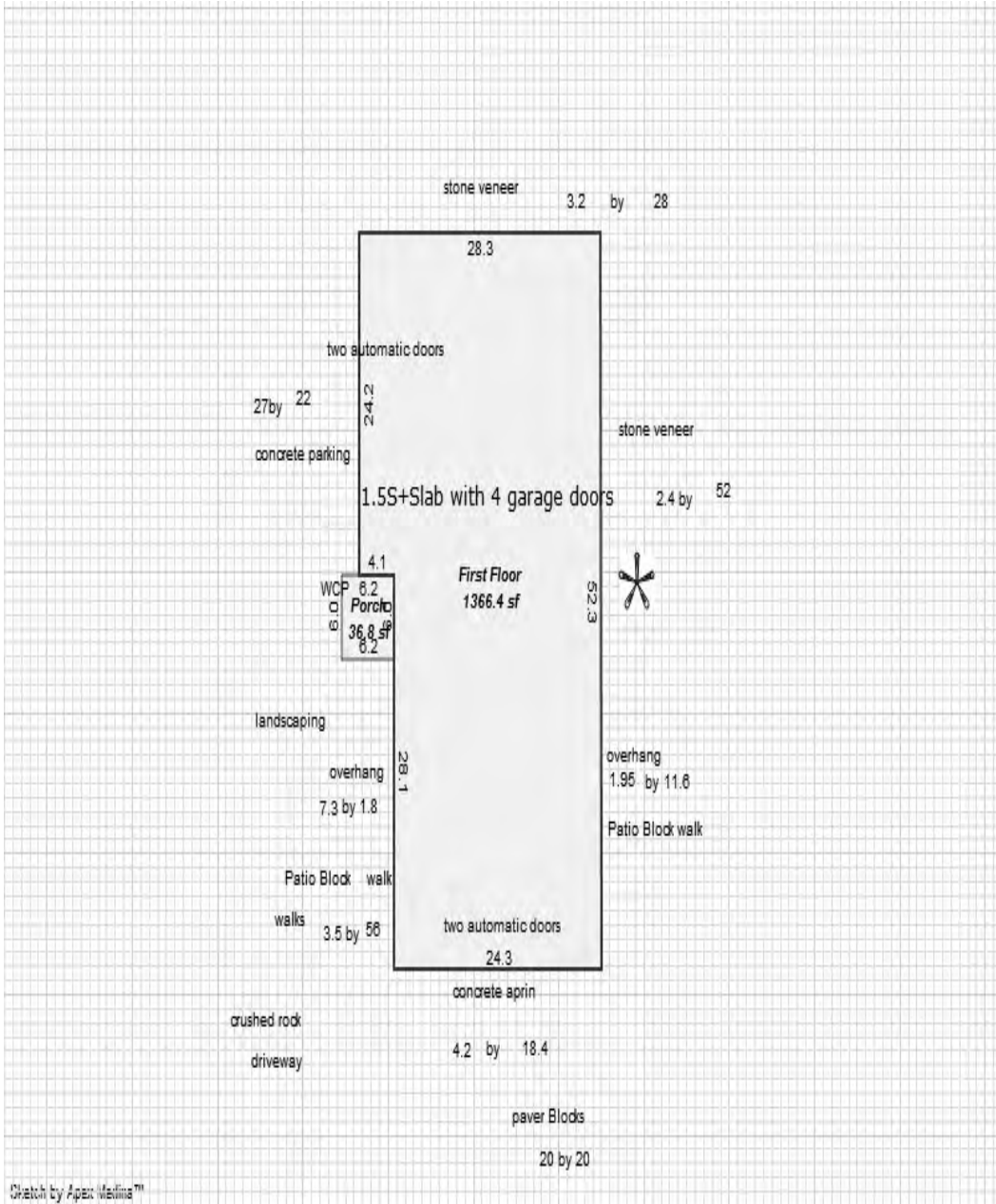




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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 36	Type WCP (1 Story)	Year Built: 2008 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(12) Electric 0 Amps Service	No./Qual. of Fixtures Ex. Ord. Min	Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 718 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Overhang 683 1 Story Siding Overhang 13 1 Story Siding Overhang 22 Total: 77,343 65,741	Other Additions/Adjustments Exterior Stone Veneer 214 10,263 8,724 Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 1 7,025 5,971 Porches WCP (1 Story) 36 3,158 2,684 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 676 43,764 37,199 Common Wall: 1/2 Wall 1 -1,603 -1,363 Door Opener 2 1,405 1,194 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 674 43,668 37,118 Common Wall: 1/2 Wall 1 -1,603 -1,363 Door Opener 2 1,405 1,194 Totals: 187,059 158,998	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																							
Building Style: 1.5 STORY		(4) Interior		X			Class: BC Effec. Age: 15 Floor Area: 718 Total Base New : 187,059 Total Depr Cost: 158,998 Estimated T.C.V: 413,395			Cls BC Blt 2008														
Yr Built 2008	Remodeled 0	Size of Closets		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Condition: Average		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Room List		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Basement 1st Floor 2nd Floor Bedrooms		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
(1) Exterior		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Wood/Shingle Aluminum/Vinyl Brick  Insulation		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
(2) Windows		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Many Avg. Few Large Avg. Small		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
(3) Roof		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Gable Hip Flat Gambrel Mansard Shed		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Asphalt Shingle		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														
Chimney:		Trim & Decoration		No. of Elec. Outlets			Building Areas			Total: 77,343 65,741														

\*\*\* 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.
DOEPKE WILLIAM BROOKS	WINDWARD FAMILY COTTAGE L	0	08/29/2009	WD	03-ARM'S LENGTH	2009 1032-308W	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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5301 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	11/02/2009	PE09-0372		
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Owner's Name/Address	P.R.E. 0%	Mechanical	03/25/2009	PM09-0080		
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WINDWARD FAMILY COTTAGE LLC	MAP #: 50	Plumbing	03/25/2009	PP09-0029		
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2934 WILSON LN	2024 Est TCV 4,439,274 TCV/TFA: 1191.1	Electrical	12/16/2008	PE08-0570		
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GLENVIEW IL 60026	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
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Tax Description	Public Improvements	* Factors *				
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2010 ROLL - COMBINED ALL INT SHARES - 10-10, 10-20, 10-30, 10-40 L295 P589/89 L532 P697 L533 P993/00 L587 P530/01 PRT OF GOVT LOT 2 SEC 26 COM AT SE COR SD GOVT LOT 2 TH S 46 DEG 20' 40" W ON SHR GLEN LAKE 107.71 FT TH S 83 DEG 31' 40" W ON SHR 22.56 FT FOR POB TH S 83 DEG 31' 40" W 116.14 FT TH N 76 DEG 23' W ON SHR 87.01 FT TH N 0 DEG 14' 30" E 684.15 FT TO C/L NORTHWOOD DR TH N 82 DEG 20' E ON C/L 201.90 FT TH S 0 DEG 14' 30" W 718.48 FT TO POB UND 25% INTEREST SEC 26 T29N R14W 3 2 A M/L	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GRADE A 19000	200.00	700.00	0.8378	1.0878	19000	100		3,462,913
			GRADE A 19000	3.00	700.00	0.8378	1.0878	19000	50	SURPLUS: ZONING 100 ft	2
			203 Actual Front Feet, 3.26 Total Acres		Total Est. Land Value =		3,488,885				

	X	Electric	Land Improvement Cost Estimates								
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	X	Gas	Description	Rate	Size	% Good	Cash Value
			Dock: Light posts	44.14	510	50	11,255
			D/W/P: 4in Ren. Conc.	8.41	90	0	0

	X	Curb	Residential Local Cost Land Improvements								
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	X	Street Lights	Description	Rate	Size	% Good	Cash Value
			BOAT HOIST	2,000.00	1	100	2,000
			Total Estimated Land Improvements True Cash Value =				13,255



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

	X	Level	Topography of Site				
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	X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Low	2024	1,744,400	475,200	2,219,600			479,287C
		High	2023	1,469,000	358,500	1,827,500			456,464C
		Landscaped	2022	1,311,700	293,800	1,605,500			434,728C
		Swamp	2021	1,311,700	330,800	1,642,500			420,841C

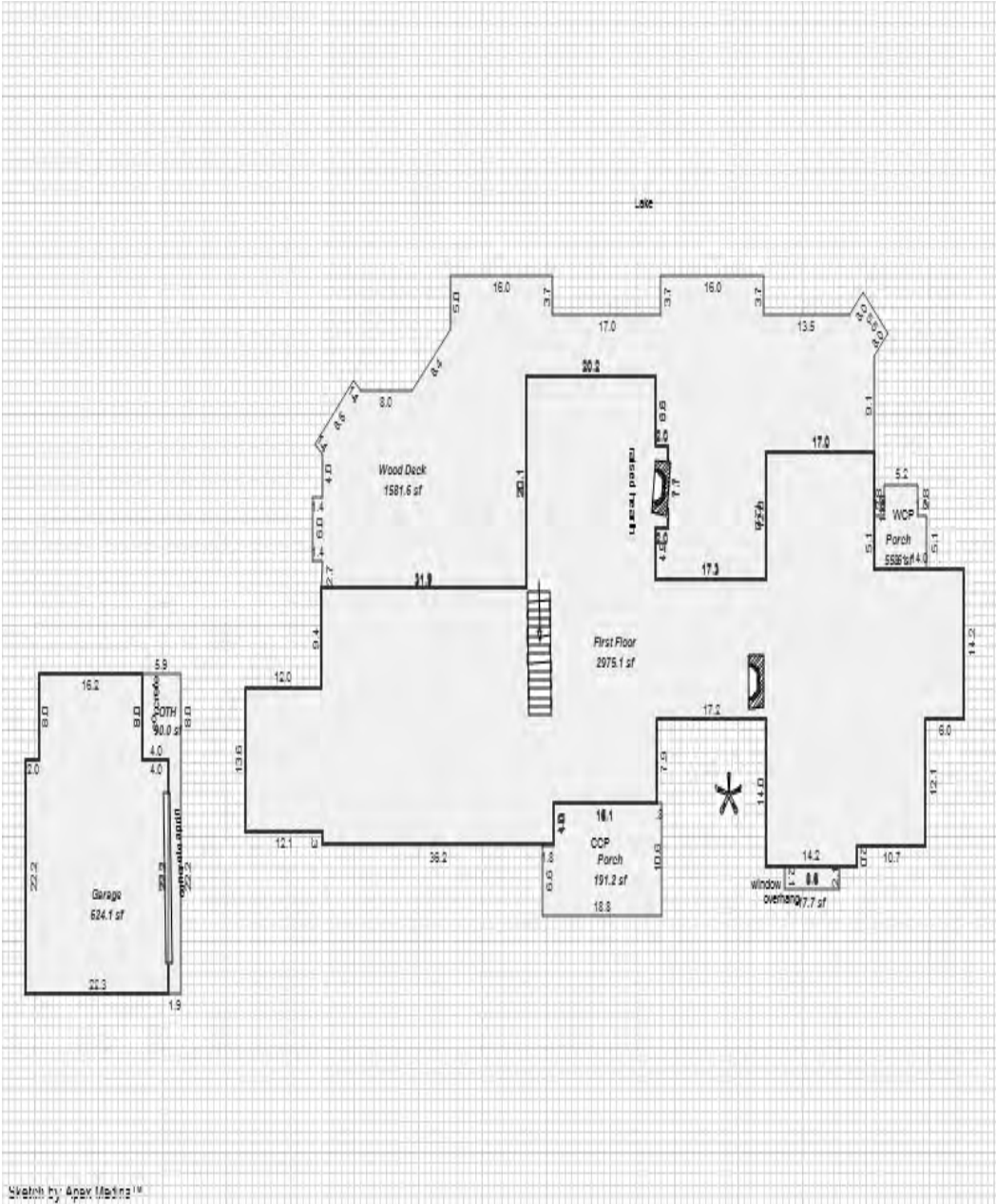
	X	Wooded	Who	When	What
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	X	Pond	TPC 10/15/2009	INSPECTED	
	X	Waterfront	WAS 01/16/2009	INSPECTED	
		Ravine	WAS 10/25/2008	INSPECTED	
		Wetland			
		Flood Plain			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 191 55 1581	Type CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2009 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: 624 % Good: 0 Storage Area: 264 No Conc. Floor: 0																														
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	X	Trim & Decoration	Ex	X	Ord	Min	Size of Closets	Lg	X	Ord	Small	Doors	Solid	X	H.C.	Central Air Wood Furnace	(12) Electric	150	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	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 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Electric Baseboard Ground Area = 2975 SF Floor Area = 3727 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719
Building Style: 1.25 STORY		Trim & Decoration		No Heating/Cooling		Central Air Wood Furnace		Class: C +10 Effec. Age: 35 Floor Area: 3,727 Total Base New : 554,438 Total Depr Cost: 360,436 Estimated T.C.V: 937,134		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Electric Baseboard Ground Area = 2975 SF Floor Area = 3727 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																						
Condition: Average	Lg		X	Ord	Small	No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				
Room List	Doors		Solid	X	H.C.	No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				
Basement 8 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																					
(1) Exterior	(6) Ceilings		Height to Joists: 0.0		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 0 S.F. Crawl: 2975 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				
X	Insulation	(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				
(2) Windows	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				
X	Asphalt Shingle	(10) Floor Support		Chimney: Brick		No. of Elec. Outlets		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,975 0.5 Story Siding Overhang 17 Total: 449,660 292,331 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches CCP (1 Story) 191 5,197 3,378 WCP (1 Story) 55 3,397 2,208 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 32,498 21,124 Storage Over Garage 264 3,730 2,424 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Exterior 1 Story 2 13,395 8,707 Deck Treated Wood 1581 21,106 13,719 <<<<< 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.
MORAN PATRICK T & LYNN D	MORAN HOLDINGS	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS	MORAN HOLDINGSG LLLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS LLLC	MORAN LYNN D	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN LYNN D	MORAN HOLDINGS LLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5287 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/19/2023	PM23-0529	100% FINIS
	P.R.E. 0%		Mechanical	06/21/2022	PM22-0510	100% FINIS
Owner's Name/Address	MAP #: 50		Mechanical	10/10/2008	PM08-0449	100% FINIS
MORAN HOLDINGS LLC PO BOX 189 NEW HUDSON MI 48165	2024 Est TCY 4,443,992 TCY/TFA: 1184.7		Mechanical	05/15/2008	PM08-0199	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	743.26	0.9895	1.1042	19000 100	2,075,890
GRADE A 19000	4.32	743.26	0.9895	1.1042	19000 50 SURPLUS: ZONING	100 ft 4
104 Actual Front Feet, 1.78 Total Acres Total Est. Land Value =						2,120,729

Tax Description	X	Description	Rate	Size % Good	Cash Value
L710 P315/03 L923 P356/06 L940 P912/07 PRT OF GOVT LOT 2 SEC 26 COM AT SE COR GOVT LOT 2 TH S 46 DEG 20' 40" W ON SHR GLEN LAKE 107.91 FT TH S 83 DEG 31' 40" W ON SHR 32.26 FT TH N 0 DEG 14' 30" E 718.48 FT TO C/L NORTHWOOD DR TH N 82 DEG 20" E ON C/L 100.91 FT TO E SEC LN TH S 0 DEG 14'30" W 655.05 FT TO POB KNOWN AS TRACT NO 1 OF UNRECORDED PLAT SEC 26 T29N R14W 1.78 A M/L	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric	16.95	40 50	339
	X	Gas	44.14	306 50	6,753
		D/W/P: Flagstone/Sand	21.61	416 0	0
		D/W/P: Patio Blocks	16.05	1108 0	0
		D/W/P: 4in Ren. Conc.	8.41	5392 0	0
		D/W/P: Crushed Rock	2.33	5392 0	0
Comments/Influences		Unit in Place Item(s)			

Topography of Site	Description	Rate	Size % Good	Cash Value
		0.00	1 100	0
X Level	Residential Local Cost Land Improvements			
X Rolling	Description	Rate	Size % Good	Cash Value
X Low	LAND IMPROVEMENTS 10	10,000.00	4 100	40,000
X High	BOAT HOIST	2,000.00	1 100	2,000
X Landscaped	Total Estimated Land Improvements True Cash Value =			
X Swamp				49,092

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,060,400	1,161,600	2,222,000			1,330,432C
2023	892,900	879,400	1,772,300			1,267,079C
2022	759,700	725,900	1,485,600			1,206,742C
2021	759,700	702,800	1,462,500			1,168,192C

Who When What

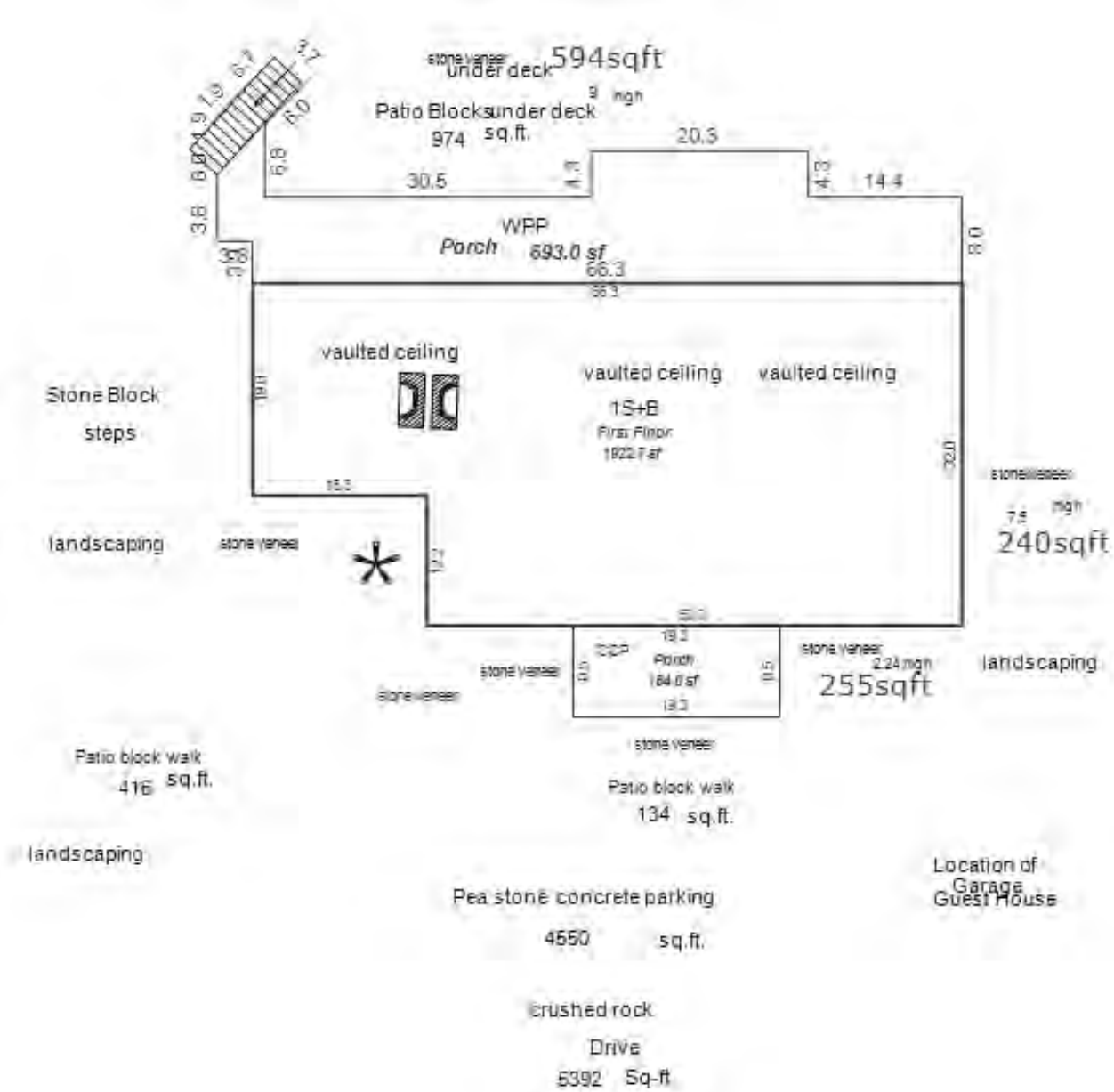
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area 164 693	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	164	CCP (1 Story)	WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Mobile Home																0	Front Overhang
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls B			Blt 2009					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1922 SF			Floor Area = 1922 SF.					
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		0			Amps Service			1 Story Siding Basement 1,922			Total: 417,531 375,776					
Building Style: LOG		Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 1922 59,870 29,935			Exterior					
Yr Built 2009		Lg Ord Small		Many Ave. Few			Stone Veneer 1089 57,913 52,122			Basement, Outside Entrance, Below Grade 2 8,756 7,880			Plumbing					
Remodeled 0		Doors Solid H.C.		(13) Plumbing			Average Fixture(s)			Average Fixture(s) 1 3,407 3,066			Water/Sewer					
Condition: Average		(5) Floors		0			3 Fixture Bath			2000 Gal Septic 1 12,259 11,033			Ceramic Tile Floor					
Room List		Kitchen:		1			2 Fixture Bath			Water Well, 100 Feet 1 6,732 6,059			Porches					
Basement		Other:		1			Softener, Auto			CCP (1 Story) 164 6,509 5,858			WPP 693 17,367 15,630					
1st Floor		Other:		1			Softener, Manual			WPP 693 17,367 15,630			Built-Ins					
2nd Floor		Other:		1			Solar Water Heat			Appliance Allow. 1 7,043 6,339			Fireplaces					
7 Bedrooms		(6) Ceilings		1			No Plumbing			Interior 2 Story 1 9,874 8,887			Two Sided					
(1) Exterior		No. of Elec. Outlets		1			Extra Toilet			Totals: 650,935 561,891			Notes: RESIDENCE					
Wood/Shingle		Many Ex. Ord. Min		1			Extra Sink			Totals: 650,935 561,891			ECF (4080 BIG GLEN) 2.600 => TCV: 1,460,917					
Aluminum/Vinyl		Lg Ord Small		1			Separate Shower											
Brick		(7) Excavation		1			Ceramic Tile Floor											
Insulation		Basement: 1922 S.F.		1			Ceramic Tile Wains											
(2) Windows		Crawl: 0 S.F.		1			Ceramic Tub Alcove											
Many Avg. Few		Slab: 0 S.F.		1			Vent Fan											
Large Avg. Small		Height to Joists: 0.0		1			(14) Water/Sewer											
Wood Sash		(8) Basement		1			Public Water											
Metal Sash		Conc. Block		1			Public Sewer											
Vinyl Sash		Poured Conc.		1			Water Well											
Double Hung		Stone		1			1000 Gal Septic											
Horiz. Slide Casement		Treated Wood		1			2000 Gal Septic											
Double Glass		Concrete Floor		1			Lump Sum Items:											
Patio Doors		(9) Basement Finish		1														
Storms & Screens		1922 Recreation SF		1														
(3) Roof		Living SF		1														
Gable		Walkout Doors (B)		1														
Hip		No Floor SF		1														
Gambrel		Walkout Doors (A)		1														
Mansard		(10) Floor Support		1														
Flat		Joists:		1														
Shed		Unsupported Len:		1														
Asphalt Shingle		Cntr.Sup:		1														
Chimney:				1														

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

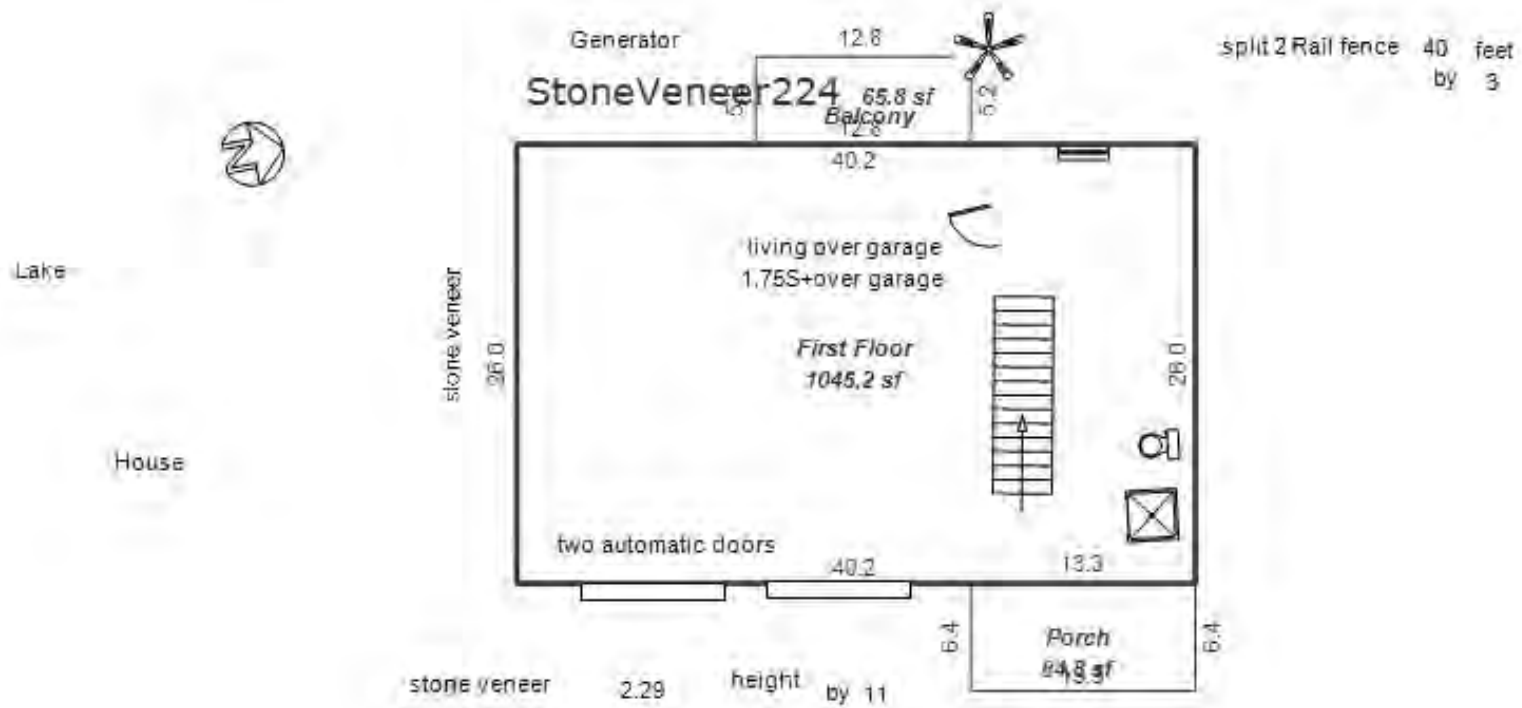




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 84 65	Type CCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	84	CCP (1 Story)	Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	Bsmnt Garage: 2 Car	Carport Area: Roof:	
	Mobile Home																0 Front Overhang
	Town Home	0															
	Duplex	0															
	A-Frame																
	Wood Frame	(4) Interior															
		Drywall Paneled		Plaster Wood T&G													
	Building Style: LOG	Trim & Decoration															
	Yr Built 2009	Remodeled 0	Ex	Ord	Min												
	Condition: Average	Size of Closets															
		Lg	Ord	Small													
	Room List	Doors	Solid	H.C.													
	Basement	(5) Floors															
	1st Floor	Kitchen:															
	2 2nd Floor	Other:															
	1 Bedrooms	Other:															
	(1) Exterior	(6) Ceilings															
	Wood/Shingle	No./Qual. of Fixtures															
	Aluminum/Vinyl	Ex.	Ord.	Min													
	Brick	No. of Elec. Outlets															
	Insulation	Many	Ave.	Few													
	(2) Windows	(7) Excavation															
	Many	Basement: 0 S.F.															
	Avg.	Crawl: 0 S.F.															
	Few	Slab: 1045 S.F.															
	Large	Height to Joists: 0.0															
	Small	(8) Basement															
	Wood Sash	Conc. Block															
	Metal Sash	Poured Conc.															
	Vinyl Sash	Stone															
	Double Hung	Treated Wood															
	Horiz. Slide	Concrete Floor															
	Casement	(9) Basement Finish															
	Double Glass	Recreation SF															
	Patio Doors	Living SF															
	Storms & Screens	Walkout Doors (B)															
		No Floor SF															
		Walkout Doors (A)															
	(3) Roof	(10) Floor Support															
	Gable	Joists:															
	Hip	Unsupported Len:															
	Flat	Cntr.Sup:															
	Gambrel	Lump Sum Items:															
	Mansard	Public Water															
	Shed	Public Sewer															
	Asphalt Shingle	Water Well															
	Chimney:	1000 Gal Septic															
		2000 Gal Septic															
		Notes: GARAGE WITH STUDIO APT															
		ECF (4080 BIG GLEN) 2.600 => TCY:															
		Totals:															
		347,543															
		312,790															
		813,254															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCAER VIRGINIA E TRUST	REAY HOLLY H & THOMAS D I	547,500	04/15/2015	WD	03-ARM'S LENGTH	1226P792	PROPERTY TRANSFER	100.0
BAXTER	SCAER	43,000	07/22/1994	WD	03-ARM'S LENGTH	398:274	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5714 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/26/2021	PB21-0512	100% FINIS
	P.R.E. 100% 04/22/2015		COVERED PORCH	09/30/2021	LU21-41	100% FINIS
Owner's Name/Address	MAP #: 51		Electrical	08/31/2021	PE21-0582	100% FINIS
REAY HOLLY H & THOMAS D II 5714 W NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 957,210 TCV/TFA: 274.51					

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
L258 P781 L310 P508 L398 P271-275/94 L534 P788/00 PRT W 1/2 OF NE 1/4 OF NW 1/4 & PRT OF W 1/2 OF GOVT LOT 3 SEC 26 COM N 1/4 COR SD SEC TH S 89 DEG 14' 00" W ALG N LN SD SEC 662.18 FT TO POB TH S 00 DEG 05' 16" W ALG E LN OF W 1/2 SD NE 1/4 OF NW 1/4 & E LN OF W 1/2 OF SD GOVT LOT 3 1473.09 FT TO C/L NORTHWOOD DR TH N 85 DEG 25' 25" W ALG SD C/L 230.67 FT TH N 00 DEG 02' 40" E 1451.60 FT TO SD N SEC LN TH N89 DEG 14' 00" E ALG SD SEC LN 231.09 FT TO POB SEC 26 T29N R14W	X			Dirt Road								
	X			Gravel Road								
	X			Paved Road								
	X			Storm Sewer								
	X			Sidewalk								
	X			Water								
	X			Sewer								
	X			Electric								
	X			Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								



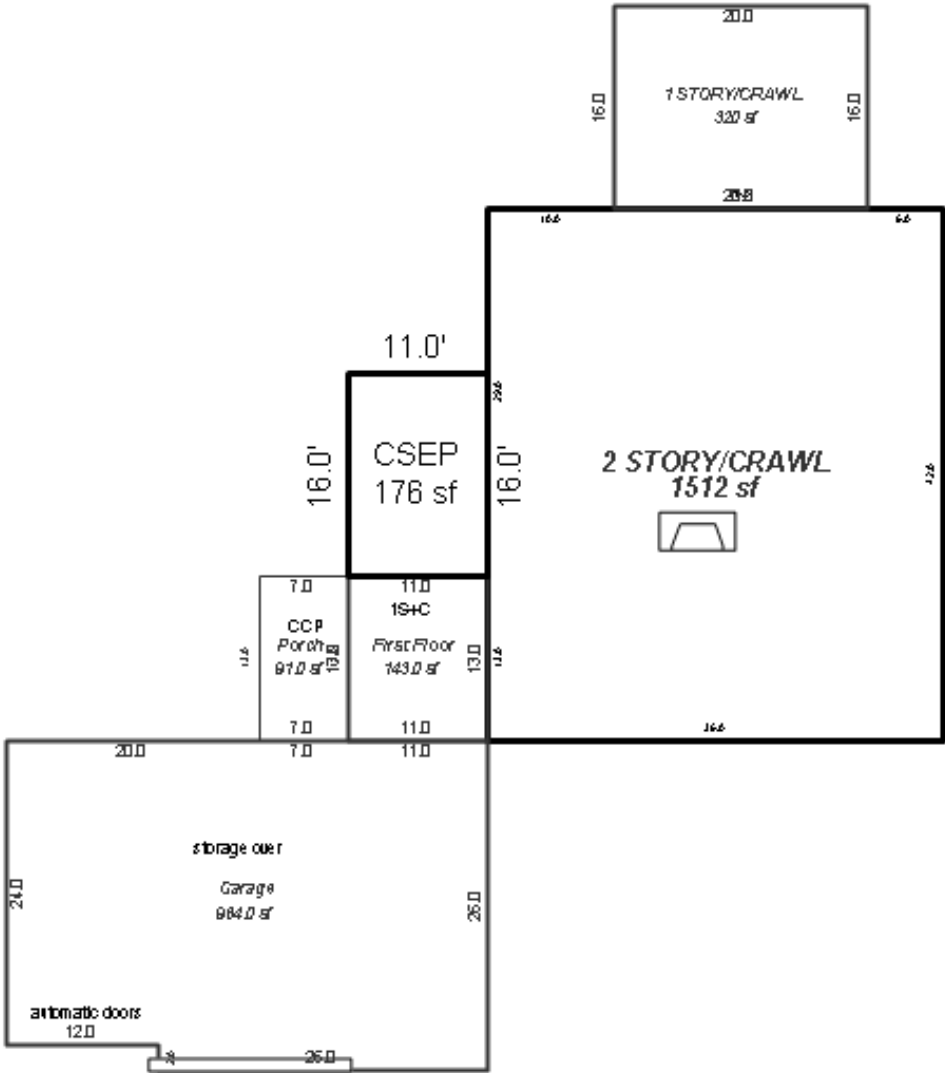
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling	Low	High	2024	86,300	392,300	478,600			341,446C
Landscaped	Swamp	Wooded	Pond	2023	54,000	365,300	419,300			325,187C
Waterfront	Ravine	Wetland	Flood Plain	2022	75,600	320,800	396,400			309,702C
				2021	41,400	299,800	341,200			294,775C

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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 2 Direct-Vented Ga	Area 91 176	Type CCP (1 Story) CSEP (1 Story)	Year Built: 1998 Car Capacity: 3 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: 964 % Good: 0 Storage Area: 458 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700		Bsmnt Garage:		
Building Style: 2 STORY		Trim & Decoration		Size of Closets			200 Amps Service			Floor Area: 3,487		Carport Area:			
Yr Built 1998	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Total Base New : 611,423		Roof:				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Depr Cost: 458,566		Estimated T.C.V: 779,562				
Room List		Doors	Solid	X	H.C.	(12) Electric			Total T.C.V: 779,562		Cls BC				
Basement	1st Floor	(5) Floors		Kitchen: Hardwood Other: Tile Other: Carpeted			200 Amps Service			Total Depr Cost: 458,566		Blt 1998			
2nd Floor	3 Bedrooms	Kitchen: Hardwood Other: Tile Other: Carpeted		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Estimated T.C.V: 779,562		Cls BC			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ground Area = 1975 SF Floor Area = 3487 SF.			Estimated T.C.V: 779,562		Cls BC			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Estimated T.C.V: 779,562		Cls BC			
X	Insulation	(7) Excavation		X Ave.			Building Areas			Estimated T.C.V: 779,562		Cls BC			
(2) Windows		Basement: 0 S.F. Crawl: 1975 S.F. Slab: 0 S.F. Height to Joists: 0.0		Few			Stories Exterior Foundation Size Cost New Depr. Cost			Estimated T.C.V: 779,562		Cls BC			
X	Many Avg. Few	X Large Avg. Small		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,512 2 Story Siding Crawl Space 320 1 Story Siding Crawl Space 143			Estimated T.C.V: 779,562		Cls BC			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Average Fixture(s) 3 Fixture Bath			Other Additions/Adjustments			Estimated T.C.V: 779,562		Cls BC			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath			Plumbing			Estimated T.C.V: 779,562		Cls BC			
(3) Roof		(9) Basement Finish		Average Fixture(s) 3 Fixture Bath			Water/Sewer			Estimated T.C.V: 779,562		Cls BC			
X	Gable Hip Flat	Gambrel Mansard Shed		Average Fixture(s) 3 Fixture Bath			Porches			Estimated T.C.V: 779,562		Cls BC			
X	Asphalt Shingle	(10) Floor Support		Average Fixture(s) 3 Fixture Bath			Garages			Estimated T.C.V: 779,562		Cls BC			
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Average Fixture(s) 3 Fixture Bath			Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			Estimated T.C.V: 779,562		Cls BC			

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



concrete  
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.
BAXTER DAVID G & VICKIE M	BAXTER FAMILY TRUST	0	11/14/2016	QC	09-FAMILY	1282P41	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. 100% 05/10/1994					
BAXTER FAMILY TRUST 5725 W NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 51					
	2024 Est TCV 239,643					

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/	230.001439.37	0.9657	1.3487	800 100	239,643
			230 Actual Front Feet, 7.60 Total Acres					Total Est. Land Value = 239,643

**Tax Description**  
 L258 P781 L310 P508 L398 P271-273/94 L239 P330 PRT W 1/2 OF NE 1/4 OF NW 1/4 & PRT W 1/2 GOVT LOT 3 COM N 1/4 COR SD SEC TH S 89 DEG 14' 00" W 893.27 FT FOR POB TH S 00 DEG 02' 40" W 1451.60 FT TO C/L NORTHWOOD DR TH N 85 DEG 25' 25" W ALG SD C/L 230.68 FT TH N PARALLEL TO & 200 FT ELY OF W 1/8 LN SD SEC 1430.11 FT TO SD N SEC LN TH N 89 DEG 14' 00" E ALG SD SEC LN 231.09 FT TO POB SEC 26 T29N R14W 7.62 A.

- 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**  
 LAND VALUE WAS IN AS FLAT RATE NO ICREASE IN MANY YEARS. CHANGED TO FRONT FOOT FOR 2005

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	119,800	0	119,800			7,364C
2023	74,900	0	74,900			7,014C
2022	75,000	0	75,000			6,680C
2021	53,900	0	53,900			6,467C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOGEBOOM GARY K & KRISTI	BERLACHER ROBERT A & JULI	2,100,000	04/14/2003	WD	03-ARM'S LENGTH	721P577&580	DEED	100.0
GRUMHAUS HAROLD F	HOGEBOOM GARY K & KRISTI	750,000	01/02/1997	WD	03-ARM'S LENGTH	436:697	OTHER	0.0
ROCKWOOD JOHN & PATRICIA	GRUMHAUS HAROLD F & HELEN	280,000	07/20/1983	WD	03-ARM'S LENGTH	239P998	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5751 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	05/07/2004	PE04-0227	
	P.R.E. 100% 04/27/2011		ADDITION/ALTERATION	04/16/1998	1998-0170	100% FINIS
Owner's Name/Address	MAP #: 51		GARAGE	03/19/1998	1998-0089	100% FINIS
BERLACHER JULIE T 5751 W NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 3,857,491 TCV/TFA: 620.37		ADDITION/ALTERATION	02/03/1997	1997-0020	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	500.00	0.8891	1.0000	19000	100	1,689,365
			GRADE A 19000	60.00	500.00	0.8891	1.0000	19000	50	SURPLUS: ZONING 100 ft 50
			160 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =							2,196,175

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value	
L239 P998 L247 P351 L721 P579/03 2003 DESC REVISED DUE TO SPLIT PARCEL A- PRT OF GOVT LOT 3 SEC 26 COM AT IRON PIPE AT NW COR OF NE 1/4 OF NW 1/4 SD SEC TH S 1413.9 FT TO C/L NORTHWOOD DR TH ALG SD C/L S 85 DEG 43'00" E 40.11 FT FOR POB TH S PARALLEL TO W LN OF GOVT LOT 3 SD SEC 548.67 FT TO IRON PIPE ON SHR GLEN LAKE TH S 88 DEG 40'00" E ALG SD SHR 160.04 FT TH N PARALLEL TO SD W LN GOVT LOT 3 540.41 FT TO C/L NORTHWOOD DR TH ALG SD C/L N 85 DEG 43'00" W 160.44 FT TO POB SEC 26 T29N R14W	X		D/W/P: Brick on Sand	18.53	596 0	0	
	X		Residential Local Cost Land Improvements				
	X		Description	Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 75	7,500.00	1 100	7,500	
			Total Estimated Land Improvements True Cash Value =				7,500



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	1,098,100	830,600	1,928,700			1,315,283C
X Rolling	2023	924,700	625,600	1,550,300			1,252,651C
X Low	2022	887,500	514,900	1,402,400			1,193,001C
X High	2021	887,500	473,200	1,360,700			1,154,890C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

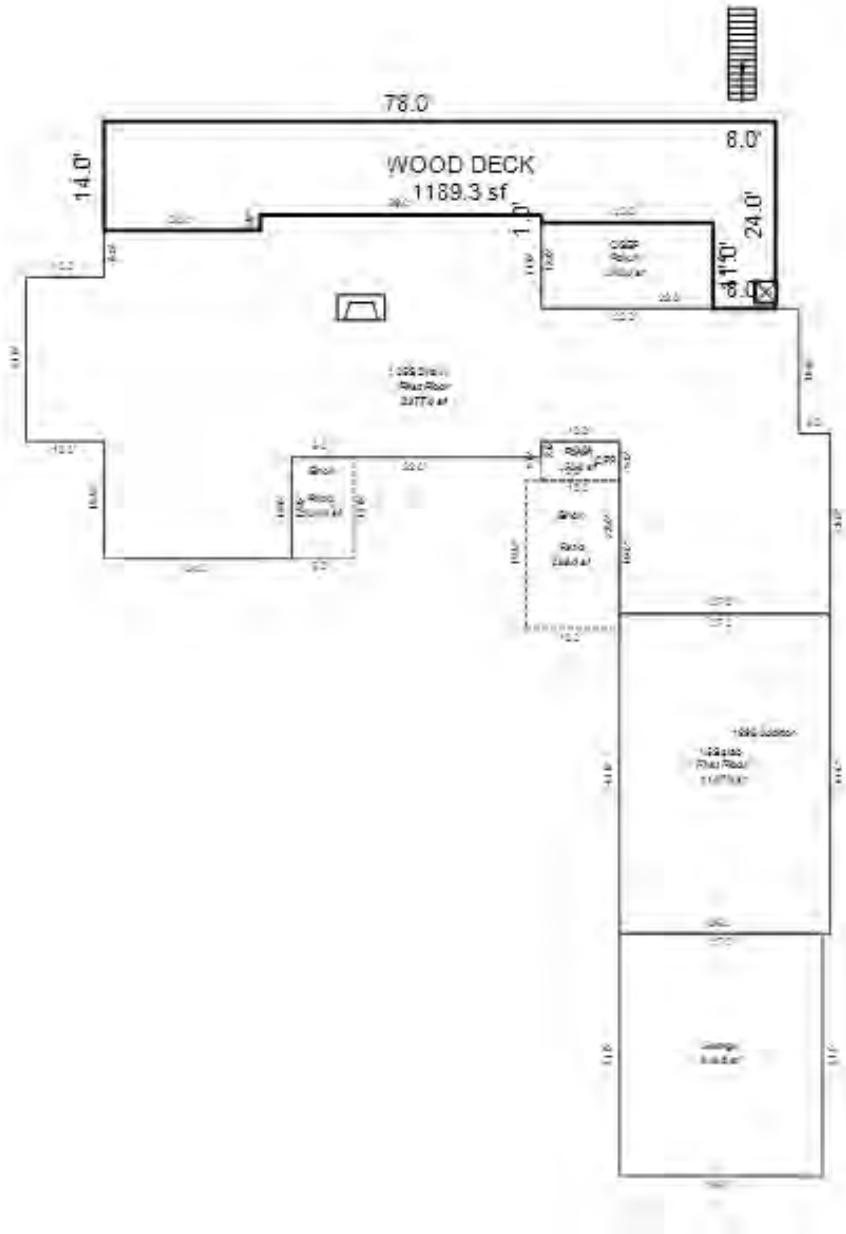
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 242 50 1200	Type CGEP (1 Story) CPP Treated Wood	Year Built: 1965 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 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			Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 5,882 Total Base New : 921,713 Total Depr Cost: 599,114 Estimated T.C.V: 1,557,696		E.C.F. X 2.600		Bsmnt Garage:
Building Style: 1.25 STORY		X Ex		Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC	Blt 1965
Yr Built 1965	Remodeled 1998	X Lg		Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1965	
Condition: Average		X Lg		Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1965	
Room List		Doors X Solid		H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1965		
Basement 6 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1965
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1965			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1965			
X	Insulation	(7) Excavation		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1965			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
(2) Windows		(9) Basement Finish		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		(14) Water/Sewer		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		Lump Sum Items:		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		Base Cost Common Wall: 1 Wall Door Opener		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		Built-Ins Appliance Allow.		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		Fireplaces Exterior 2 Story		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		
Chimney: Brick		Deck <<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP			Total: 797,315 518,256		

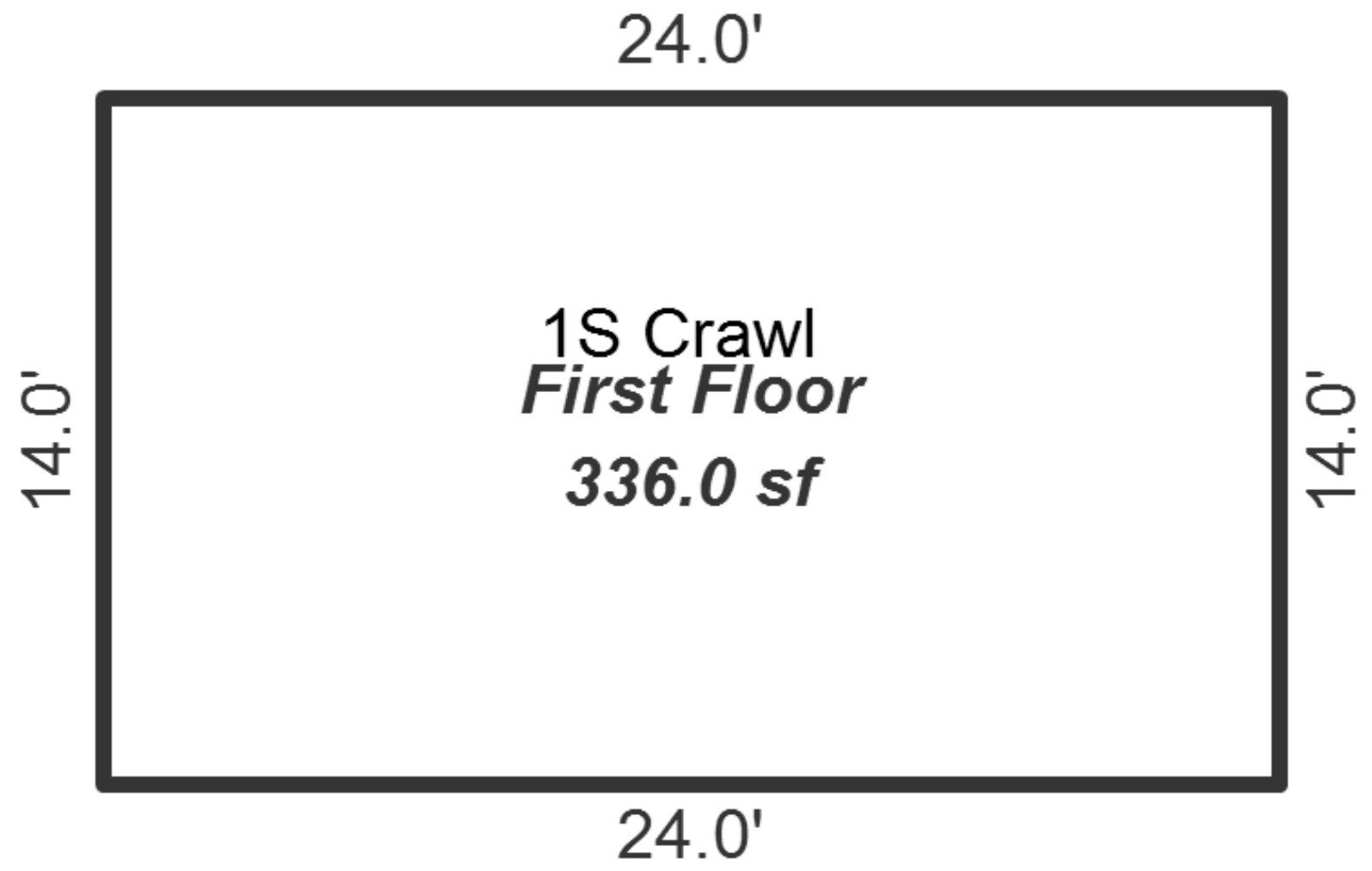
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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: C Effec. Age: 35 Floor Area: 336 Total Base New : 56,874 Total Depr Cost: 36,969 Estimated T.C.V: 96,120		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		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: No Heating/Cooling Ground Area = 336 SF Floor Area = 336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1950		
Yr Built 1950	Remodeled 1997	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord		Small	X Amps Service			1 Story Siding Crawl Space		Total: 47,509 30,882				
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Plumbing				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0			Average Fixture(s)		Average Fixture(s)		1 1,518 987		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Water/Sewer		1000 Gal Septic		1 5,002 3,251		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 336 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Built-Ins		Appliance Allow.		1 2,845 1,849		
(2) Windows		Many Avg.	X	Large Avg.		Small	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: BUNK HOUSE		Totals: 56,874 36,969		ECF (4080 BIG GLEN) 2.600 => TCV: 96,120		
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 2000 Gal Septic		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)			1			1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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



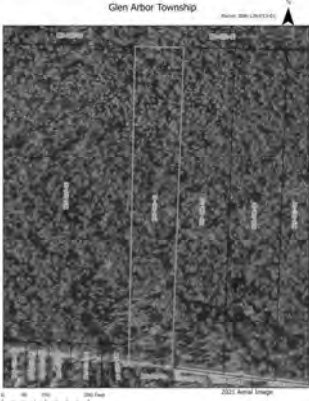
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERLACHER JULIE T	PIERCE HEIDI BERLACHER	0	09/19/2023	QC	09-FAMILY	2023004061	PROPERTY TRANSFER	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%					
PIERCE HEIDI BERLACHER 5751 W NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 51					
	2024 Est TCV 215,379					

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/	200.58	1415.95	0.9993	1.3432	800	100	215,379
201 Actual Front Feet, 6.52 Total Acres						Total Est. Land Value =	215,379

**Tax Description**  
 COMBINED DESCRIPTION: (OVERALL BOUNDARY OF PARCELS #013-10 AND #013-20 AS SURVEYED)  
 A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 26, TOWN 29 N011H, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE N011HWEST COMER OF SAID SECTION, THENCE SOUTH 88°46'27"E, 1323 .69 FEET ALONG THE N011H LINE OF SECTION 26 TO NATIONAL PARK SERVICE MONUMENT BL93 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SECTION 26 SOUTH 88°45'49"



E SOUTH 02°00'36"  
 E CENTERLINE  
 E ALONG SAID  
 1" WEST, 200.58  
 E; THENCE ALONG  
 " EAST, 1411.84  
 INNING.  
 RE OR LESS.  
 N ON FILE\*\*\*

3 completed  
 E BERLACHER  
 6-013-10,  
 -013-01;

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

- 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	05/30/2021	INSPECTED
TPC	07/22/2015	INSPECTED
WAS	02/04/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	107,700	0	107,700			36,550C
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

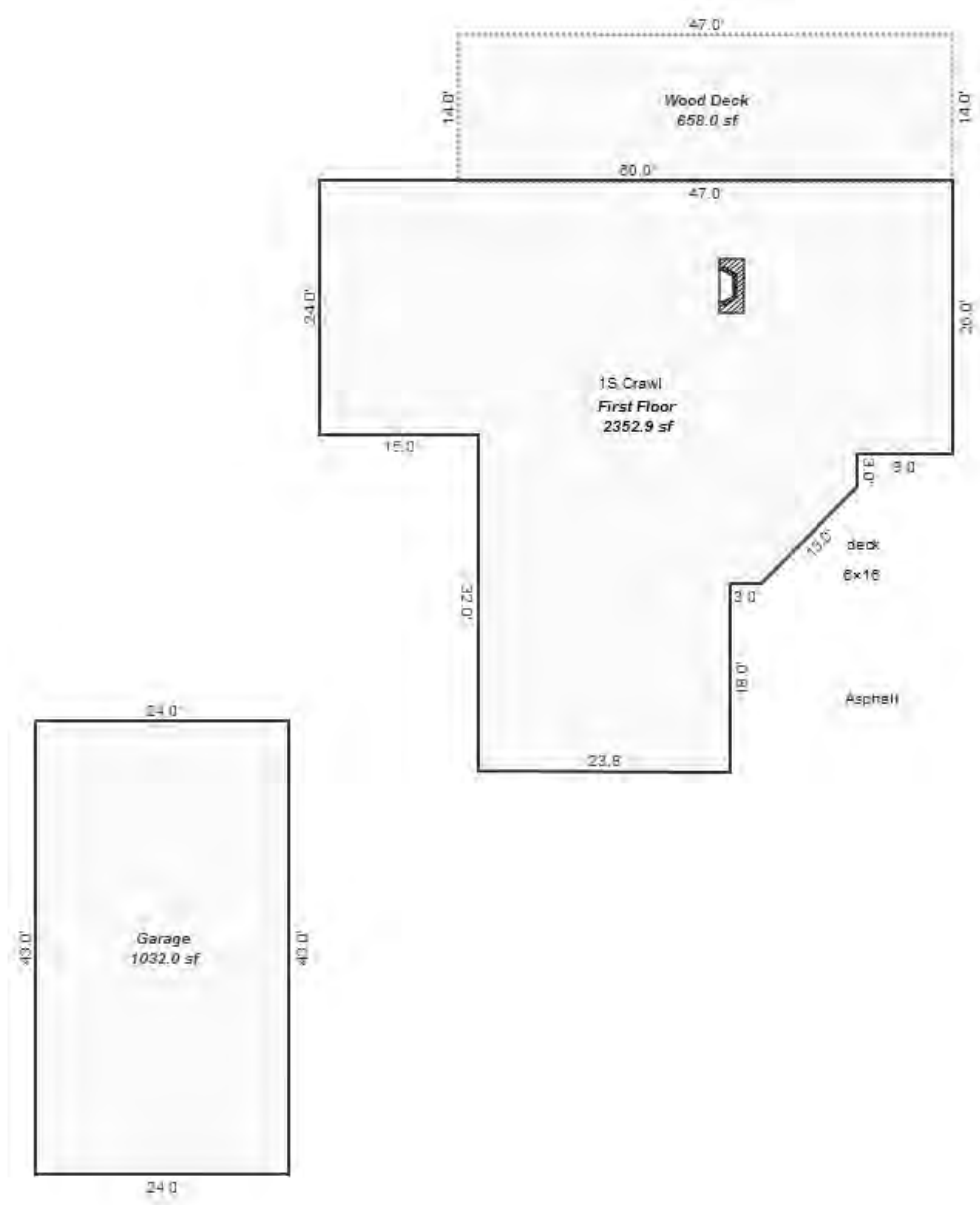
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VEVANG & WITLER & BOSEN	WITLER FAMILY COTTAGE TRU	0	04/28/2020	QC	09-FAMILY	2020003713	PROPERTY TRANSFER	0.0				
WITLER WILLIAM R & ELVA H	VEVANG & WITLER & BOSEN	0	04/27/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0				
WITLER WILLIAM R & ELVA H	WILTER IRREVOCABLE TRUST	1	01/04/2001	QC	09-FAMILY	565P419	OTHER	0.0				
WITLER WILLIAM R & ELVA H	WITLER WILLIAM R & ELVA H	0	10/19/2000	QC	09-FAMILY	563P975	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status		
5801 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
WITLER FAMILY COTTAGE TRUST PO BOX 95 GLEN ARBOR MI 49636		MAP #: 51		2024 Est TCV 2,939,494 TCV/TFA: 1249.2								
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	600.00	0.9012	1.0466	19000	100		1,792,090
		Paved Road		GRADE A 19000	35.00	600.00	0.9012	1.0466	19000	50	SURPLUS: ZONING	100 ft 31
		Storm Sewer		GRADE A 19000	16.62	585.33	0.9012	1.0402	19000	50	ZONING: SURPLUS'	100' MIN
		Sidewalk		152 Actual Front Feet, 2.08 Total Acres				Total Est.	Land Value =		2,253,710	
		Water		Land Improvement Cost Estimates								
		Sewer		Description								
		Electric		Rate				Size % Good		Cash Value		
		Gas		D/W/P: Asphalt Paving				3.19 5400 0		0		
		Curb		D/W/P: Crushed Rock				2.33 288 0		0		
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description				Rate		Size % Good		Cash Value
		Underground Utils.		LAND IMPROVEMENTS 5				5,000.00		1 100		5,000
		Topography of Site		Total Estimated Land Improvements True Cash Value = 5,000								
		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	1,126,900	342,800	1,469,700		293,022C		
		TPC 10/08/2015	INSPECTED		2023	948,900	258,500	1,207,400		279,069C		
		TPC 05/30/2013	DATA ENTER		2022	829,900	211,800	1,041,700		265,780C		
		WAS 10/23/2007	INSPECTED		2021	829,900	194,600	1,024,500		257,290C		

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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 658 96	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1032 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior	X 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		Central Air Wood Furnace		Class: C +10 Effec. Age: 35 Floor Area: 2,353 Total Base New : 402,814 Total Depr Cost: 261,840 Estimated T.C.V: 680,784			E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C 10 Blt 1956							
Yr Built 1956	Remodeled 1985	Ex	X Ord	Min	200 Amps Service			Ground Area = 2353 SF Floor Area = 2353 SF.											
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65												
Room List		Lg	X Ord	Small	(13) Plumbing			Building Areas											
Basement 6 1st Floor 1 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Foundation Crawl Space		Size 2,353		Cost New 214,427		Depr. Cost 214,427	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Plumbing												
(2) Windows		(7) Excavation		(14) Water/Sewer			Average Fixture(s)												
X	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 2353 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 1 3 Fixture Bath												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			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			Average Fixture(s) 1 3 Fixture Bath												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 3 Fixture Bath											
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 3 Fixture Bath												
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 3 Fixture Bath												
Notes:										Totals:		402,814		261,840		680,784			
ECF (4080 BIG GLEN) 2.600 => TCY:																			

\*\*\* 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.
MATSCHKE DONALD E & SUZAN	BEAUREGARD MARY F TRUST	1,900,000	04/24/2015	WD	03-ARM'S LENGTH	1228P162	PROPERTY TRANSFER	100.0
HAUTER IDA R TRUST	MATSCHKE DONALD E & SUZAN	0	01/11/2001	WD	03-ARM'S LENGTH	565P234	OTHER	0.0
HAUTER IDA R TRUST	HAUTER IDA R TRUST	0	07/22/1999	QC	03-ARM'S LENGTH	519P500	DEED	0.0
HAUTER IDA R	HAUTER IDA R TRUST	0	02/10/1996	QC	09-FAMILY	517P723	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5769 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/29/2017	PM17-0839	100% FINIS
	P.R.E. 0%		Electrical	12/02/2017	PE17-0681	100% FINIS
Owner's Name/Address	MAP #: 51		Mechanical	05/31/2016	PM16-0312	100% FINIS
BEAUREGARD MARY F TRUST 2224 YARMOUTH RD BLOOMFIELD HILLS MI 48301	2024 Est TCV 4,277,002 TCV/TFA: 1258.6		Mechanical	04/22/2016	PM16-0243	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	550.00	0.9036	1.0241	19000	100		1,758,243
			GRADE A 19000	50.00	550.00	0.9036	1.0241	19000	50	SURPLUS: ZONING 100 ft	43
			150 Actual Front Feet, 1.89 Total Acres Total Est. Land Value =								2,197,804

Tax Description		Land Improvement Cost Estimates		Residential Local Cost Land Improvements		Rate		Size % Good		Cash Value	
L517 P723 L519 P500/99 L565 P234/01 PRT GOVT LOT 4 SEC 29 BEG AT PT 1413.9 FT S OF NE COR OF NW FRL 1/4 OF NW 1/4 TH S 550.71 FT TO SHR GLEN LAKE TH N 88 DEG40' W ALG SHR 110 FT TH N 557.43 FT TO C/L OF HWY TH S 85 DEG 43' E ALG C/L 110.27 FT TO POB ALSO W 40.01 FT OF GOVT LOT 3 LYING S OF HWY SEC 29 T29N R14W. 1.89 A M/L	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.									

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	1,098,900	1,039,600	2,138,500			1,500,980C
	X Rolling	2023	925,400	782,700	1,708,100			1,429,505C
	X Low	2022	864,500	643,500	1,508,000			1,361,434C
	X High	2021	864,500	622,400	1,486,900			1,317,942C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

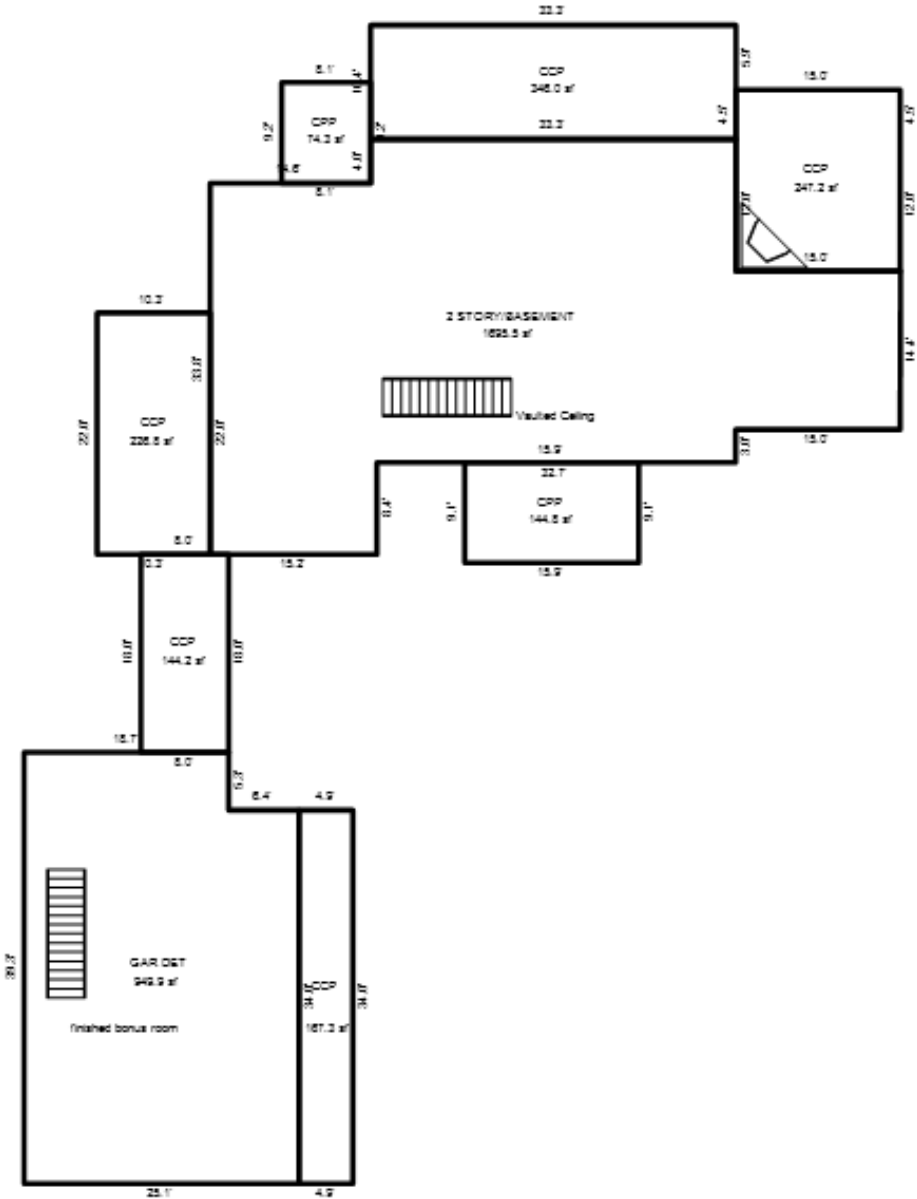


Who	When	What	2024	1,098,900	1,039,600	2,138,500			1,500,980C
	TPC 11/14/2018	INSPECTED	2023	925,400	782,700	1,708,100			1,429,505C
	TPC 09/21/2017	INSPECTED	2022	864,500	643,500	1,508,000			1,361,434C
	TPC 12/22/2016	INSPECTED	2021	864,500	622,400	1,486,900			1,317,942C

\*\*\* 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: 2017								
	Mobile Home				Wood	Coal	Steam				Interior 2 Story				144	CPP	Car Capacity:						
	Town Home				Forced Air w/o Ducts						2nd/Same Stack				593	CCP (1 Story)	Class: B						
	Duplex	Forced Air w/ Ducts			Two Sided		226				CCP (1 Story)	Exterior: Siding											
	A-Frame	Forced Hot Water			Exterior 1 Story		74				CCP	Brick Ven.: 0											
	Wood Frame	Electric Baseboard			Exterior 2 Story		144				CCP (1 Story)	Stone Ven.: 0											
	Building Style: 2 STORY	Drywall	Plaster		Trim & Decoration	Elec. Ceil. Radiant					Prefab 1 Story				167	CCP (1 Story)	Common Wall: Detache						
		Paneled	Wood T&G			Radiant (in-floor)					Prefab 2 Story				48	Wood Balcony	Foundation: 42 Inch						
	Yr Built	Remodeled	Size of Closets		Electric Wall Heat						Heat Circulator				E.C.F.		Finished?: Yes						
	2017	0	Ex		Ord	Min	Space Heater				Raised Hearth				Auto. Doors: 2								
Condition: Average		Lg	Ord	Small	Wall/Floor Furnace			Wood Stove		Mech. Doors: 0		Area: 949											
Room List		Doors	Solid	H.C.	No Heating/Cooling			Direct-Vented Ga		% Good: 0		Storage Area: 725											
Basement	(5) Floors		Central Air			Class: B		Effec. Age: 6		Bsmnt Garage:		Roof:											
1st Floor	Kitchen:		Wood Furnace			Floor Area: 3,398		Total Base New : 847,669		X 2.600		No Conc. Floor: 0											
2nd Floor	Other:		(12) Electric			Total Depr Cost: 796,807		Estimated T.C.V: 2,071,698		Carpport Area:													
5 Bedrooms	Other:		0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls B		Blt 2017													
(1) Exterior			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool		Ground Area = 1699 SF		Floor Area = 3398 SF.													
Wood/Shingle	(6) Ceilings		Ex.	Ord.	Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Aluminum/Vinyl			No. of Elec. Outlets			Many	Ave.	Few	2 Story		Siding		Basement		1,699		Total:		615,578		578,643		
Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		3,407		3,203					
Insulation	Basement: 1699 S.F.		1			3 Fixture Bath		Average Fixture(s)		3 Fixture Bath		3		32,247		30,312							
(2) Windows	Crawl: 0 S.F.		4			2 Fixture Bath		Average Fixture(s)		2 Fixture Bath		2		14,332		13,472							
Many	Large	Slab: 0 S.F.		2			Softener, Auto		Average Fixture(s)		1000 Gal Septic		1		6,288		5,911						
Avg.	Avg.	Height to Joists: 0.0		2			Softener, Manual		Average Fixture(s)		2000 Gal Septic		1		12,259		11,523						
Few	Small			2			Solar Water Heat		Average Fixture(s)		Water Well, 50 Feet		1		3,176		2,985						
Wood Sash	(8) Basement		(14) Water/Sewer			No Plumbing		Public Water		Porches		CPP		144		4,049		3,806					
Metal Sash	Conc. Block		1			Extra Toilet		Public Sewer		CCP (1 Story)		593		21,811		20,502							
Vinyl Sash	Poured Conc.		1			Extra Sink		Water Well		CCP (1 Story)		226		8,692		8,170							
Double Hung	Stone		1			Separate Shower		1000 Gal Septic		CPP		74		2,276		2,139							
Horiz. Slide	Treated Wood		1			Ceramic Tile Floor		2000 Gal Septic		CCP (1 Story)		144		5,772		5,426							
Casement	Concrete Floor		1			Ceramic Tile Wains		Water Well, 50 Feet		CCP (1 Story)		167		6,618		6,221							
Double Glass			1			Ceramic Tub Alcove		Porches		CPP		48		2,739		2,575							
Patio Doors			1			Vent Fan		Balcony		Wood Balcony													
Storms & Screens			1					Garages															
(3) Roof	(9) Basement Finish		Lump Sum Items:					Class: B Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		949		65,329		61,409							
Gable	Gambrel	Recreation SF		1			Public Water		Storage Over Garage		725		16,146		15,177								
Hip	Mansard	Living SF		1			Public Sewer		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
Flat	Shed	Walkout Doors (B)		1			Water Well																
Asphalt Shingle	(10) Floor Support		No Floor SF		1			1000 Gal Septic															
Chimney:	Joists:		Walkout Doors (A)		1			2000 Gal Septic															
	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.
WITLER WILLIAM R & ELVA H	VEVANG & WITLER & BOSEN	0	04/27/2020	QC	09-FAMILY	2020003184	PROPERTY TRANSFER	0.0
VEVANG & WITLER & BOSEN	WITLER FAMILY COTTAGE TRU	0	04/25/2020	QC	09-FAMILY	20200003713	PROPERTY TRANSFER	0.0

Property Address: W NORTHWOOD DR  
 Class: RESIDENTIAL-VACAN Zoning: R-4 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 51

Owner's Name/Address: WITLER FAMILY COTTAGE TRUST  
 PO BOX 95  
 GLEN ARBOR MI 49636

2024 Est TCV 646,304  
 Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements \* Factors \* 660 X 1320  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 D 200' @ 1000/ 660.001320.00 0.7419 1.3198 1000 100 646,304  
 660 Actual Front Feet, 20.00 Total Acres Total Est. Land Value = 646,304

Tax Description: L570 P853 L399 P461/95 L498P631 L563 P 973&5/00 L565 P419/01 E 1/2 OF NW 1/4 OF NW 1/4 SEC 26 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	323,200	0	323,200			17,080C
2023	258,500	0	258,500			16,267C
2022	115,000	0	115,000			15,493C
2021	108,600	0	108,600			14,999C



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 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRAMPS KATHERINE A ET AL	TATHAM CHARLES H 1I & MAR	0	04/04/2003	QC	09-FAMILY	719:251	OTHER	83.0

Property Address: S GLEN WOODS DR  
 Class: RESIDENTIAL-VACAN Zoning: R-4 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 51

Owner's Name/Address: TATHAM CHARLES H IV & MARY  
 990 LANGLEY RD  
 ROCHESTER HILLS MI 48309

2024 Est TCV 166,390  
 Land Value Estimates for Land Table 4120.4120 RESI

Improved X Vacant \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
E 200' @ 800/	211.44	430.57	0.9862	0.9974	800	100	166,390
211 Actual Front Feet, 2.09 Total Acres Total Est. Land Value =							166,390

Tax Description: L365 P883 L517 P911/99 L598 P923 L719 P251/03 L782 P423&424/03 2003 DESC REVISD DUE TO SPLITS PARCEL 1- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88 DEG 45'31" E 661.76 FT ALG N LN SD SEC TH S 01 DEG 20'56" W 1112.60 FT TO POB TH CONT S 01 DEG 20'56" W 211.44 FT TO PT ON N 1/8 LN SD SEC TH N 88 DEG 35'23" W 432.79 FT ALG SD 1/8 LN TH N 01 DEG 20'56" E 210.16 FT TH S 88 DEG 45'31" E 432.79 FT TO POB SUBJECT TO EASEMENT SEC 26 T29N R14W 2.09 A.

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

Comments/Influences: 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	83,200	0	83,200			5,437C
2023	52,000	0	52,000			5,179C
2022	50,700	0	50,700			4,933C
2021	50,000	0	50,000			4,776C

Who When What  
 TPC 12/08/2022 INSPECTED  
 TPC 11/03/2016 INSPECTED  
 TPC 05/07/2015 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BETZIG SUSAN ESCOTT TRUST	SERRA KEVIN & TRACY L	125,000	12/22/2016	WD	03-ARM'S LENGTH	1283P520	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	BETZIG SUSAN ESCOTT TRUST	160,500	12/12/2003	WD	03-ARM'S LENGTH	782:419	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5961 S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Single Family Dwellin	08/21/2023	PB22-0447	20%
Owner's Name/Address	P.R.E. 0%		HOUSE	08/16/2022	LU22-21	20%
SERRA KEVIN & TRACY L 1034 ST ANDREWS CIR GENEVA IL 60134	MAP #: 51					
	2024 Est TCV 219,689 TCV/TFA: 81.43					

Tax Description	Land Value Estimates for Land Table 4120.4120 RESI		* Factors *				Value
	Improved	Vacant	Description	Frontage	Depth	Rate %Adj. Reason	
L719 P256/03 SURVEY L8 P107 AFF L755 P794/03 L782 P419 L782 P423&424/03 2003 SPLIT FROM 006-126-017-00/-01/-02 PARCEL 2- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88 DEG 45'31" E 661.76 FT ALG N LN SD SEC TH S 01 DEG 20'56" W 865.60 FT TO POB TH CONT S 01 DEG 20'56" W 247.00 FT TH N 88 DEG 45'31" W 432.79 FT TH N 01 DEG 20'56" E 83.55 FT TH ALG 215.00 FT RAD CRV TO RIGHT 114.64 FT (CHORD=N 16 DEG 37'27" E 113.29 FT) TH N 31 DEG 53'59" E 63.04 FT TH S 88 DEG 45'31" E 370.91 FT TO POB TOGETHER WITH &	X		E 200' @ 800/ 261 Actual Front Feet, 2.37 Total Acres	261.23	395.20	0.9354 0.9763 800 100	190,852 Total Est. Land Value = 190,852



X	Dirt Road	
	Gravel Road	
X	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
	Sewer	
	Electric	
	Gas	
	Curb	
	Street Lights	
	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	95,400	14,400	109,800			71,343C
2023	59,600	0	59,600			54,232C
2022	56,400	0	56,400			51,650C
2021	50,000	0	50,000			50,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: 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		(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			Class: BC Effec. Age: 1 Floor Area: 2,698 Total Base New : 342,688 Total Depr Cost: 339,261 Estimated T.C.V: 576,744		E.C.F. X 1.700		Bsmnt Garage:		Roof:		
Duplex		Drywall Paneled		X No Heating/Cooling			Central Air Wood Furnace		Sauna Trash Compactor Central Vacuum Security System		X 1.700		Carpport Area:		Roof:
A-Frame		Plaster Wood T&G		No./Qual. of Fixtures			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls BC		Blt 2024		
Wood Frame		Trim & Decoration		Ex. Ord Min			0 Amps Service		(11) Heating System: No Heating/Cooling		Ground Area = 1542 SF		Floor Area = 2698 SF.		
Building Style: 1.75 STORY		Size of Closets		No. of Elec. Outlets			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Yr Built	Remodeled	Lg Ord Small		Many Ave. Few			(13) Plumbing		Building Areas		1.75 Story Siding Crawl Space 1,542		Total: 349,713 346,216		
2024	0	Doors Solid H.C.		Average Fixture(s)			Average Fixture(s)		Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 -7,025 -6,955		
Condition: Average Part. Construct.: 5%		Basement		3 Fixture Bath			3 Fixture Bath		Notes:		3 Fixture Bath 1 -7,025 -6,955		Totals: 342,688 339,261		
Room List		1st Floor		2 Fixture Bath			2 Fixture Bath		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 576,744		5% Completed => Est. True Cash Value 2024 =				
Basement		2nd Floor		Softener, Auto			Softener, Manual								
1st Floor		Bedrooms		Solar Water Heat			No Plumbing								
2nd Floor				Extra Toilet			Extra Toilet								
Bedrooms				Extra Sink			Extra Sink								
(1) Exterior				Separate Shower			Separate Shower								
Wood/Shingle				Ceramic Tile Floor			Ceramic Tile Floor								
Aluminum/Vinyl				Ceramic Tile Wains			Ceramic Tile Wains								
Brick				Ceramic Tub Alcove			Ceramic Tub Alcove								
Insulation				Vent Fan			Vent Fan								
(2) Windows				(14) Water/Sewer			(14) Water/Sewer								
Many				Public Water			Public Water								
Avg.				Public Sewer			Public Sewer								
Large				Water Well			Water Well								
Avg.				1000 Gal Septic			1000 Gal Septic								
Small				2000 Gal Septic			2000 Gal Septic								
Few				Lump Sum Items:			Lump Sum Items:								
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
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.
BERLWOODS PARTNERS LP & B	HOUGHTON GRETCHEN B	550,000	07/29/2020	WD	09-FAMILY	2020004824	PROPERTY TRANSFER	99.0
BERLWOODS PARTNERS LP	BERLACHER AUDREY	0	01/01/2008	QC	09-FAMILY	986/564	DEED	0.0
BERLACHER AUDREY E REVOCA	BERLWOODS PARTNERS LP	0	06/08/2007	QC	09-FAMILY	944:495	OTHER	100.0
GLEN ARBOR LAND COMPANY L	BERLACHER AUDREY E REVOCA	170,000	03/15/2004	WD	03-ARM'S LENGTH	793:55	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5947 S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/20/2006	PE06-0038	
	P.R.E. 100% 08/05/2020		Mechanical	04/29/2005	PM05-0267	
Owner's Name/Address	MAP #: 51		Plumbing	04/29/2005	PP05-0119	
HOUGHTON GRETCHEN B 5947 S GLEN WOODS DR GLEN ARBOR MI 49636	2024 Est TCV 1,463,361 TCV/TFA: 348.59		Electrical	04/18/2005	PE05-0178	

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L719 P256/03 SURVEY L8 P107 AFF L755	X		Dirt Road	318.00	334.23	0.8905	0.9362	800 100	212,109	
P794/03 L782 P423&424/03 L793 P55/04 L944	X		Gravel Road	318 Actual Front Feet, 2.44 Total Acres Total Est. Land Value =						212,109
P495/07 2003 SPLIT FROM 006-126-017-00 / -017-01 / -017-02 PARCEL 3- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88 DEG 45'31" E 661.76 FT ALG N LN SD SEC TH S 01 DEG 20'56" W 547.60 FT TO POB TH CONT S 01 DEG 20'56" W 318.00 FT TH N 88 DEG 45'31" W 370.91 FT TH N 31 DEG 53'59" E 31.92 FT TH ALG 185.00 FT RAD CRV TO LEFT 98.64 FT (CHORD=N 16 DEG 37'27" E 97.48 FT) TH N 01 DEG 20'56" E 196.56 FT TH S 88 DEG 45'31" E 329.00 FT TO POR	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.							

L719 P256/03 SURVEY L8 P107 AFF L755  
P794/03 L782 P423&424/03 L793 P55/04 L944  
P495/07 2003 SPLIT FROM 006-126-017-00 / -017-01 / -017-02 PARCEL 3- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88 DEG 45'31" E 661.76 FT ALG N LN SD SEC TH S 01 DEG 20'56" W 547.60 FT TO POB TH CONT S 01 DEG 20'56" W 318.00 FT TH N 88 DEG 45'31" W 370.91 FT TH N 31 DEG 53'59" E 31.92 FT TH ALG 185.00 FT RAD CRV TO LEFT 98.64 FT (CHORD=N 16 DEG 37'27" E 97.48 FT) TH N 01 DEG 20'56" E 196.56 FT TH S 88 DEG 45'31" E 329.00 FT TO POR



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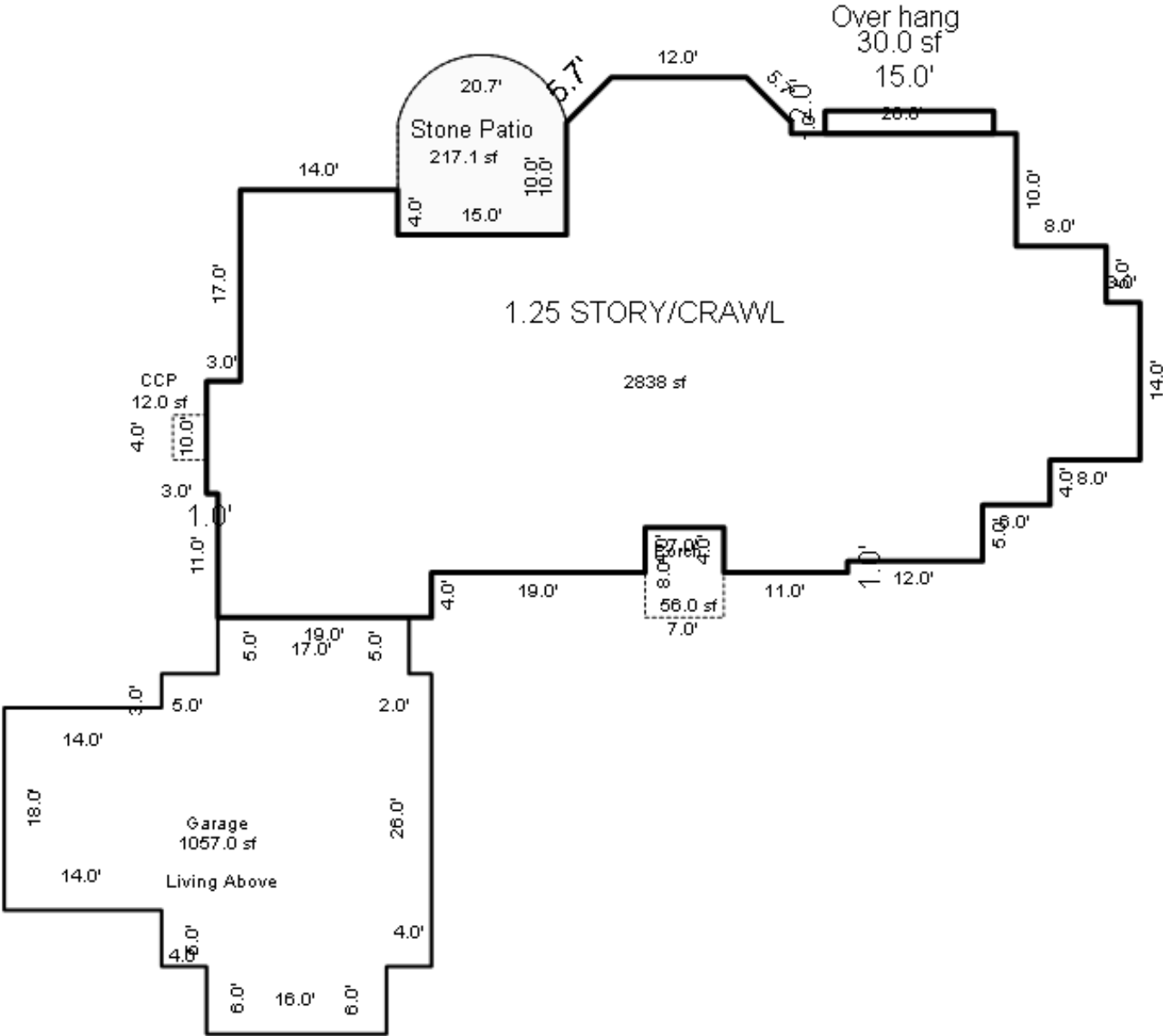
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	106,100	625,600	731,700			607,200C
		TPC 05/07/2015 INSPECTED	2023	66,300	582,700	649,000			578,286C
		WAS 10/06/2007 INSPECTED	2022	60,500	514,000	574,500			550,749C
			2021	59,000	474,800	533,800			533,155C

\*\*\* 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	Type	56	CCP (1 Story)	12	CCP (1 Story)	Year Built: 2004 Car Capacity: 2 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1057 % 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: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace														
Yr Built 2004		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		(12) Electric															
(1) Exterior		Kitchen: Other: Other:		0 Amps Service															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls B 10 Blt 2004					
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many	X	Ave.	Few	(11) Heating System: Forced Heat & Cool			Ground Area = 2838 SF Floor Area = 4198 SF.					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2838 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Building Areas						
	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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding			Foundation			Size						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			2 1 Story Siding			Overhang			Cost New						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding			Overhang			Depr. Cost						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1 1 Story Siding			Total:			777,703 637,718						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Other Additions/Adjustments			Total:			777,703 637,718						
							Exterior			Total:			777,703 637,718						
							Brick Veneer			Total:			777,703 637,718						
							Stone Veneer			Total:			777,703 637,718						
							Plumbing			Total:			777,703 637,718						
							Average Fixture(s)			Total:			777,703 637,718						
							3 Fixture Bath			Total:			777,703 637,718						
							Water/Sewer			Total:			777,703 637,718						
							2000 Gal Septic			Total:			777,703 637,718						
							Water Well, 100 Feet			Total:			777,703 637,718						
							Porches			Total:			777,703 637,718						
							CCP (1 Story)			Total:			777,703 637,718						
							CCP (1 Story)			Total:			777,703 637,718						
							Garages			Total:			777,703 637,718						
							Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Total:			777,703 637,718						
							Common Wall: 1/2 Wall			Total:			777,703 637,718						
							Door Opener			Total:			777,703 637,718						
							Base Cost			Total:			777,703 637,718						
							Built-Ins			Total:			777,703 637,718						
							Appliance Allow.			Total:			777,703 637,718						
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total:			777,703 637,718						

\*\*\* 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.
KOEHLER BRYAN & KATHERINE	BERLACHER KATHRYN & WHITA	197,500	02/01/2021	WD	03-ARM'S LENGTH	2021000948	PROPERTY TRANSFER	100.0
BOOMER CLIFFORD J & ELIZA	KOEHLER BRYAN & KATHERINE	180,000	06/17/2005	WD	03-ARM'S LENGTH	860:754	OTHER	100.0
GLEN ARBOR LAND COMPANY L	BOOMER CLIFFORD J & ELIZA	138,375	06/22/2004	WD	03-ARM'S LENGTH	810:428	OTHER	100.0

Property Address: 5935 S GLEN WOODS DR  
 Class: RESIDENTIAL-VACAN Zoning: REC O Building Permit(s): Res. Single Family Dwellin Date: 01/24/2024 Number: PB23-0632 Status: 0%

Owner's Name/Address: BERLACHER KATHRYN & WHITACRE JAY F  
 6823 MCPHERSON BLVD  
 PITTSBURGH PA 15208  
 School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 51  
 HOUSE Electrical 11/09/2023 LU23-35 0%  
 2024 Est TCV 246,172 09/06/2023 PE23-0629 0%

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI																											
L719 P256/03 SURVEY L8 P107 L755 P794/03 L782 P423&424/03 L810 P428/04 L860 P754/05 2003 SPLIT FROM 006-126-017-00, 017-01, 017-02 PARCEL 4- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH S 88 DEG 45'31" E 332.76 FT ALG N LN SD SEC TO POB TH CONT S 88 DEG 45'31" E 329.00 FT TH S 01 DEG 20'56" W 547.60 FT TH N 88 DEG 45'31" W 329.00 FT TH N 01 DEG 20'56" E 547.60 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 26 T29N R14W 4.14 A.	X			<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>E 200' @ 800/</td> <td>329.00</td> <td>547.60</td> <td>0.8830</td> <td>1.0592</td> <td>800</td> <td>100</td> <td></td> <td>246,172</td> </tr> <tr> <td colspan="8">329 Actual Front Feet, 4.14 Total Acres</td> <td>Total Est. Land Value = 246,172</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	E 200' @ 800/	329.00	547.60	0.8830	1.0592	800	100		246,172	329 Actual Front Feet, 4.14 Total Acres								Total Est. Land Value = 246,172
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
E 200' @ 800/	329.00	547.60	0.8830	1.0592	800	100		246,172																							
329 Actual Front Feet, 4.14 Total Acres								Total Est. Land Value = 246,172																							

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	123,100	0	123,100			80,745C
2023	76,900	0	76,900			76,900S
2022	73,500	0	73,500			73,500S
2021	60,200	0	60,200			60,200S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ULISSE EDWARD	ULISSE EDWARD & ULISSE AN	0	04/14/2015	WD	03-ARM'S LENGTH	1227P583	DEED	0.0
SUTHERLAND MICHAEL	EDWARD ULISSE	80,000	07/29/2010	WD	03-ARM'S LENGTH	2010 1055_532W	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	SUTHERLAND MICHAEL	1	10/21/2004	QC	09-FAMILY	828:270	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5930 S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2022	PM22-0338	100% FINIS
	P.R.E. 0%		Plumbing	04/25/2022	PP22-0120	100% FINIS
Owner's Name/Address	MAP #: 51		Res. Single Family Dwellin	01/13/2021	PB20-0459	80%
ULISSE EDWARD & ULISSE ANTONIO 69751 HENRY ROSS DR ROMEO MI 48065	2024 Est TCV 689,091 TCV/TFA: 362.68		Electrical	11/18/2020	PE20-0640	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	
	E 200' @ 800/	330.71	549.26	0.8819	1.0600	800	100		247,317	
	331 Actual Front Feet, 4.17 Total Acres Total Est. Land Value =								247,317	

L719 P256/03 SURVEY L8 P107 AFF L755  
P794/03 L782 P423&424/03 L828 P270/04  
2003 SPLIT FROM 006-126-017-00 / 017-01 /  
017-02 PARCEL 5- PRT OF NW 1/4 OF NW 1/4  
SEC 26 BEG AT NW COR SD SEC TH S 88 DEG  
45'31" E 332.76 FT ALG N LN SD SEC TH S  
01 DEG 20'56" W 547.60 FT THE N 88 DEG  
45'31" W 330.71 FT TO PT ON W SEC LN TH N  
01 DEG 08'05" E 547.60 FT ALG SD W SEC LN  
TO POB TOGETHER WITH & SUBJECT TO  
EASEMENTS SEC 26 T29N R14W  
4.17 A.

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



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

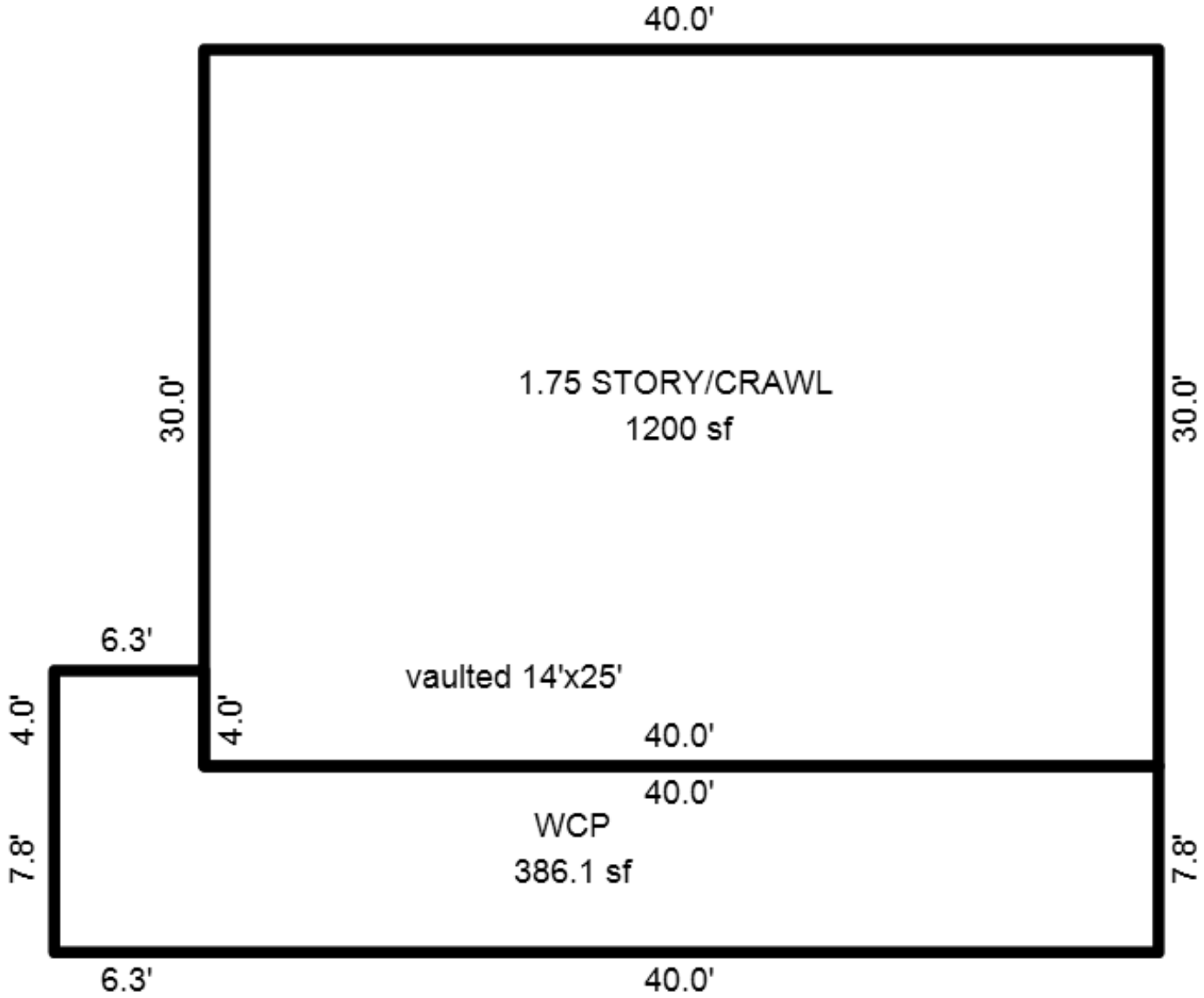
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	123,700	220,800	344,500			274,514C
2023	77,300	178,100	255,400			233,347C
2022	73,800	114,700	188,500			177,093C
2021	60,400	0	60,400			60,400S

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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		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									386	WCP (1 Story)			
Building Style: 1.75 STORY			Drywall Paneled															
Yr Built 2023			Plaster Wood T&G															
Remodeled 0			Trim & Decoration															
Condition: Average Part. Construct.: 95%			Ex															
Room List			Ord															
Basement 1st Floor 2nd Floor 3 Bedrooms			Min															
(1) Exterior			Size of Closets															
X Wood/Shingle Aluminum/Vinyl Brick			Lg															
Insulation			Ord															
(2) Windows			Small															
Many Avg. Few			Doors															
Large Avg. Small			Solid															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			H.C.															
(3) Roof			(5) Floors															
X Gable Hip Flat			Kitchen: Other: Other:															
Gambrel Mansard Shed			(6) Ceilings															
Asphalt Shingle			(7) Excavation															
Chimney:			Basement: 0 S.F. Crawl: 1200 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:															
			(11) Heating/Cooling															
			(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)															
			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															
			1 3 Fixture Bath															
			1 4,777															
			4,729															
			Water/Sewer															
			1 5,002															
			1 8,838															
			8,750															
			Porches															
			WCP (1 Story)															
			386															
			12,985															
			12,855															
			Built-Ins															
			Appliance Allow.															
			1															
			2,845															
			2,817															
			Totals:															
			276,297															
			273,544															
			Notes:															
			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:															
			465,025															
			95% Completed => Est. True Cash Value 2024 =															

\*\*\* 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.
BETZIG SUSAN ESCOTT TRUST	HEMMING KATHERINE B	125,000	01/08/2021	WD	03-ARM'S LENGTH	2021000303	PROPERTY TRANSFER	100.0
GOSSETT STEPHEN	BETZIG SUSAN ESCOTT TRUST	105,000	12/28/2012	WD	03-ARM'S LENGTH	1149P967	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	GOSSETT STEPHEN	173,000	02/05/2004	WD	03-ARM'S LENGTH	787:899	OTHER	100.0

Property Address: S GLEN WOODS DR  
 Class: RESIDENTIAL-VACAN Zoning: R-4 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 51

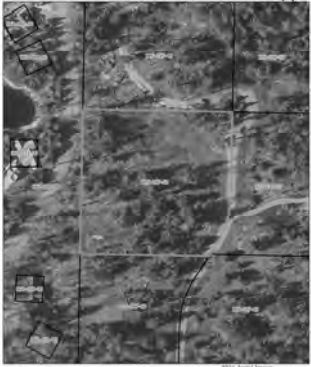
Owner's Name/Address: HEMMING KATHERINE B  
 1224 BRIGHAM WAY  
 GENEVA IL 60134  
 2024 Est TCV 212,964

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/ 323.23 323.44 0.8869 0.9286 800 100 212,964  
 323 Actual Front Feet, 2.40 Total Acres Total Est. Land Value = 212,964

Tax Description  
 L1149P967 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU AND STATE OF MICHIGAN, FURTHER DESCRIBED AS: PARCEL6 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 01 °08'05" WEST, 547.60 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE SOUTH EET; THENCE SOUTH FEET; THENCE US CURVE TO THE 98.64 FEET 2", CHORD BEARING HORD DIST. = H 31°53'59" WEST, H 88°51 '55' WEST N ON FILE\*\*\*



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- 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	106,500	0	106,500			66,591C
2023	66,600	0	66,600			63,420C
2022	60,400	0	60,400			60,400S
2021	59,600	0	59,600			57,175C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TANIELIAN INVESTMENTS LLC	GLEN ARBOR TRUST	200,000	08/11/2023	WD	03-ARM'S LENGTH	2023003543	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	TANIELIAN INVESTMENTS LLC	1	10/21/2004	QC	09-FAMILY	828:266	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
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S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 51					
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GLEN ARBOR TRUST 222 N LASALLE ST SUITE 2000 CHICAGO IL 60601	2024 Est TCV 177,482					
---------------------------------------------------------------------	----------------------	--	--	--	--	--

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

E 200' @ 800/	224.02	468.66	0.9720	1.0188	800 100	177,482
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224 Actual Front Feet, 2.41 Total Acres					Total Est. Land Value =	177,482
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	X	Gas	X	Curb	Street Lights	Standard Utilities	Underground Utils.
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L719 P256/03 SURVEY L8 P107 AFF L755  
P794/03 L782 P423&424/03 L828 P266/04  
2003 SPLIT FROM 006-126-017-00 / 017-01 /  
017-02 PARCEL 7- PRT OF NW 1/4 OF NW 1/4  
SEC 26 COM AT NW COR SD SEC TH S 01 DEG  
08'05" W 870.83 FT ALG W SEC LN TO POB TH  
S 88 DEG 51'55" E 284.82 FT TH S 31 DEG  
53'59" W 57.57 FT TH ALG A 215.00 FT RAD  
CRV TO LEFT 114.64 FT (CHORD=S 16 DEG  
37'27" W 113.29 FT) TH S 01 DEG 20'56" W  
293.71 FT TO PT ON N 1/8 LN SD SEC TH N  
88 DEG 35'23" W 224.02 FT ALG SD 1/8 LN  
TO PT ON W SEC LN TH N 01 DEG 08'05" E  
O POB TOGETHER  
NTS SEC 26 T29N

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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SEMENT		7-60 - NEW	0
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	88,700	0	88,700			88,700S
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2023	55,500	0	55,500			38,809C
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2022	54,200	0	54,200			36,961C
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2021	50,000	0	50,000			35,781C
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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.
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0
STEWART RUTH (ESTATE)	STEWART ARTHUR C JR ET AL	0	06/22/1994	AFF	33-TO BE DETERMINED	388:654	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5919 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	07/12/2010	L10-099	100% FINIS
Owner's Name/Address	P.R.E. 0%					
STEWART ARTHUR C JR ET AL C/O PAYMENT SUZANNE M 7476 SENECA TRL TEMPERANCE MI 48182	MAP #: 51					
	2024 Est TCV 2,645,805 TCV/TFA: 2212.2					

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
L534 P406/00 DC L719 P195/03 PRT GOVT LOT 4 SEC 26 BEG 260 FT W OF SE LOT COR ON SHR GLEN LK TH N 2 DEG E 656.7 FT TH W 100 FT TH S 2 DEG W 656.7 FT TO SD SHR TH E ON SHR TO POB SEC 26 T29N R14W. 1.5 A.	X	Dirt Road		GRADE A 19000	100.00	700.00	0.8891	1.0878	19000	100		1,837,620
Comments/Influences	X	Gravel Road		GRADE A 19000	60.00	700.00	0.8891	1.0878	19000	50	SURPLUS: ZONING 100 ft	55
		Paved Road		160 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 2,388,905								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		Residential Local Cost Land Improvements								
		Sewer		Description Rate Size % Good Cash Value								
		Electric		LAND IMPROVEMENTS 15 1,500.00 1 100 1,500								
		Gas		Total Estimated Land Improvements True Cash Value = 1,500								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,194,500	128,400	1,322,900			332,491C
2023	1,005,900	96,700	1,102,600			316,659C
2022	887,500	79,300	966,800			301,580C
2021	887,500	72,900	960,400			291,946C

Who When What

TPC 05/05/2021 INSPECTED

TPC 10/08/2015 INSPECTED

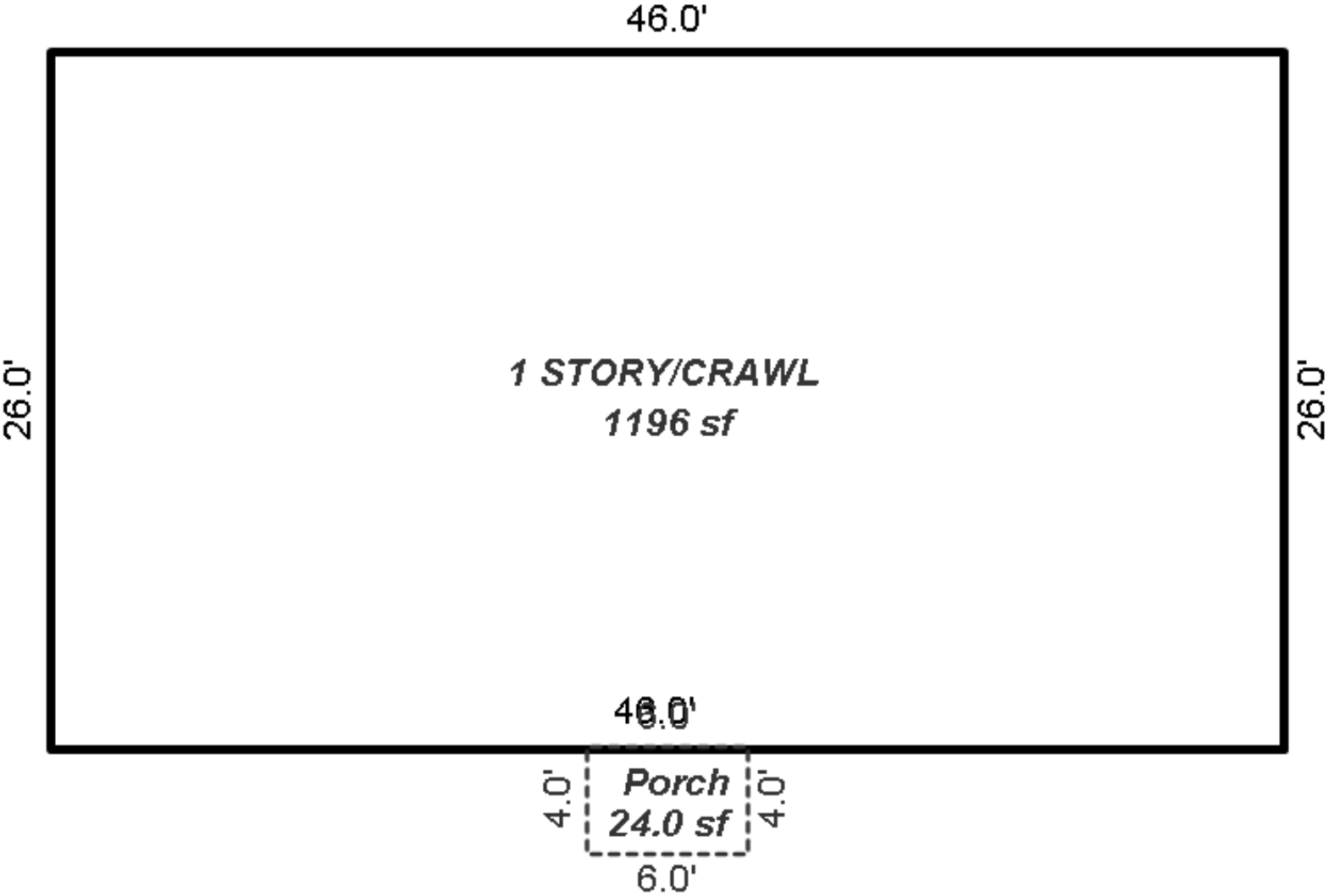
TPC 06/12/2013 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	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 24 100	Type CPP 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 X Paneled	Plaster Wood T&G	X		Trim & Decoration	Ex	X	Ord	Min	Size of Closets Lg X Ord Small			
Building Style: 1 STORY		Trim & Decoration		Ex		X	Ord	Min	Size of Closets Lg X Ord Small		Condition: Average		Yr Built 1965		
Room List		Doors		Solid		X	H.C.	Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,196 Total Base New : 163,718 Total Depr Cost: 98,231 Estimated T.C.V: 255,400		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
5	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:		(12) Electric		150 Amps Service		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 = 1196 SF Floor Area = 1196 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD Blt 1965	
(1) Exterior	(6) Ceilings		X Drywall		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		Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,196		Cost New Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 759 Water/Sewer 1000 Gal Septic 1 4,679 2,807 Water Well, 100 Feet 1 5,800 3,480 Deck Treated Wood 100 2,561 1,537 Built-Ins Appliance Allow. 1 1,989 1,193 Fireplaces Exterior 1 Story 1 5,869 3,521 Porches CPP 24 651 391		Totals: 140,904 84,543		Totals: 163,718 98,231	
X	Many Avg. X Avg. Few Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 255,400		(9) Basement Finish		Lump Sum Items:	
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)		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		(3) Roof		X Gable Hip Gambrel Flat Mansard Shed		Chimney: Brick	
X	Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 255,400		Chimney: Brick			

\*\*\* 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.
KILLEN CALVIN B & NANCY	KILLEN CALVIN B & NANCY T	0	09/30/2022	QC	09-FAMILY	2022005721	PROPERTY TRANSFER	0.0
ARING EDWARD	KILLEN CALVIN B & NANCY	1,450,000	01/07/2005	WD	03-ARM'S LENGTH	839:223	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5897 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	06/22/2007	PB07-0228	INSPECTED
	P.R.E. 96% 04/30/2008		Electrical	09/16/2005	PE05-0553	
	MAP #: 51		Plumbing	09/07/2005	PP05-0328	
	2024 Est TCV 3,961,610 TCV/TFA: 544.78		Mechanical	08/09/2005	PM05-0487	

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
KILLEN CALVIN B & NANCY TRUST 5897 W NORTHWOOD DR GLEN ARBOR MI 49636-9743			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	GRADE A 19000	98.00	670.00	1.0000	1.0759	19000	100		2,003,346
		Gravel Road	98 Actual Front Feet, 1.51 Total Acres								Total Est. Land Value =
DC L389 P542 L408 P898&899/95 DC L839 P200&201/05 L839 P223/05 PRT OF GOVT LOT 4 SEC 26 COM AT NW COR SEC TH S 0 DEG 27'55" E 1323.30 FT TO NW COR LOT 4 TH S 89 DEG 48' E 357.40 FT TO POB TH S 89 DEG 48' E 95 FT TH S 0 DEG 01'48" E 658.95 FT TO SHR GLEN LAKE TH S 74 DEG 11'30" W ON SHR 98.72 FT TH N 0 DEG 01'48" W 680.14 FT TO POB SEC 26 T29N R14W.	X	Paved Road	Land Improvement Cost Estimates								
		Storm Sewer	Description	Rate	Size	% Good	Cash Value				
Comments/Influences	X	Sidewalk	D/W/P: 3.5 Concrete	7.80	1600	0	0				
		Water	D/W/P: Crushed Rock	2.55	1000	0	0				
	X	Sewer	Residential Local Cost Land Improvements								
		Electric	Description	Rate	Size	% Good	Cash Value				
	X	Gas	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Curb	Total Estimated Land Improvements True Cash Value =								

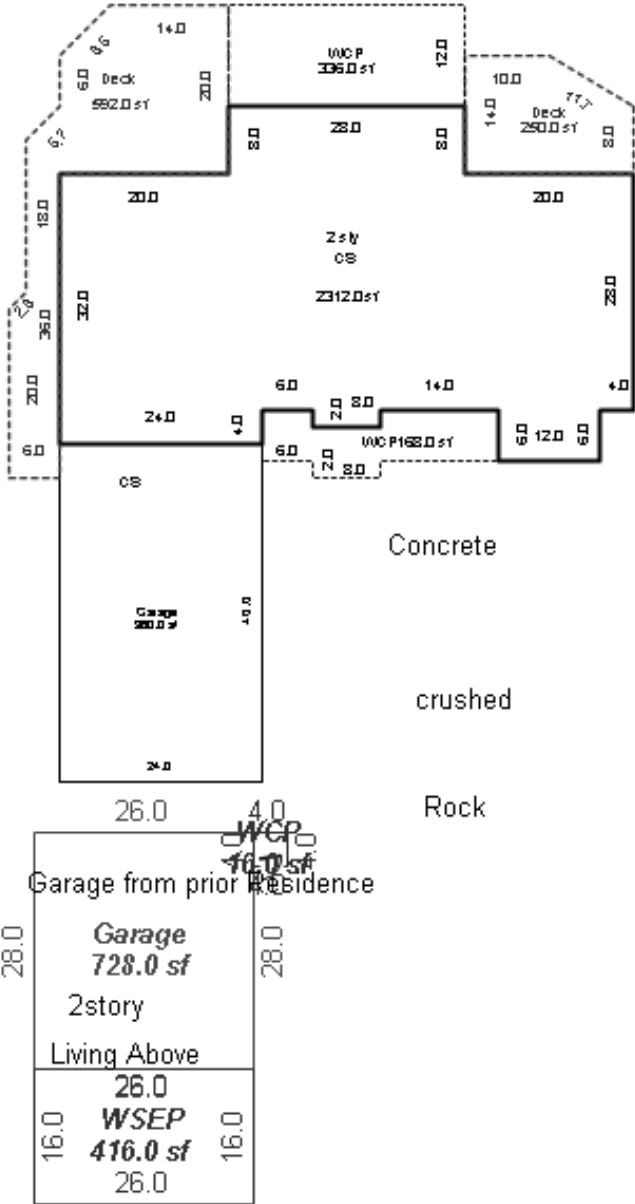


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	1,001,700	979,100	1,980,800			1,215,480C
Rolling	2023	843,500	737,300	1,580,800			1,157,600C
Low	2022	735,000	603,500	1,338,500			1,102,477C
High	2021	735,000	586,300	1,321,300			1,067,258C
Landscaped	Who When What						
Swamp	WAS 11/05/2007 INSPECTED						
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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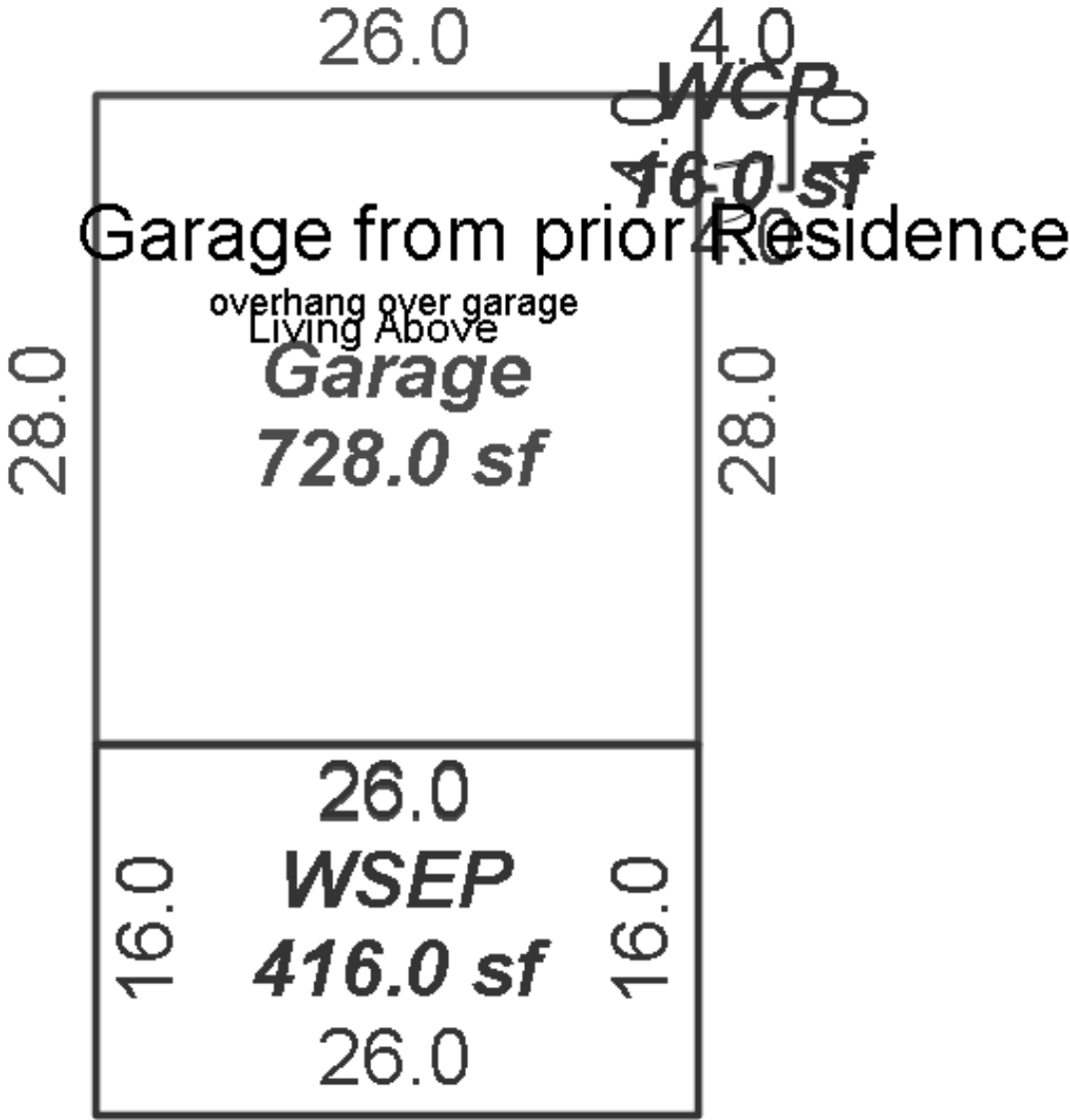




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	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 16 416	Type WCP (1 Story) WSEP (2 Story)	Year Built: 1985 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	16	WCP (1 Story)	WSEP (2 Story)	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home															0 Front Overhang 0 Other Overhang
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Cls C Blt 1985		
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas			1 Story Siding Overhang		728		Total: 65,069 48,802		
A-Frame		Plaster Wood T&G		Ex. Ord. Min			Plumbing			Average Fixture(s)		1		Average Fixture(s)		
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Plumbing			3 Fixture Bath		2 Fixture Bath		Softener, Auto		
Building Style: 2 STORY		Ex Ord Min		Many Ave. Few			Plumbing			Softener, Manual		Solar Water Heat		No Plumbing		
Yr Built 1985		Size of Closets		(13) Plumbing			Plumbing			Extra Toilet		Extra Sink		Separate Shower		
Remodeled 0		Lg Ord Small		1 Average Fixture(s)			Plumbing			Extra Toilet		Extra Sink		Separate Shower		
Condition: Average		Doors Solid H.C.		1 3 Fixture Bath			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Room List		(5) Floors		1 Average Fixture(s)			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Basement		Kitchen:		1 3 Fixture Bath			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
1st Floor		Other:		2 Fixture Bath			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
2 2nd Floor		Other:		Softener, Auto			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
2 Bedrooms		Other:		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
(1) Exterior		(6) Ceilings		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Wood/Shingle		No. of Elec. Outlets		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Aluminum/Vinyl		Many Ave. Few		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Brick		(7) Excavation		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
(2) Windows		(8) Basement		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Large Avg. Small		(9) Basement Finish		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Wood Sash		Recreation SF		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Metal Sash		Living SF		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Vinyl Sash		Walkout Doors (B)		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Double Hung		No Floor SF		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Horiz. Slide		Walkout Doors (A)		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Casement		(10) Floor Support		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Double Glass		Joists:		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Patio Doors		Unsupported Len:		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Storms & Screens		Cntr.Sup:		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
(3) Roof		Lump Sum Items:		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Gable		Public Water		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Hip		Public Sewer		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Flat		Water Well		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Asphalt Shingle		1000 Gal Septic		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
Chimney:		2000 Gal Septic		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
		Notes: D.G. WITH LIVING		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		
		ECF (4080 BIG GLEN) 2.600 => TCY:		Softener, Manual			Plumbing			Solar Water Heat		No Plumbing		No Plumbing		

\*\*\* 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.
		134,000	04/20/1992	WD	03-ARM'S LENGTH	340:583	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5953 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/20/2016	PM16-0350	
	P.R.E. 100% 03/01/2008		Electrical	05/12/2016	PE16-0205	
	MAP #: 51		MECHANICAL	11/14/2002	PM02-0853	
	2024 Est TCV 779,476 TCV/TFA: 280.19		ELECTRICAL	09/19/2002	PE02-0581	

Owner's Name/Address	MAP #:	MECHANICAL	11/14/2002	PM02-0853
ROSIEK JOSEPH K & CYNTHIA F PO BOX 441 GLEN ARBOR MI 49636	2024 Est TCV 779,476 TCV/TFA: 280.19	ELECTRICAL	09/19/2002	PE02-0581

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L269 P320 L340 P583-584/92 GA327-3 PART OF GOVT LOT 4 COM AT NW COR SEC TH S 0 DEG 27' 55" E 1542.19 FT ALG W LN FOR POB TH S 0 DEG 27' 55" E 232 FT TH S5 DEG 24' 04" E 75 FT TH N 89 DEG 32' 05" E 93.55 FT TH N 0 DEG 27' 55" W 306.72 FT PARALLEL WITH W LN TH S 89 DEG 32' 05" W 100 FT TO POB TOGETHER WITH EASEMENT SEC 26 T29N R14W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 2000/	95.68	313.68	1.0111	0.9215	2000	100		178,297
			96 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	178,297
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Crushed Rock	2.55	500	0	0				
			Wood Frame	51.66	24	50	620				
			Wood Frame	51.66	40	50	1,033				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
			Total Estimated Land Improvements True Cash Value =							6,653	

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

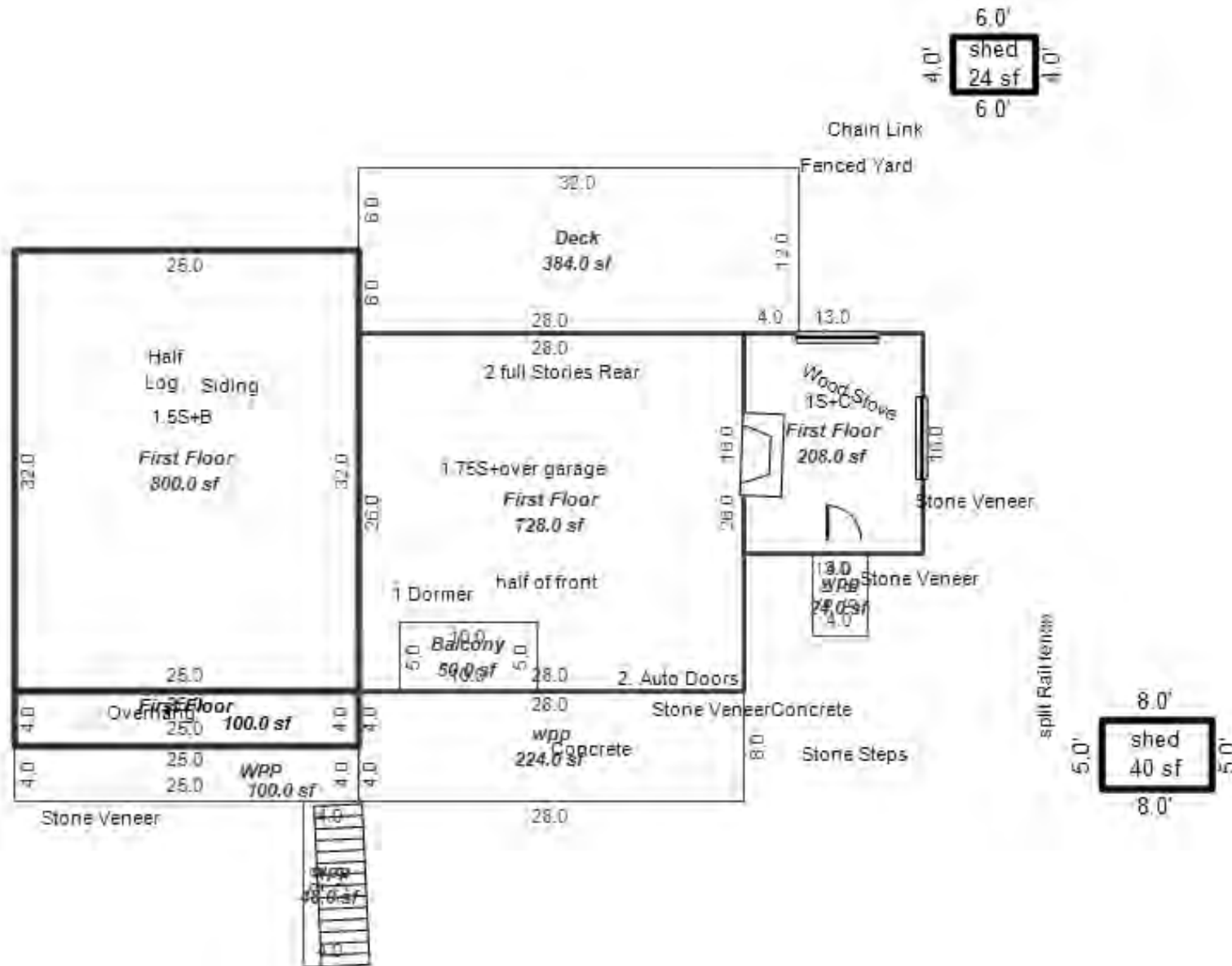
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	89,100	300,600	389,700			201,007C
2023	71,300	280,100	351,400			191,436C
2022	52,600	246,000	298,600			182,320C
2021	52,600	235,300	287,900			176,496C

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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 100 224 48 24 384 50	Type WPP WPP WPP WPP Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																		
X	Wood Frame	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: 35 Floor Area: 2,782 Total Base New : 538,034 Total Depr Cost: 349,721 Estimated T.C.V: 594,526			E.C.F. X 1.700	Bsmnt Garage: 3 Car Carport Area: Roof:																																																																																																																		
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace																																																																																																																											
Yr Built 1983	Remodeled 0	Ex	X Ord	Min	(12) Electric 150 Amps Service																																																																																																																										
Condition: Average		Size of Closets		No./Qual. of Fixtures																																																																																																																											
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets																																																																																																																										
Basement 4 1st Floor 3 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:		Ex. X Ord. Min																																																																																																																										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick Other X Insulation	X	Drywall	Many X Ave. Few																																																																																																																											
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																																											
X	Many Avg. X Large Avg. Few Small	Basement: 1528 S.F. Crawl: 208 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer																																																																																																																											
(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																																																																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:																																																																																																																										
X	Asphalt Shingle	(10) Floor Support																																																																																																																													
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1983</p> <p>(11) Heating System: Electric Baseboard Ground Area = 1736 SF Floor Area = 2782 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>728</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>800</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>208</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>100</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>455,511</td> <td>296,082</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Exterior</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Stone Veneer</td> <td>250</td> <td>11,990</td> <td>7,793</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,452</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>4,566</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>3,767</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,421</td> <td>4,174</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>100</td> <td>3,669</td> <td>2,385</td> </tr> <tr> <td>WPP</td> <td>224</td> <td>6,220</td> <td>4,043</td> </tr> <tr> <td>WPP</td> <td>48</td> <td>2,578</td> <td>1,676</td> </tr> <tr> <td>WPP</td> <td>24</td> <td>1,470</td> <td>955</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>384</td> <td>6,927</td> <td>4,503</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>50</td> <td>2,558</td> <td>1,663</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Pine Logs	Basement	728				1.5 Story	Pine Logs	Basement	800				1 Story	Siding	Crawl Space	208				1 Story	Siding	Overhang	100				Total:					455,511	296,082	Exterior	Size	Cost New	Depr. Cost	Stone Veneer	250	11,990	7,793	Plumbing				Average Fixture(s)	1	2,234	1,452	3 Fixture Bath	1	7,025	4,566	Water/Sewer				1000 Gal Septic	1	5,796	3,767	Water Well, 100 Feet	1	6,421	4,174	Porches				WPP	100	3,669	2,385	WPP	224	6,220	4,043	WPP	48	2,578	1,676	WPP	24	1,470	955	Deck				Treated Wood	384	6,927	4,503	Balcony				Wood Balcony	50	2,558	1,663	Garages			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOBER FAMILY TRUST	KENDALL BERRY & JASON	1,200,000	08/29/2014	WD	03-ARM'S LENGTH	1207P510	PROPERTY TRANSFER	100.0
LOBER FAMILY TRUST	LOBER FAMILY TRUST	0	09/27/2013	QC	03-ARM'S LENGTH	1179P430	DEED	0.0
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0
LOBER FAMILY TRUST	LOBER FAMILY TRUST	0	11/24/2004	QC	09-FAMILY	834:160	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5941 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/01/2023	PM23-0756	100% FINIS
	P.R.E. 0%		Electrical	08/07/2023	PE23-0543	100% FINIS
Owner's Name/Address	MAP #: 51		Electrical	11/15/2021	PE21-0817	100% FINIS
KENDALL BERRY & JASON 11 PARK CIRCLE NE ATLANTA GA 30305	2024 Est TCV 3,010,775 TCV/TFA: 1175.6		Electrical	04/26/2021	PE21-0238	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	271.39	0.8798	0.8583	19000	100		1,434,744	
GRADE A 19000	66.93	271.39	0.8798	0.8583	19000	50	SURPLUS: ZONING 100 ft	48	
167 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								1,914,881	

Tax Description  
 L1179P430 PARCEL 2 PART OF GOVERNMENT LOT4 , SEC 26 , T29N , R14W COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION S00°27'55"E. 1321.93 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE CONTINUING ALONG THE SAME LINE S00°27'55" E 218.76 FEET; THENCE N89°29'42"E 99.94 FEET; THENCE S00°29'56"E 306.33 FEET TO THE POINT OF BEGINNING; THENCE N89°24'26"E 86.04 FEET; THENCE S00°11'33"E 210.21 FEET TO A SHORELINE TRAVERSE OF GLEN LAKE; THENCE



X	Improved	Vacant	Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value					
Dirt Road									
Gravel Road									
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric	26.87	600	100	16,122					
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
Total Estimated Land Improvements True Cash Value = 16,122									

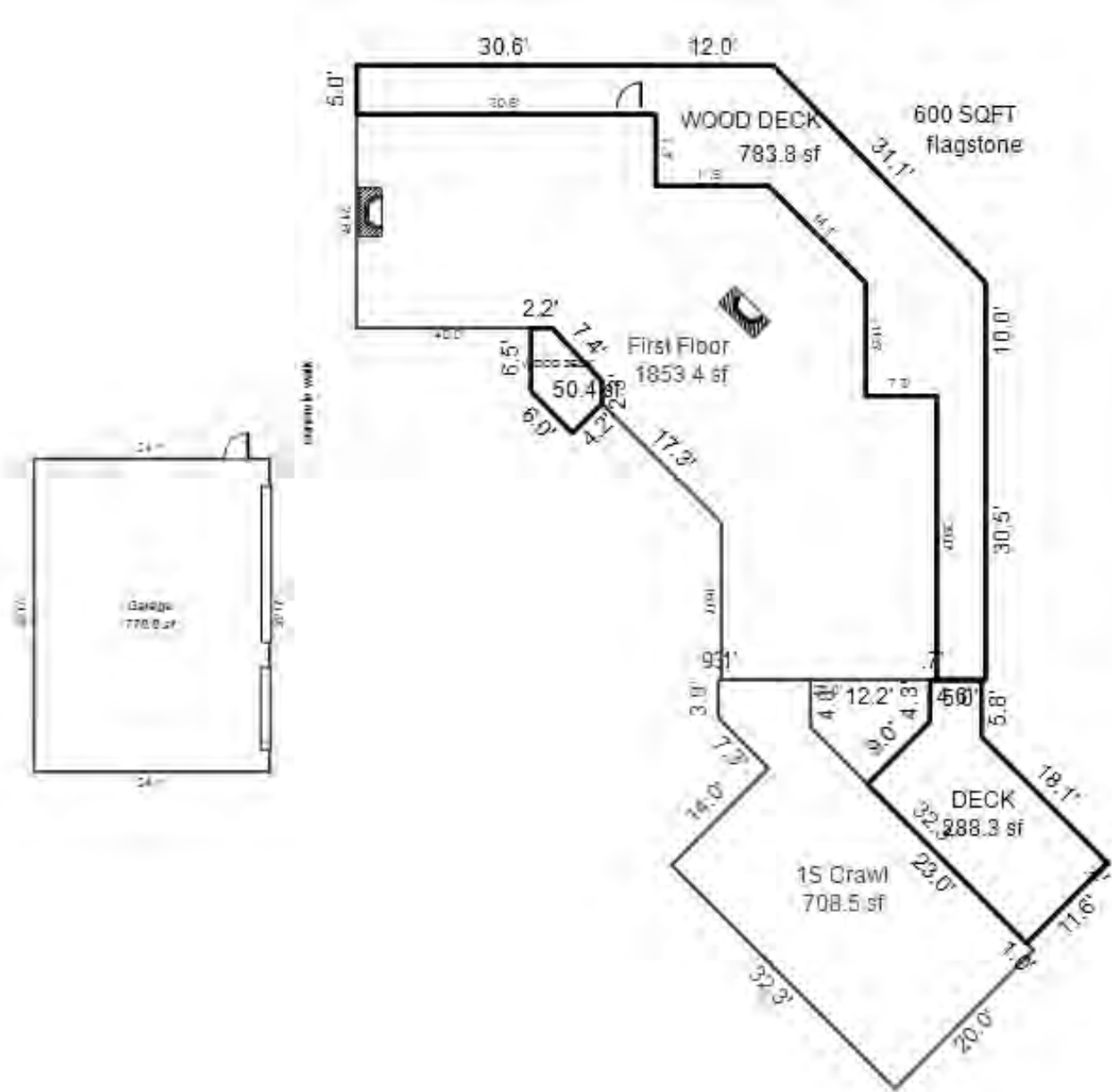
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	957,400	548,000	1,505,400			968,450C
2023	806,300	413,500	1,219,800			922,334C
2022	535,000	274,600	809,600			803,652C
2021	535,000	172,900	707,900			694,554C

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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			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: 1973 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 770 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: BC Effec. Age: 20 Floor Area: 2,561 Total Base New : 519,120 Total Depr Cost: 415,297 Estimated T.C.V: 1,079,772			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration															
Yr Built	Remodeled		Ex	X	Ord			Min	Size of Closets													
1959	2022		Lg	X	Ord			Small														
Condition: Average		Doors					Solid		H.C.		Central Air Wood Furnace											
Room List		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC		Blt 1959							
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Carpeted Other:				200 Amps Service				(11) Heating System: Forced Heat & Cool												
(1) Exterior		No./Qual. of Fixtures				No. of Elec. Outlets				Ground Area = 2561 SF Floor Area = 2561 SF.												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Ex. X Ord. Min				Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
X	Insulation	X	Drywall						Many X Ave. Few		Building Areas											
(2) Windows		(7) Excavation				(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost												
X	Many Avg. Few	Basement: 0 S.F. Crawl: 2561 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				1 Story Siding Crawl Space 1,853 1 Story Siding Crawl Space 708 Total: 409,673 327,739												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				(14) Water/Sewer				Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP Deck Treated Wood Treated Wood Treated Wood												
(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				Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 770 37,122 29,698												
X	Gable Hip Flat	(9) Basement Finish				Lump Sum Items:				Built-Ins Appliance Allow.												
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Fireplaces Interior 1 Story												
Chimney: Brick		(10) Floor Support								Appliance Allow. 1 4,088 3,270												
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Interior 1 Story 2 14,224 11,379												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0
ROSIEK JOSEPH K & CYNTHIA		226,000	09/22/2005	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 03/01/2008					
Owner's Name/Address	MAP #: 51					
ROSIEK JOSEPH K & CYNTHIA F PO BOX 441 GLEN ARBOR MI 49636	2024 Est TCV 214,521					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L239 P690 L410 P893/95 DC L506 P355 L506 P356&366/99 L834 P160/04 L873 P194/05 PER LDA SURVEY L9 P37 2005 SPLIT FROM 006-126-020-10 PARCEL 1 - PRT GOVT LOT 4 SEC 26 COM AT NW COR SD SEC TH S 00 DEG 27'55" E 1321.93 FT TO NW COR GOVT LOT 4 & POB TH CONT S 00 DEG 27'55" E 218.76 FT ALG W SEC LN TH N 89 DEG 29'42" E 99.94 FT TH S 00 DEG 29'56" E 306.33 FT TH N 89 DEG 24'26" E 86.04 FT TH N 00 DEG 11'33" W 524.24 FT TO N LN GOVT LOT 4 TH S 89 DEG 42'49" W 188.66 FT TO POB SUBJECT TO EASEMENTS REC I.340 P579 & I.239 P690 SRC				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				C 100' @ 1400/	188.46	358.26	0.8535	0.9526	1400	100	214,521	
				188 Actual Front Feet, 1.55 Total Acres							Total Est. Land Value =	214,521

006-126-020-10 PARCEL 1 - PRT GOVT LOT 4 SEC 26 COM AT NW COR SD SEC TH S 00 DEG 27'55" E 1321.93 FT TO NW COR GOVT LOT 4 & POB TH CONT S 00 DEG 27'55" E 218.76 FT ALG W SEC LN TH N 89 DEG 29'42" E 99.94 FT TH S 00 DEG 29'56" E 306.33 FT TH N 89 DEG 24'26" E 86.04 FT TH N 00 DEG 11'33" W 524.24 FT TO N LN GOVT LOT 4 TH S 89 DEG 42'49" W 188.66 FT TO POB SUBJECT TO EASEMENTS REC I.340 P579 & I.239 P690 SRC

- 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	107,300	0	107,300			87,428C
2023	84,300	0	84,300			83,265C
2022	79,300	0	79,300			79,300S
2021	79,300	0	79,300			79,300S

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

Property Address: W NORTHWOOD DR  
 Class: RESIDENTIAL-VACAN Zoning: R-4 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 12/13/2023

Owner's Name/Address: KASSARJIAN JOHN R & CAROLYN J  
 10622 CRANBROOK HOUSTON TX 77042-1437  
 MAP #: 50

2024 Est TCV 141,581

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/ 1319.461417.27 0.6240 1.3435 800 16 1/6 INTEREST 141,581

1319 Actual Front Feet, 42.93 Total Acres Total Est. Land Value = 141,581

Tax Description: L231 P470 L595 P384/01 GA 328 PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG 41'40" W ALG SD N LN & R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD LN & R/W 627.29 FT TH N 00 DEG 04'43" W ALG E 1/8LN SD SEC 1538.21 FT TO N LN SD SEC TH N89 DEG 17'40" E ALG SD N LN 1319.46 FT TO POB UNDIVIDED 1/6 INTEREST SEC 26 T29N R14W. 42.930 A.

X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

X Electric Gas Curb Street Lights Standard Utilities Underground Util.

Topography of Site

X Level Rolling

X Low 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	70,800	0	70,800			7,093C
2023	44,200	0	44,200			6,756C
2022	6,900	0	6,900			6,435C
2021	6,900	0	6,900			6,230C

Who When What

TPC 04/30/2021 INSPECTED

WAS 02/08/2009 INSPECTED

TPC 12/11/2011 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HALEY JANE G WIDOW	JJ&P REAL ESTATE LLC	0	12/28/2012	WD	03-ARM'S LENGTH	1149P625	DEED	0.0			
HALEY LOUIS MICHAEL		0	09/18/2006	AFF	07-DEATH CERTIFICATE	2010 1045_604D	DEED	0.0			
HALEY LOUIS M & JANE G	HALEY JANE G TRUST	0	05/03/2001	WD	03-ARM'S LENGTH	2010 1045_606W	DEED	0.0			
BAXTER JOHN F & SHARON E	HALEY LOUIS M & JANE G H&	0	11/14/2000	WD	16-LC PAYOFF	562P756	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%									
JJ&P REAL ESTATE LLC 246 THRUSTON BLVD W OAKWOOD OH 45419		MAP #: 50		2024 Est TCV 292,011							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		E 200' @ 800/	1319.46	1417.27	0.6240	1.3435	800	33 1/3 INTEREST	292,011
		Paved Road		1319 Actual Front Feet, 42.93 Total Acres				Total Est. Land Value =		292,011	
		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	146,000	0	146,000		14,190C		
TPC 04/30/2021 INSPECTED		2023	91,300	0	91,300			13,515C			
TPC 10/08/2015 INSPECTED		2022	14,200	0	14,200			12,872C			
WAS 08/19/2007 INSPECTED		2021	14,200	0	14,200			12,461C			



Glen Arbor Township  
 H S 69 DEG 41'40"  
 D R/W 595.16 FT  
 SD N LN & R/W  
 ' 43" W ALG E 1/8  
 N LN SD SEC TH N  
 LN 1319.46 FT TO  
 N ON FILE\*\*\*

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAXTER WILLIAM M JR DEC T	BAXTER W M JR & G C JOINT	0	08/12/2011	QC	03-ARM'S LENGTH	1093/964	PROPERTY TRANSFER	0.0
BAXTER W M JR & GWENDOLYN	BAXTER W M JR TRUST GWEND	0	07/14/1992	QC	09-FAMILY	346/864	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					
Owner's Name/Address	P.R.E. 0%					
BAXTER W M JR & G C JOINT TRUST 5121 W NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 50					
	2024 Est TCV 292,011					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Public Improvements			* Factors * NE1/4 OF NE1/4 OF SEC 26								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			E 200' @ 800/	1319.46	1417.27	0.6240	1.3435	800	33	1/3 INTEREST	292,011
			1319 Actual Front Feet, 42.93 Total Acres Total Est. Land Value = 292,011								

Tax Description

GA 328-2 L346 P863/92 L595 P384/01 . PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG 41'40" W ALG SD N LN & R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD LN & R/W 627.29 FT TH N 00 DEG 04'43" W ALG E 1/8LN SD SEC 1538.21 FT TO N LN SD SEC TH N89 DEG 17'40" E ALG SD N LN 1319.46 FT TO POB UND 1/6 INT-WILLIAM M BAXTER JR DEC OF TRUST UND 1/6 INT-GWENDOLYN C BAXTER DEC

Glen Arbor Township

W. 42.930 A.



OF NE1/4 SEC 26

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	
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2015	INSPECTED
WAS	08/19/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	146,000	0	146,000			14,190C
2023	91,300	0	91,300			13,515C
2022	14,200	0	14,200			12,872C
2021	14,200	0	14,200			12,461C

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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.
HALEY JANE G WIDOW	JJ&P REAL ESTATE LLC	0	12/28/2012	WD	03-ARM'S LENGTH	1149P625	DEED	0.0
HALEY LOUIS MICHAEL		0	09/18/2006	AFF	07-DEATH CERTIFICATE	1045_604DC	DEED	0.0
HOWE JANET M	HALEY JANE	35,000	02/12/2001	WD	16-LC PAYOFF	2020004827	PROPERTY TRANSFER	0.0
HOWE ROBERT H & JANET M H	HALEY JANE A MARRIED WOM	0	01/25/1996	MLC	16-LC PAYOFF	417P720	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 #: 50					
JJ&P REAL ESTATE LLC 246 THRUSTON BLVD W DAYTON OH 45419	2024 Est TCV 141,581					

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/	1319.46	1417.27	0.6240	1.3435	800 16	1/6 INTEREST	141,581
1319 Actual Front Feet, 42.93 Total Acres						Total Est. Land Value =	141,581

**Tax Description**  
 L1149P625 An undivided interest in the Northeast quarter of the Northeast quarter, Section 26, Town 29 North, Range 14 West. Subject to the Tenant-in-Common Agreement of August 25, 1995, recorded in Liber 412, Page 404, Leelanau County Records. Subject to easements, reservations and restrictions of record, if any.

L230 P589 L417 P720/96 L595 P384/01 GA 328-3 PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES ALG SD N LN & 144.46 FT TH S 69 & R/W 595.16 FT SD LN & R/W '43" W ALG E TO N LN SD SEC TH N LN 1319.46 FT 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.
- X 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	70,800	0	70,800			7,093C
2023	44,200	0	44,200			6,756C
2022	6,900	0	6,900			6,435C
2021	6,900	0	6,900			6,230C

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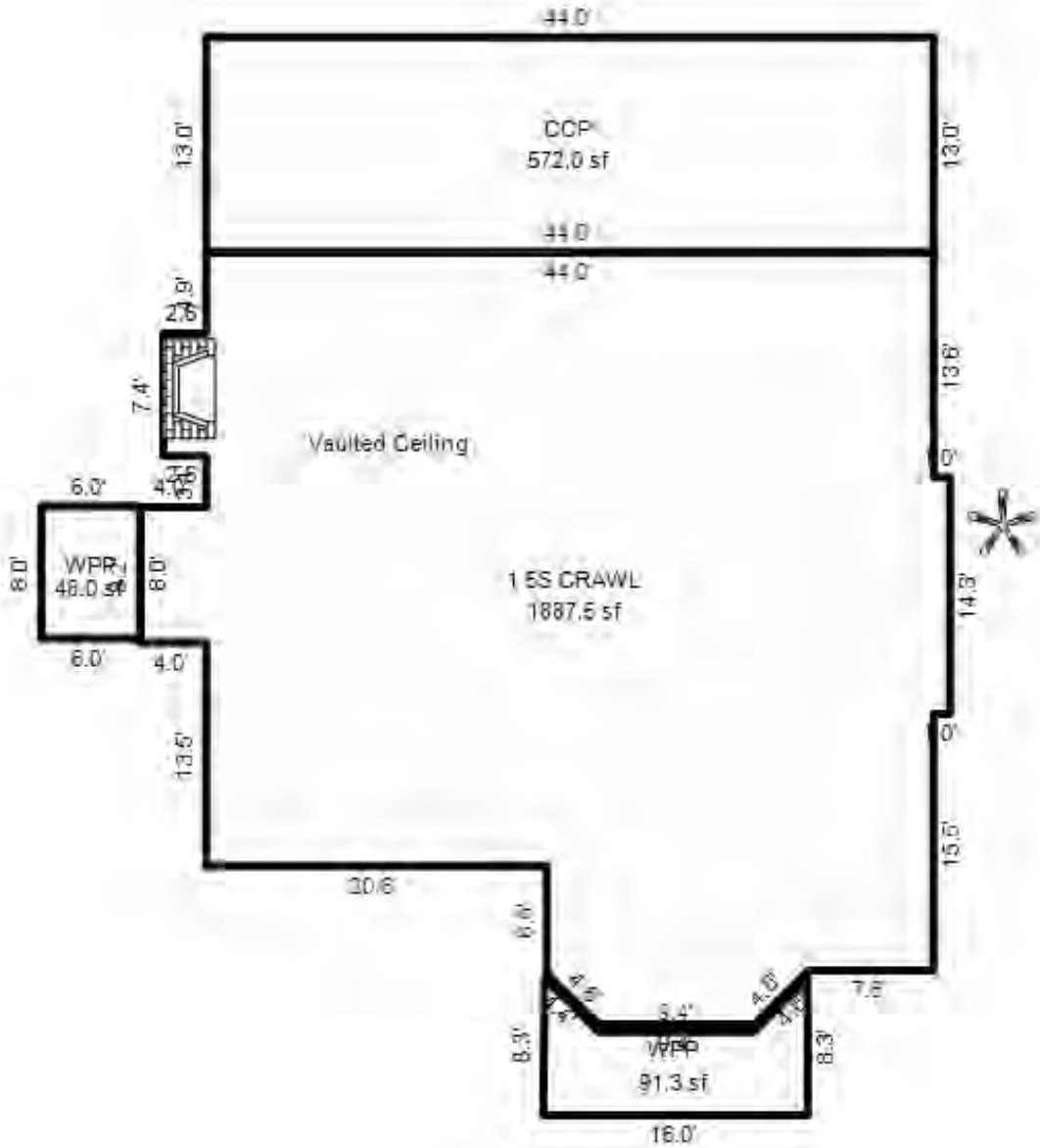
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KILLPACK ASHLEY DEAN	KILLPACK ASHLEY DEAN TRUS	1	10/29/2018	WD	09-FAMILY	1344P474	PROPERTY TRANSFER	0.0			
DEAN DIANE N TRUST	BRUMMETT JENIFFER DEAN	0	08/08/2018	WD	09-FAMILY	1344P463	PROPERTY TRANSFER	0.0			
BRUMMETT JENNIFER DEAN	BRUMMETT JENIFFER DEAN TR	0	08/08/2018	WD	09-FAMILY	1344P467	PROPERTY TRANSFER	0.0			
DEAN DIANE N TRUST ETAL	KILLPACK ASHLEY DEAN	0	08/08/2018	WD	09-FAMILY	1344P470	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5463 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/29/2014	PM14-0409				
Owner's Name/Address		P.R.E. 0%		Plumbing		06/10/2014	PP14-0126				
BRUMETT DEAN & KILLPACK DEAN & FLYNN LAUREN E & FLYNN ALLI DEAN 3517 SPRING RD OAK BROOK IL 60523		MAP #: 50		Res. Single Family		06/05/2014	PB14-0146	100% FINIS			
		2024 Est TCV 3,339,677 TCV/TFA: 1180.1		Electrical		06/02/2014	PE14-0193				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
L11P341 SURVEY PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00"12'28" EAST, ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85"27'00" EAST, ALONG SAID CENTERLINE, 200.73 FEET; THENCE SOUTH 00"11'11" EAST 152.45 FEET TO THE		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GRADE A 19000	100.00	439.96	1.0000	0.9685	19000	100	1,840,193
				100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 1,840,193							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
				BOAT HOIST	2,000.00	1	100	2,000			
				Total Estimated Land Improvements True Cash Value = 4,500							
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	920,100	749,700	1,669,800			845,756C	
		Rolling		2023	774,800	564,400	1,339,200			805,482C	
		Low		2022	750,000	461,800	1,211,800			767,126C	
		High		2021	750,000	424,200	1,174,200			742,620C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 05/09/2018	INSPECTED								
		TPC 10/08/2015	INSPECTED								
		TPC 04/30/2015	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: 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	Interior 2 Story					
	Town Home						Forced Air w/o Ducts				2nd/Same Stack							
	Duplex	(4) Interior			Forced Air w/ Ducts						Two Sided							
	A-Frame	Trim & Decoration			Forced Hot Water						Exterior 1 Story							
	Wood Frame	Ex			Electric Baseboard						Exterior 2 Story							
	Building Style: 1.5 STORY	Ord			Elec. Ceil. Radiant						Prefab 1 Story							
	Yr Built	Min			Elec. Ceil. Radiant						Prefab 2 Story							
	Remodeled	Size of Closets			Radiant (in-floor)						Heat Circulator							
	2015	Lg			Electric Wall Heat						Raised Hearth							
0	Ord			Space Heater			Wood Stove											
Condition: Average	Small			Wall/Floor Furnace			Direct-Vented Ga											
Room List	Doors			No Heating/Cooling			Class: B -5											
Basement	Solid			Central Air			Effec. Age: 5											
1st Floor	H.C.			Wood Furnace			Floor Area: 2,830											
2nd Floor	(5) Floors			(12) Electric			Total Base New : 605,267											
4 Bedrooms	Kitchen:			0 Amps Service			Total Depr Cost: 574,994											
(1) Exterior	Other:			No./Qual. of Fixtures			Estimated T.C.V: 1,494,984											
Wood/Shingle	Other:			Ex.			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY											
Aluminum/Vinyl	(6) Ceilings			Ord.			(11) Heating System: Forced Heat & Cool											
Brick	No. of Elec. Outlets			Min			Ground Area = 1887 SF Floor Area = 2830 SF.											
Insulation	Many			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95											
(2) Windows	Few			Few			Building Areas											
Many	(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost											
Avg.	Basement: 0 S.F.			1 Average Fixture(s)			1.5 Story Siding Crawl Space 1,887											
Few	Crawl: 1887 S.F.			4 3 Fixture Bath			Total: 460,489 437,454											
Large	Slab: 0 S.F.			2 Fixture Bath			Other Additions/Adjustments											
Small	Height to Joists: 0.0			Softener, Auto			Exterior											
Wood Sash	(8) Basement			Softener, Manual			Stone Veneer 384 20,421 19,400											
Metal Sash	Conc. Block			Solar Water Heat			Plumbing											
Vinyl Sash	Poured Conc.			No Plumbing			Average Fixture(s)											
Double Hung	Stone			Extra Toilet			3 Fixture Bath											
Horiz. Slide	Treated Wood			Extra Sink			Water/Sewer											
Casement	Concrete Floor			Separate Shower			1000 Gal Septic 1 6,288 5,974											
Double Glass	(9) Basement Finish			Ceramic Tile Floor			2000 Gal Septic 1 12,259 11,646											
Patio Doors	Recreation SF			Ceramic Tile Wains			Water Well, 100 Feet 1 6,732 6,395											
Storms & Screens	Living SF			Ceramic Tub Alcove			Porches											
(3) Roof	Walkout Doors (B)			Vent Fan			CCP (1 Story) 572 21,050 19,997											
Gable	No Floor SF			(14) Water/Sewer			WPP 48 2,868 2,725											
Hip	Walkout Doors (A)			Public Water			WPP 91 4,026 3,825											
Flat	(10) Floor Support			Public Sewer			Balcony											
Asphalt Shingle	Joists:			1 Water Well			Wood Balcony 286 16,319 15,503											
Chimney:	Unsupported Len:			1 1000 Gal Septic			Built-Ins											
	Cntr.Sup:			1 2000 Gal Septic			Appliance Allow. 1 7,043 6,691											
	Lump Sum Items:			Notes:			Fireplaces											
							Exterior 2 Story 1 12,118 11,512											
							Totals: 605,267 574,994											
							ECF (4080 BIG GLEN) 2.600 => TCV: 1,494,984											

\*\*\* 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.
DEAN DIANE N TRUST	BRUMMETT JENIFFER DEAN	1	08/08/2018	WD	09-FAMILY	1344P463	PROPERTY TRANSFER	0.0
BRUMMETT JENNIFER DEAN	BRUMMETT JENIFFER DEAN TR	1	08/08/2018	WD	09-FAMILY	1344P467	PROPERTY TRANSFER	0.0
DEAN DIANE N TRUST ETAL	KILLPACK ASHLEY DEAN	1	08/08/2018	WD	09-FAMILY	1344P470	PROPERTY TRANSFER	0.0
KILLPACK ASHLEY DEAN	KILLPACK ASHLEY DEAN TRUS	1	08/08/2018	WD	09-FAMILY	1344P474	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5441 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 50					
BRUMETT DEAN & KILLPACK DEAN & FLYNN LAUREN E & FLYNN ALLI DEAN 3517 SPRING RD OAK BROOK IL 60523	2024 Est TCV 3,031,064 TCV/TFA: 1000.6					

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

**Tax Description**  
 L11-343 SURVEY PARCEL "B" PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00"12'28" EAST, ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85"27'00" EAST, ALONG SAID CENTERLINE, 200.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING

- 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
GRADE A 19000	100.00	901.00	0.9728	1.1586	19000	100		2,141,403
GRADE A 19000	11.68	901.00	0.9728	1.1586	19000	50	SURPLUS: ZONING 100 ft 12	
112 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								2,266,461

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Flagstone/Sand	19.49	860 0	0
D/W/P: Crushed Rock	2.25	2500 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
BOAT HOIST	2,000.00	1 0	0
Total Estimated Land Improvements True Cash Value =			10,000

**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	1,133,200	382,300	1,515,500			645,577C
2023	954,300	288,700	1,243,000			614,836C
2022	776,500	236,900	1,013,400			585,559C
2021	776,500	217,900	994,400			566,853C

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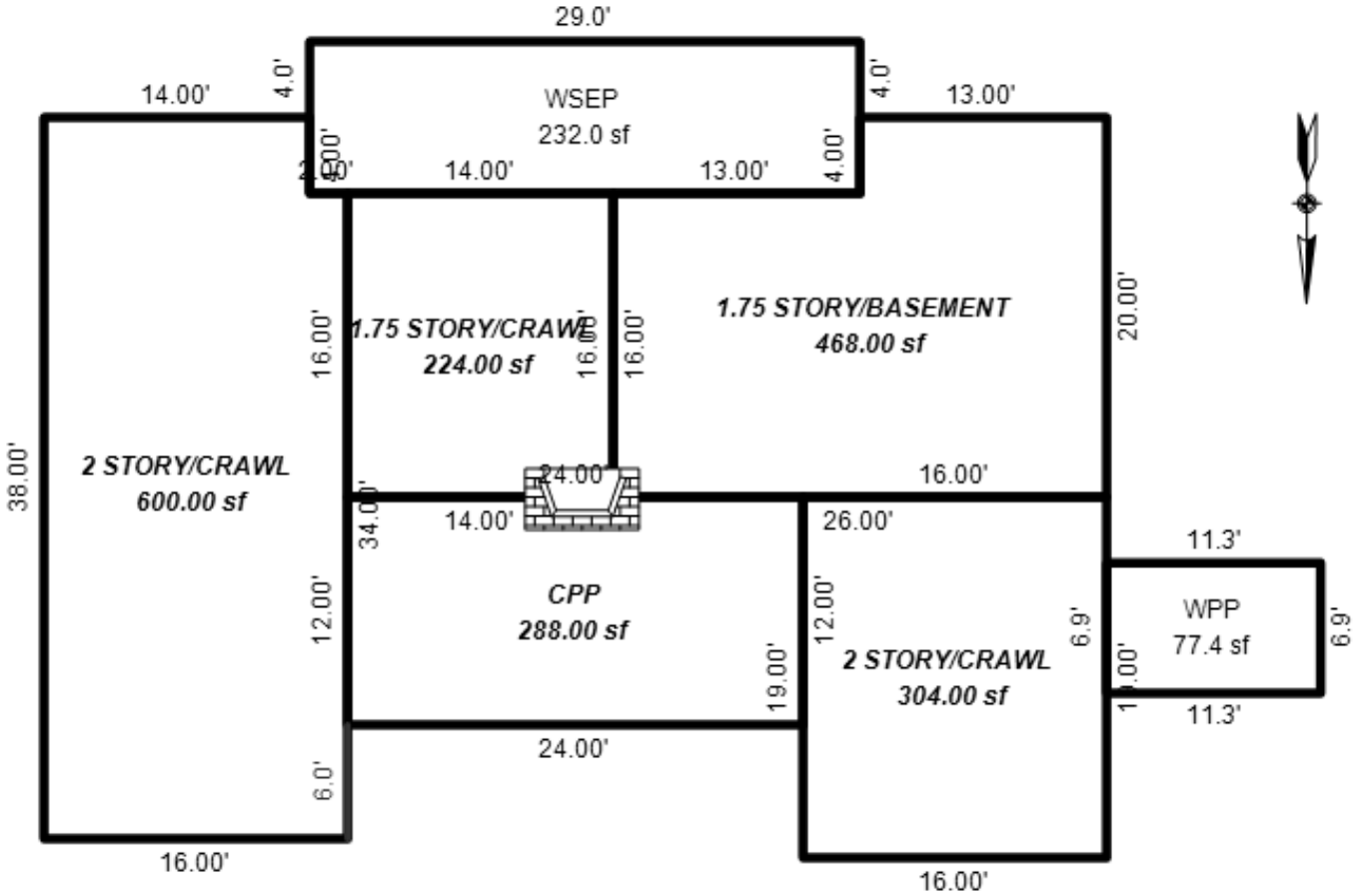
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 232 77 288	Type WSEP (1 Story) WPP 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			Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 3,029 Total Base New : 446,513 Total Depr Cost: 290,232 Estimated T.C.V: 754,603			E.C.F. X 2.600		Bsmnt Garage: 2 Car Carport Area: Roof:						
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1596 SF Floor Area = 3029 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1930							
Yr Built 1930	Remodeled 2001	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets			0 Amps Service			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			2 Story		Siding		Crawl Space		600					
Room List		Doors	Solid	H.C.	(13) Plumbing			1 1000 Gal Septic 1 2000 Gal Septic			1.75 Story		Siding		Crawl Space		224					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No. of Elec. Outlets			1000 Gal Septic Water Well, 100 Feet			2 Story		Siding		Crawl Space		248					
		Kitchen: Other: Other:	(6) Ceilings			(14) Water/Sewer			Other Additions/Adjustments			2 Story		Siding		Crawl Space		468				
(1) Exterior		(7) Excavation			Lump Sum Items:			Exterior			1.75 Story		Siding		Overhang		10		Total:		384,066 249,643	
	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stone Veneer			2 Story		Siding		Overhang		10		384,066		249,643	
	Insulation	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			2 Story		Siding		Overhang		10		384,066		249,643	
(2) Windows		Basement: 0 S.F. Crawl: 1128 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Overhang		10		384,066		249,643	
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Overhang		10		384,066		249,643	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Overhang		10		384,066		249,643	
(3) Roof		468 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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Overhang		10		384,066		249,643	
Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Overhang		10		384,066		249,643	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Overhang		10		384,066		249,643	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Overhang		10		384,066		249,643	

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



Flagstone  
at  
Patio  
lake.



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHULTS L TRUST & FETZER L	THE COTTAGE LLC	0	05/06/2014	WD	09-FAMILY	1198P254	PROPERTY TRANSFER	100.0
FETZER B TRUST & FETZER W	SHULTS L TRUST & FETZER L	0	05/05/2014	WD	09-FAMILY	1198P245	PROPERTY TRANSFER	100.0
FETZER WADE III & BEVERLY	FETZER WADE III 2008 RES	0	02/27/2008	QC	09-FAMILY	2008 970/250QC	DEED	0.0
FETZER WADE III & BEVERLY	FETZER BEVERLY B 2008 RES	0	02/27/2008	QC	09-FAMILY	2008 970/247QC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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5621 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	01/11/2017	PM17-0027		
	P.R.E. 0%	Plumbing	01/11/2017	PP17-0007		

Owner's Name/Address	MAP #: 51	Res. Add/Alter/Repair	Date	Number	Status
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COTTAGE LLC 2341 PEACHTREE LN NORTHBROOK IL 60062-3547	2024 Est TCV 7,667,118 TCV/TFA: 968.68	Electrical	04/26/2016	PE16-0162	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
-------------	----------	-------	-------	-------	------	-------	--------	-------

GRADE A 19000	400.00	550.00	0.7071	1.0241	19000	100		5,503,599
400 Actual Front Feet, 5.05 Total Acres								Total Est. Land Value = 5,503,599

Tax Description		Land Improvement Cost Estimates				
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PRT OF GOVT LOT 3 SEC 26 COM NE COR OF SD GOVT LOT 3 TH S TO C/L NORTHWOOD DR TH N 85 DEG 27' W ALG SD C/L 360 FT FOR POB TH CONT ALG SD C/L W 400 FT TH S TO SHR GLEN LAKE TH ELY ALG SD SHR 400 FT TH N 0 DEG 04' 30" W 563.8 FT TO POB SEC 26 T29N R14W. UND 1/2 INTEREST - WADE FETZER III UND 1/2 INTEREST - BEVERLY B FETZER III 2008 QC LEGALS PARCEL 1. TWO HUNDRED (200) FEET OF LOT 3 IN SECTION 26, TOWNSHIP 29 NORTH, RANGE 14 WEST COMMENCING AT THE WATER LINE 460 FEET WEST OF THE NORTH AND SOUTH QUARTER LINE	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Dock: Light posts	41.93	1280	0		0
	X	Sewer	7.55	581	0		0
	X	D/W/P: 4in Ren. Conc.	7.55	969	0		0
	X	D/W/P: 4in Ren. Conc.	7.55	969	0		0
	X	Electric					
	X	Gas					
	X	Residential Local Cost Land Improvements					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
	X	LAND IMPROVEMENTS 10	10,000.00	1	100		10,000
	X	BOAT HOIST	2,000.00	2	100		4,000
	X	Total Estimated Land Improvements True Cash Value =					14,000

Topography of Site		Description	Rate	Size	% Good	Cash 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					

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

2024	2,751,800	1,081,800	3,833,600			2,850,621C
2023	2,317,300	815,100	3,132,400			2,714,878C
2022	2,273,600	675,600	2,949,200			2,585,599C
2021	2,273,600	649,300	2,922,900			2,503,000C

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

TPC 04/30/2021	INSPECTED	
TPC 11/16/2017	INSPECTED	
TPC 10/27/2016	INSPECTED	

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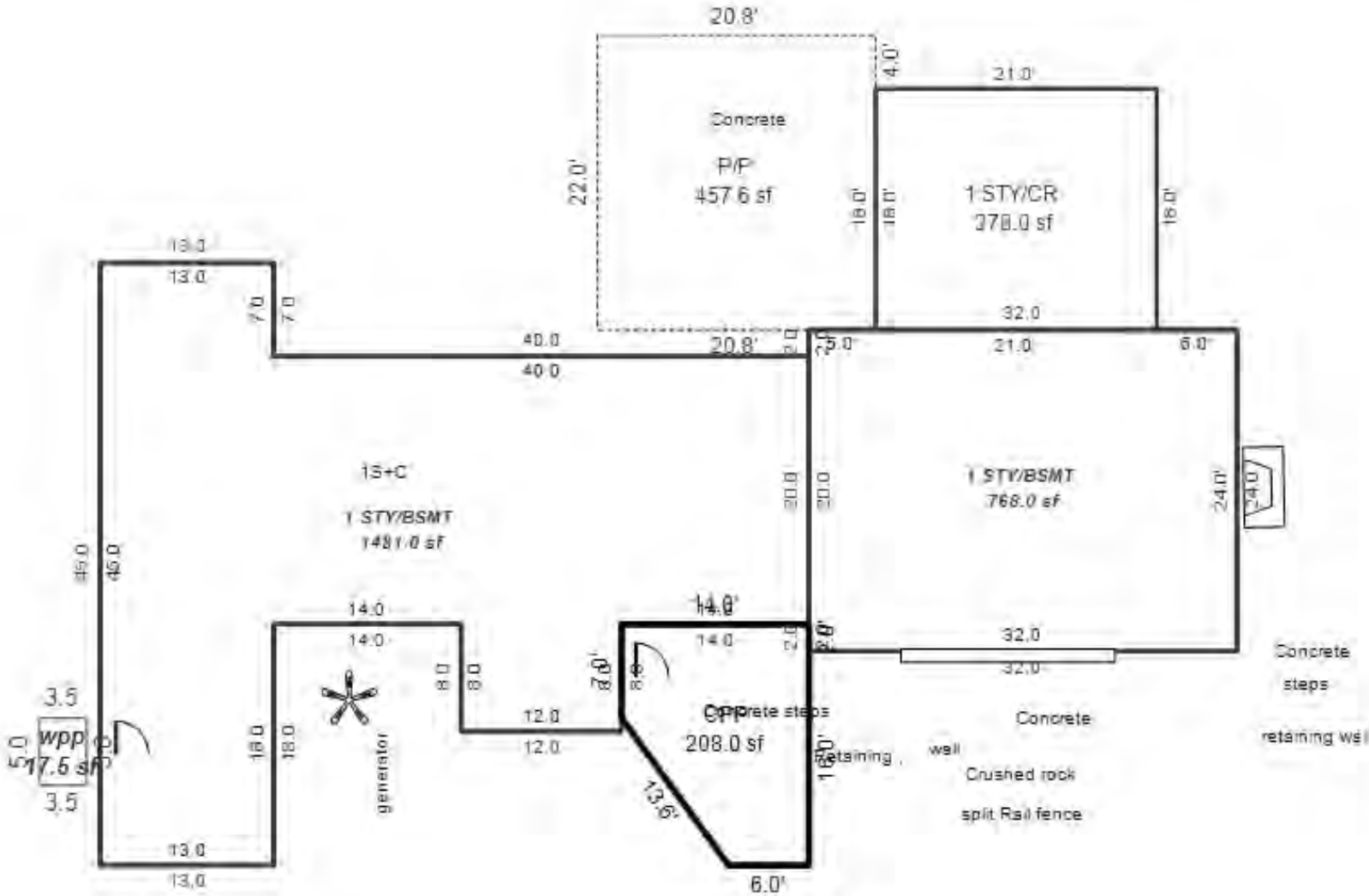
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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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	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 1 Wood Stove Direct-Vented Ga	Area 208 1444	Type CPP Treated Wood	Year Built: 1982 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: 2 Car Carport Area: Roof:																																																																																																																												
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 1950 562		Remodeled 2017	X	Ex		Ord		Min																																																																																																																																
	Condition: Average		Trim & Decoration				Size of Closets																																																																																																																																		
	Room List	X	Lg		Ord		Small																																																																																																																																		
	Basement 8 1st Floor 2nd Floor 4 Bedrooms		(5) Floors				Kitchen: Hardwood Other: Carpeted Other:																																																																																																																																		
	(1) Exterior		(6) Ceilings				No./Qual. of Fixtures																																																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall			No. of Elec. Outlets																																																																																																																																		
X	Insulation		(7) Excavation				X	Many		Ave.		Few																																																																																																																													
	(2) Windows		Basement: 2249 S.F. Crawl: 378 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing																																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small				1	Average Fixture(s)																																																																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement				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																																																																																																																																	
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X	Gable Hip Flat		Gambrel Mansard Shed				1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																	
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<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2627 SF Floor Area = 2627 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,481</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>768</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>378</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>317,812</td> <td>206,577</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</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,265</td> <td>1,265</td> <td>822</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,969</td> <td>3,969</td> <td>2,580</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,679</td> <td>4,679</td> <td>3,041</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,800</td> <td>5,800</td> <td>3,770</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>208</td> <td>3,424</td> <td>3,424</td> <td>2,226</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>768</td> <td>25,052</td> <td>19,284</td> <td>16,284</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>998</td> <td>1,996</td> <td>649</td> </tr> <tr> <td>Basement Garage: 2 Car</td> <td>1</td> <td>3,551</td> <td>3,551</td> <td>2,308</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,989</td> <td>1,989</td> <td>1,293</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>5,869</td> <td>5,869</td> <td>3,815</td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>2,210</td> <td>2,210</td> <td>1,436</td> </tr> </tbody> </table> <p>Deck                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,481			1 Story	Siding	Basement	768			1 Story	Siding	Crawl Space	378			Total:				317,812	206,577	Item	Quantity	Unit Cost	Total Cost	Depr. Cost	Plumbing					Average Fixture(s)	1	1,265	1,265	822	3 Fixture Bath	1	3,969	3,969	2,580	Water/Sewer					1000 Gal Septic	1	4,679	4,679	3,041	Water Well, 100 Feet	1	5,800	5,800	3,770	Porches					CPP	208	3,424	3,424	2,226	Garages					Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					Base Cost	768	25,052	19,284	16,284	Door Opener	2	998	1,996	649	Basement Garage: 2 Car	1	3,551	3,551	2,308	Built-Ins					Appliance Allow.	1	1,989	1,989	1,293	Fireplaces					Exterior 1 Story	1	5,869	5,869	3,815	Wood Stove	1	2,210	2,210	1,436
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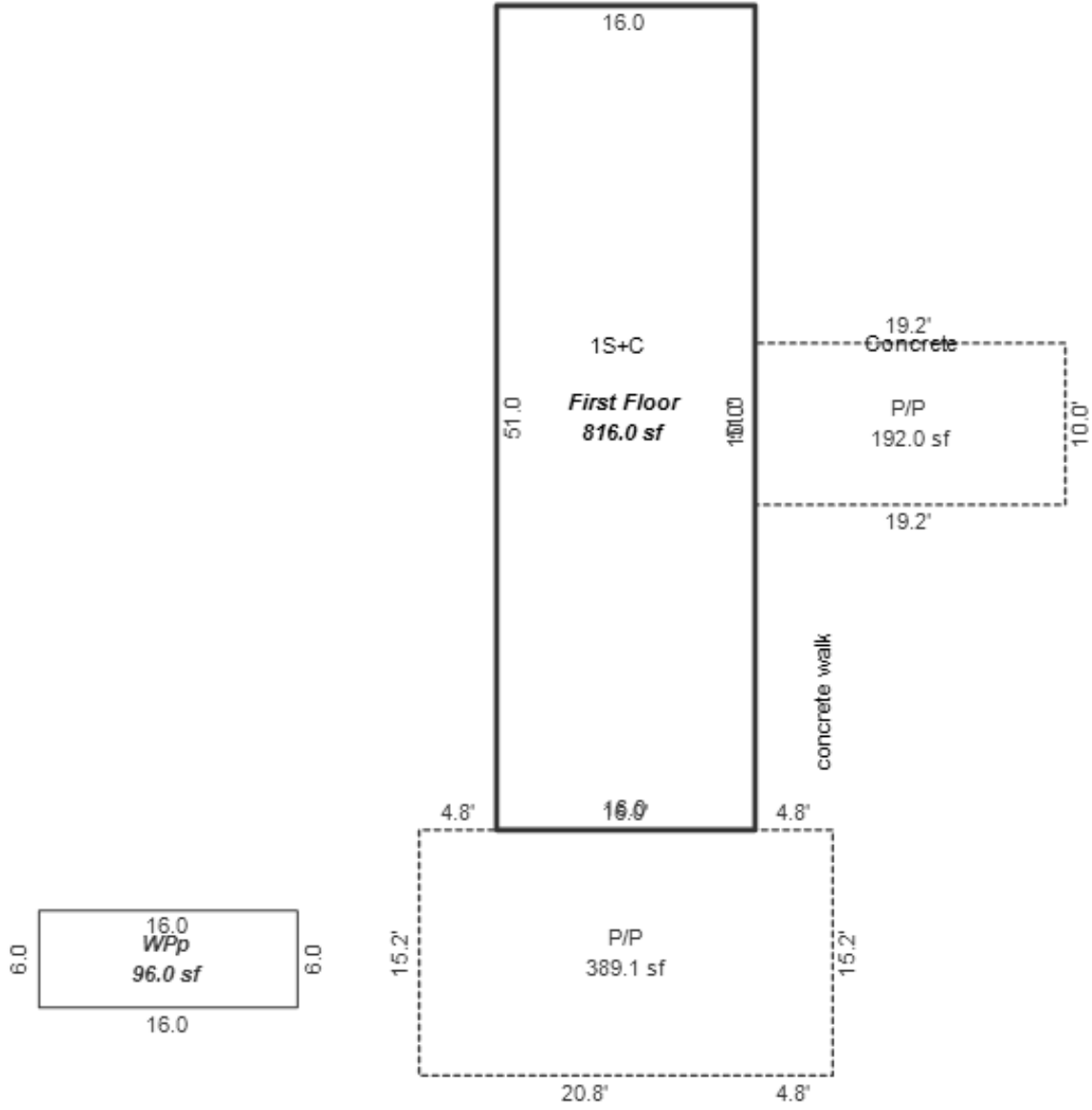
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					96	WPP				
Building Style: 1 STORY		Ex	Ord	X	Min	Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 816 Total Base New : 111,085 Total Depr Cost: 72,203 Estimated T.C.V: 187,727		E.C.F. X 2.600		Bsmnt Garage: 2 Car			
Yr Built 1950 WAD	Remodeled 2017	Size of Closets			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1 STORY				Cls CD	Blt 1950		
Condition: Average		Lg	Ord	X	Small	100 Amps Service			Ground Area = 816 SF Floor Area = 816 SF.						
Room List		Doors	Solid	X	H.C.	No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
5	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		Kitchen: Carpeted Other: Other:			Many Ave. X Few			1 Story Siding Crawl Space		Total: 101,159 65,752					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing			Other Additions/Adjustments							
X	Insulation	X	Drywall	No. of Elec. Outlets			Plumbing		Plumbing						
(2) Windows		(7) Excavation			Average Fixture(s)			Plumbing							
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1 1,265 822					
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		WPP 96 2,622 1,704					
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Garages							
X	Gable Hip Flat	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			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Basement Garage: 2 Car		1 3,551 2,308					
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:						Door Opener		1 499 324					
								Built-Ins		1 1,989 1,293					
								Appliance Allow.		1 1,989 1,293					
								Totals:		111,085 72,203					
								Notes: WADES WING / KITCHEN		ECF (4080 BIG GLEN) 2.600 => TCV:		187,727			

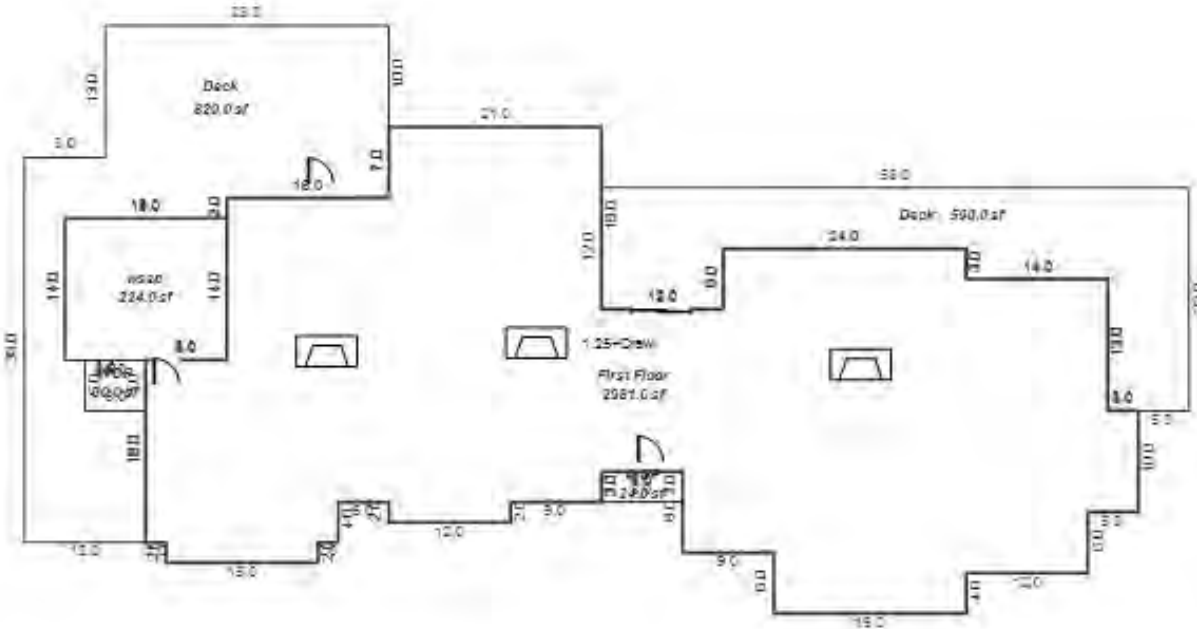
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher 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	3	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 688 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:						
	Mobile Home				Drywall Paneled	Plaster Wood T&G	Wood										Coal	Steam	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 35 Floor Area: 4,472 Total Base New : 756,986 Total Depr Cost: 492,039 Estimated T.C.V: 1,279,301	E.C.F. X 2.600	
	Town Home						(4) Interior										Central Air Wood Furnace	Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY (11) Heating System: Electric Baseboard Ground Area = 2981 SF Floor Area = 4472 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls BC
	Duplex	Trim & Decoration			(12) Electric	Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 2,981 Total: 571,423 371,424	Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 2 14,051 9,133 2 Fixture Bath 1 4,707 3,060					Porches WCP (1 Story) 30 2,729 1,774 WSEP (1 Story) 224 14,791 9,614 WCP (1 Story) 40 3,423 2,225 WCP (1 Story) 50 4,010 2,606 WCP (1 Story) 24 2,179 1,416										
	A-Frame	Ex	Ord		Min								No./Qual. of Fixtures				Deck Treated Wood 92 2,674 1,738 Treated Wood 590 9,175 5,964 Treated Wood 496 8,189 5,323 Treated Wood 820 11,603 7,542	Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 688 34,359 22,333 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 710 45,312 29,453 Door Opener 1 703 457				
	Wood Frame					Size of Closets						(13) Plumbing	Lump Sum Items:						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
	Building Style: 1.5 STORY	Lg	Ord		Small	No. of Elec. Outlets	Chimney:															
	Yr Built 1982	Remodeled 0	Condition: Average			Many						Ave.	Few									
	Room List		Doors		Solid	H.C.	(14) Water/Sewer															
	Basement	(5) Floors			(12) Electric																	
9 1st Floor	Kitchen:			0 Amps Service																		
4 2nd Floor	Other:																					
5 Bedrooms	Other:																					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																	
Wood/Shingle				Ex.			Ord.			Min												
Aluminum/Vinyl																						
Brick																						
Insulation																						
(2) Windows		(7) Excavation																				
Many	Large	Basement: 0 S.F.			1 Average Fixture(s)																	
Avg.	Avg.	Crawl: 2981 S.F.			3 3 Fixture Bath																	
Few	Small	Slab: 0 S.F.			1 2 Fixture Bath																	
Wood Sash		Height to Joists: 0.0			Softener, Auto																	
Metal Sash					Softener, Manual																	
Vinyl Sash					Solar Water Heat																	
Double Hung					No Plumbing																	
Horiz. Slide					Extra Toilet																	
Casement					Extra Sink																	
Double Glass					Separate Shower																	
Patio Doors					Ceramic Tile Floor																	
Storms & Screens					Ceramic Tile Wains																	
					Ceramic Tub Alcove																	
					Vent Fan																	
(3) Roof		(8) Basement																				
Gable	Gambrel	Recreation SF																				
Hip	Mansard	Living SF																				
Flat	Shed	Walkout Doors (B)																				
Asphalt Shingle		No Floor SF																				
		Walkout Doors (A)																				
		(9) Basement Finish																				
		(10) Floor Support																				
		Joists:																				
		Unsupported Len:																				
		Cntr.Sup:																				

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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	2082	1.00	50	7,880
Floor Area	High	Above Ave.	Ave.	X	Low	ECF (4080 BIG GLEN)		
Gross Bldg Area	** ** Calculator Cost Data ** **					1.800 => TCV of Bldg: 1 = 14,184		
Stories Above Grd	Quality: Excellent							
Average Sty Hght	Heat#1: No Heating or Cooling		0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling		0%					
Depr. Table : 2.25%	Ave. SqFt/Story							
Effective Age	Ave. Perimeter							
Physical %Good: 100	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:							

(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.
MACLACHLAN WILLIAM M III	MACLACHLAN PATRICIA	0	10/07/2022	WD	09-FAMILY	2022006446	PROPERTY TRANSFER	0.0
MACLACHLAN PATRICIA	MACLACHLAN PATRICIA TRUST	0	10/07/2022	WD	09-FAMILY	2022006447	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5535 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/16/2016	PM16-0784	
	P.R.E. 100% 05/10/1994		GARAGE	01/26/2016	PB16-0536	100% FINIS

Owner's Name/Address	MAP #: 51	Res. Garage Detached	01/06/2016	PB15-0536
MACLACHLAN PATRICIA TRUST PO BOX 191 GLEN ARBOR MI 49636	2024 Est TCV 3,047,494 TCV/TFA: 1963.5	GARAGE	11/21/2015	2015-32

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																																									
L234 P490 L244 P507 L253 P469 L260 P4 L277 P906 L395 P250/94 PRT GOVT LOT 3 SEC 26 COM N 1/4 COR SD SEC TH S 00 DEG 01' 08" E 1536.79 FT ALG N-S 1/4 LN TO POINT N 00 DEG 01' 08" W 497.35 FT FROM MEANDER COR ON GLEN LAKE TH N 85 DEG 27' 00" W 6.53 FT ALG C/L NORTHWOOD DR TO POB TH N 85 DEG 27' 00" W 160.56 FT ALG C/L NORTHWOOD DR TH S 00 DEG 14' 41" E 604.94 FT TH S 87 DEG 39' 38" E 159.72 FT ALG SHR GLEN LAKE TH N 00 DEG 12' 09" W 100.82 FT TO IRON STAKE TH CONT N 00 DEG 12' 09" W 497.90 FT TO POB SEC 26 T29N			<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>GRADE A 19000</td> <td>100.00</td> <td>601.67</td> <td>0.8891</td> <td>1.0474</td> <td>19000</td> <td>100</td> <td></td> <td>1,769,380</td> </tr> <tr> <td>GRADE A 19000</td> <td>60.00</td> <td>601.67</td> <td>0.8891</td> <td>1.0474</td> <td>19000</td> <td>50</td> <td>SURPLUS: ZONING 100 ft 53</td> <td></td> </tr> <tr> <td colspan="8">160 Actual Front Feet, 2.21 Total Acres Total Est. Land Value =</td> <td>2,300,194</td> </tr> </tbody> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GRADE A 19000	100.00	601.67	0.8891	1.0474	19000	100		1,769,380	GRADE A 19000	60.00	601.67	0.8891	1.0474	19000	50	SURPLUS: ZONING 100 ft 53		160 Actual Front Feet, 2.21 Total Acres Total Est. Land Value =								2,300,194
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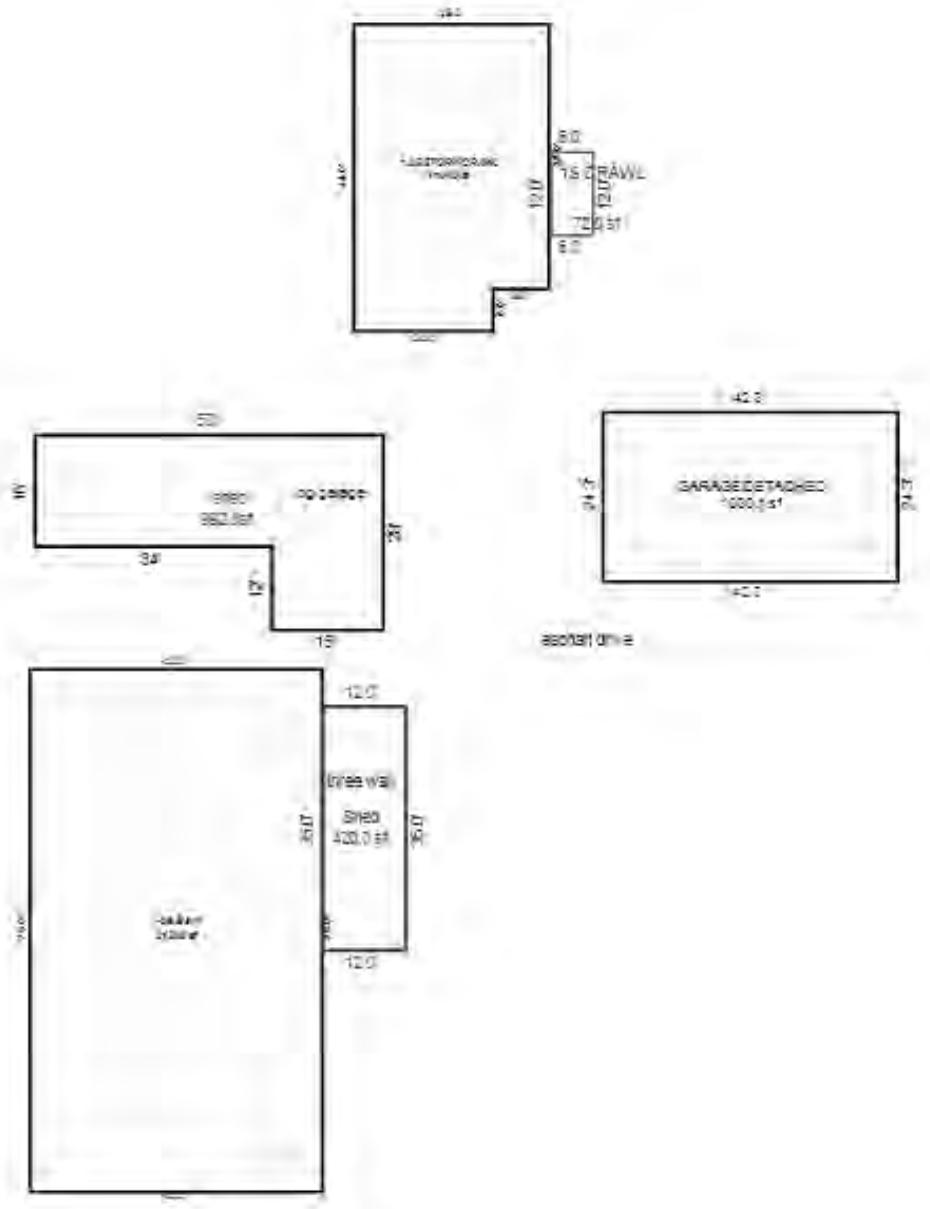
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,150,100	373,600	1,523,700			420,716C
2023	968,500	282,400	1,250,900			400,682C
2022	887,500	231,900	1,119,400			381,602C
2021	887,500	223,500	1,111,000			369,412C

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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: 1900 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 992 % 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 +5 Effec. Age: 40 Floor Area: 1,552 Total Base New : 285,034 Total Depr Cost: 171,002 Estimated T.C.V: 444,605	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration									
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets		Central Air Wood Furnace		(12) Electric					
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family LOG		Cls C 5 Blt 1900					
Room List		Doors	Solid	X	H.C.	(12) Electric		150 Amps Service		Ground Area = 1256 SF Floor Area = 1552 SF.					
Basement	4 1st Floor	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas					
3 2nd Floor	3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1,184					
(1) Exterior		(6) Ceilings		Many X Ave. Few		Average Fixture(s)		1 Story Pine Logs Crawl Space 72		296					
Wood/Shingle	Aluminum/Vinyl	X Wood		No. of Elec. Outlets		3 Fixture Bath		1 Story Siding Crawl Space 72		Total: 222,903 133,724					
Brick	X Pine/Cedar	X Wood		No. of Elec. Outlets		2 Fixture Bath		1 Story Siding Overhang 296		Other Additions/Adjustments					
X Insulation	X Insulation	(7) Excavation		No. of Elec. Outlets		Softener, Auto		Plumbing		Average Fixture(s)					
(2) Windows		Basement: 0 S.F. Crawl: 1256 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Softener, Manual		Solar Water Heat		Average Fixture(s)					
Many Avg. Few	X Large Avg. Small	(8) Basement		No. of Elec. Outlets		No Plumbing		Water/Sewer		3 Fixture Bath					
X Wood Sash	Metal Sash	Conc. Block Poured Conc. Stone		No. of Elec. Outlets		Extra Toilet		Garages		1 1,518 911					
Vinyl Sash	Double Hung	Treated Wood Concrete Floor		No. of Elec. Outlets		Extra Sink		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		1 4,777 2,866					
Horiz. Slide Casement	Double Glass	(9) Basement Finish		No. of Elec. Outlets		Separate Shower		Base Cost		1 5,002 3,001					
Patio Doors	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Ceramic Tile Floor		Water Well, 50 Feet		2 5,524 3,314					
X (3) Roof	Gable Hip Flat	Gambrel Mansard Shed		No. of Elec. Outlets		Ceramic Tile Wains		Built-Ins		1 2,845 1,707					
Asphalt Shingle	X Metal	(10) Floor Support		No. of Elec. Outlets		Ceramic Tub Alcove		Appliance Allow.		1 8,251 4,951					
Chimney: Stone	Joists: 2X8X10 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		Vent Fan		Fireplaces		Exterior 2 Story		1 285,034 171,002				
Lump Sum Items:		Public Water Public Sewer Water Well		No. of Elec. Outlets		1000 Gal Septic 2000 Gal Septic		Notes:		ECF (4080 BIG GLEN) 2.600 => TCV: 444,605					

\*\*\* 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 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 3150 % Good: 0 Storage Area: 0 No Conc. Floor: 0																															
	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			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 139,491 Total Depr Cost: 111,592 Estimated T.C.V: 290,139			E.C.F. X 2.600		Bsmnt Garage:																															
	Building Style: GARAGE	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace					Carpport Area:																															
	Yr Built 1999 & 2	Remodeled 0	Trim & Decoration	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family GARAGE					Cls C	Blt 1999																														
	Condition: Average	Ex	Ord	Min	0 Amps Service			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																																			
	Room List	Lg	Ord	Small	No. of Elec. Outlets			Building Areas																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Many			Ave.																																				
	(1) Exterior	Kitchen: Other: Other:		Few			(13) Plumbing																																				
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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																																				
	Insulation	(7) Excavation		Lump Sum Items:			Notes:																																				
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing																																				
	Many Avg. Few	Large Avg. Small		(8) Basement			3 Fixture Bath																																				
	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			Garages																																				
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Class: C Exterior: Pole (Finished)																																				
	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Door Opener																																				
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																				
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					Base Cost																																				
<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>3</td> <td></td> <td></td> <td>3150</td> <td>1,686</td> <td>1,349</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td>1008</td> <td>38,264</td> <td>30,611</td> </tr> <tr> <td></td> <td></td> <td></td> <td>2</td> <td>1,124</td> <td>899</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>139,491</td> <td>111,592</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	3			3150	1,686	1,349	2			1008	38,264	30,611				2	1,124	899	Totals:				139,491	111,592
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
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<p>ECF (4080 BIG GLEN) 2.600 =&gt; TCV: 290,139</p>																																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAXTER DAVID G & VICKIE M	BAXTER FAMILY TRUST	1	11/14/2016	QC	03-ARM'S LENGTH	1282P40	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5725 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	09/30/2014	PM14-0458		
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 51					
BAXTER FAMILY TRUST 5725 W NORTHWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 3,227,271 TCV/TFA: 1242.2					

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
L258 P781/85 L310 P508/90 THE E 160 FT OF W 360 FT OF GOVT LOT 3 LYING S OF NORTHWOOD DR SEC 26 T29N R14W.	X		GRADE A 19000	100.00	600.00	0.8891	1.0466	19000	100		1,768,149
			GRADE A 19000	60.00	600.00	0.8891	1.0466	19000	50	SURPLUS: ZONING 100 ft	53
Comments/Influences			160 Actual Front Feet, 2.20 Total Acres Total Est. Land Value = 2,298,594								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
	X		Wood Frame	31.91	240	50	3,829				
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
			Total Estimated Land Improvements True Cash Value = 11,329								



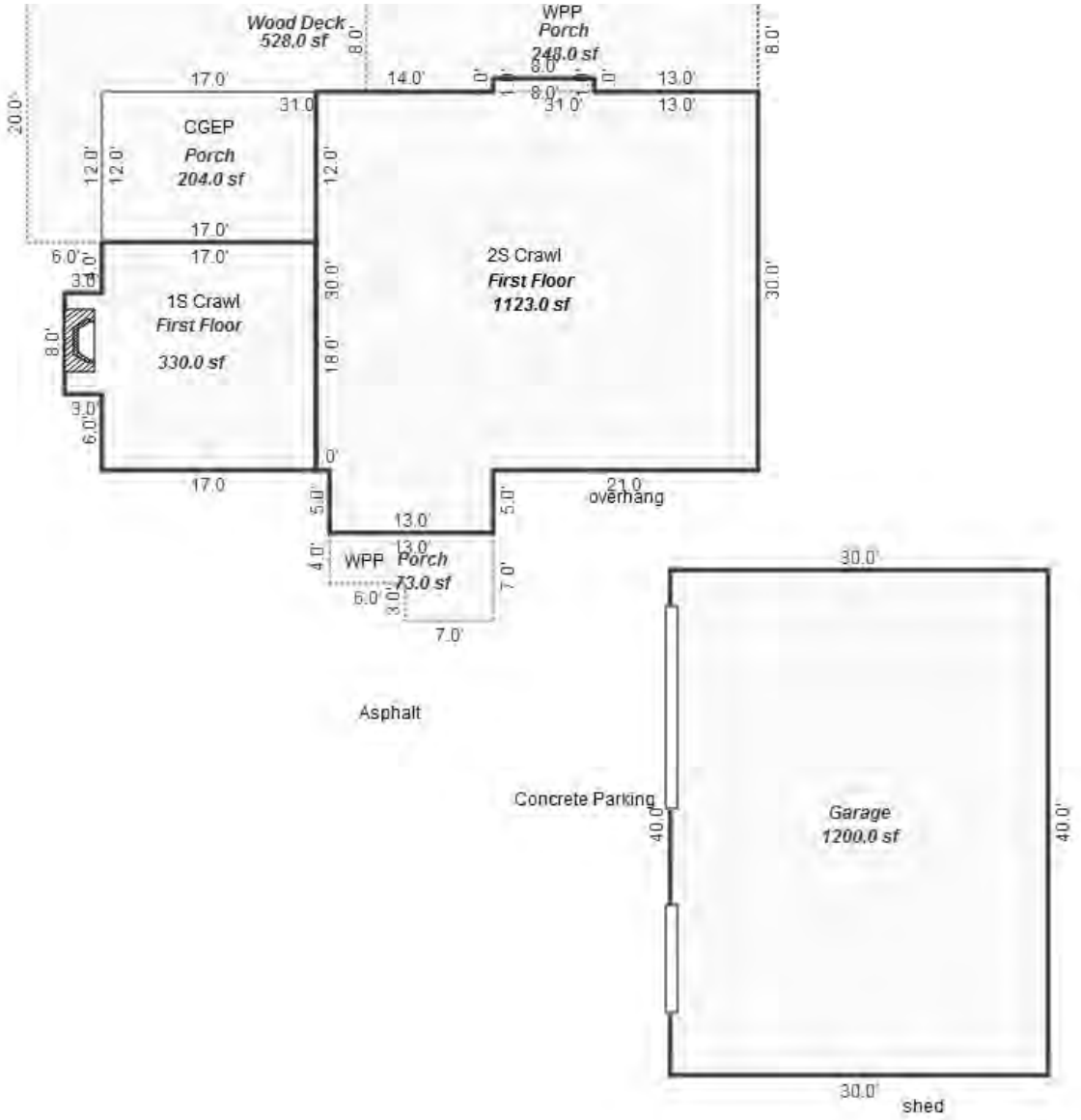
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	1,149,300	464,300	1,613,600			429,732C
Rolling	2023	967,800	350,500	1,318,300			409,269C
Low	2022	887,500	287,400	1,174,900			389,780C
High	2021	887,500	282,700	1,170,200			377,329C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	1,149,300	464,300	1,613,600			429,732C
TPC 10/08/2015 INSPECTED	2023	967,800	350,500	1,318,300			409,269C
WAS 10/23/2007 INSPECTED	2022	887,500	287,400	1,174,900			389,780C
	2021	887,500	282,700	1,170,200			377,329C

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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	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 204 73 248 528	Type CGEP (1 Story) WPP WPP Treated Wood	Year Built: 1987 Car Capacity: Class: BC Exterior: Siding 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		Trim & Decoration								
Building Style: 1.75 STORY																	
Yr Built 1987	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										
	Basement 4 1st Floor 4 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			(12) Electric										
(1) Exterior							150 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls BC		Blt 1987		
X	Insulation	X	Drywall	No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts							
(2) Windows		(7) Excavation		Average Fixture(s)						Ground Area = 1453 SF Floor Area = 2598 SF.							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1453 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Average Fixture(s)						Building Areas							
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		3			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			Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof				1			1			1 Story Siding Crawl Space 330							
X	Gable Hip Flat	Gambrel Mansard Shed			1			1			2 Story Siding Crawl Space 1,123						
X	Asphalt Shingle			1			1			1 Story Siding Overhang 22							
Chimney: Brick				1			1			Total: 373,899 261,730							
				1			1			Other Additions/Adjustments							
				1			1			Plumbing							
				1			1			Average Fixture(s)							
				1			1			3 Fixture Bath							
				1			1			Water/Sewer							
				1			1			1000 Gal Septic							
				1			1			Water Well, 100 Feet							
				1			1			Porches							
				1			1			CGEP (1 Story)							
				1			1			WPP							
				1			1			WPP							
				1			1			Deck							
				1			1			Treated Wood							
				1			1			Garages							
				1			1			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)							
				1			1			Door Opener							
				1			1			Base Cost							
				1			1			Built-Ins							
				1			1			Appliance Allow.							
				1			1			Fireplaces							
				1			1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



Sketch by Apex Sketch

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



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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5701 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Repair	10/29/2015	PB15-0436	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Mechanical	12/23/2013	PM13-0643		
LAVERTY SUZANNE B TRUST 3000 OMLESAAD DR ANN ARBOR MI 48105	MAP #: 51	Plumbing	11/12/2013	PP13-0213		
	2024 Est TCV 4,445,753 TCV/TFA: 992.80	Res. Add/Alter/Repair	10/24/2013	PB13-0371	100% FINIS	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN									
	Public Improvements			* Factors *									
L247 P391 200 FT OF GOVT LOT 3 SEC 26 COM WATER LN 360 FT E OF W LN GOVT LOT 3 TH N TO HWY TH ALG RD APPROX 200 FT TH S TO WATERS EDGE GLEN LAKE TH ALG LAKE IN WLY DIRECTION APPROX 200 FT TO POB SEC 26 T29N R14W.	X	Dirt Road	Gravel Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				Paved Road	Storm Sewer	GRADE A 19000	200.00	550.00	0.8409	1.0241	19000	100	
		Sidewalk	Water	200 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								3,272,459	
		Sewer	Electric	Land Improvement Cost Estimates									
		Gas	Street Lights	Description	Rate	Size	% Good	Cash Value					
		Curb	Standard Utilities	Wood Frame	28.84	128	50	1,846					
		Street Lights	Underground Utils.	Residential Local Cost Land Improvements									
		Standard Utilities	Topography of Site	Description	Rate	Size	% Good	Cash Value					
		Underground Utils.	Level	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000					
		Topography of Site	Rolling	Total Estimated Land Improvements True Cash Value =									6,846
		Rolling	Low										
		Low	High										
		High	Landscaped										
		Landscaped	Swamp										
		Swamp	Wooded										
		Wooded	Pond										
		Pond	Waterfront										
		Waterfront	Ravine										
		Ravine	Wetland										
		Wetland	Flood Plain										
		Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				

Comments/Influences



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	1,636,200	586,700	2,222,900			522,350C
		TPC 12/17/2015 INSPECTED	2023	1,377,900	439,200	1,817,100			497,477C
		TPC 12/18/2014 INSPECTED	2022	1,305,800	359,900	1,665,700			473,788C
		TPC 11/21/2012 INSPECTED	2021	1,305,800	359,200	1,665,000			458,653C

\*\*\* 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	17 CPP 224 WGEP (1 Story) 114 CCP (1 Story)	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 4,478 Total Base New : 690,238 Total Depr Cost: 448,634 Estimated T.C.V: 1,166,448			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY					Cls C 10 Blt 1950				
1950 198	2014	Ex	X Ord	Min	200 Amps Service			(11) Heating System: Forced Hot Water								
Condition: Average		Lg		X Ord	Small	No./Qual. of Fixtures			Ground Area = 3213 SF Floor Area = 4478 SF.							
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
	Basement 7 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors			Many			X Ave.	Few	Building Areas						
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings			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			1.25 Story Block Crawl Space 2,598 2 Story Siding Crawl Space 615								
(2) Windows		(7) Excavation			(14) Water/Sewer			Other Additions/Adjustments								
X	Many Avg. X Avg. Large Few Small	Basement: 0 S.F. Crawl: 3213 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Basement, Outside Entrance, Below Grade 1 2,631 1,710								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:			Plumbing								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Average Fixture(s) 3 Fixture Bath								
X	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish						Water/Sewer								
Chimney: Block		(10) Floor Support						Porches								
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:						WGEP (1 Story) CCP (1 Story) CPP								
								Garages								
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
								Base Cost 728 36,109 23,471								
								Common Wall: 1/2 Wall 1 -1,371 -891								
								Door Opener 1 558 363								
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
								Base Cost 985 45,389 29,503								
								Door Opener 1 558 363								
								Built-Ins								
								<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5815 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TATHAM PATRICIA A TRUST 990 LANGLEY RD ROCHESTER HILLS MI 48309	MAP #: 51					
	2024 Est TCV 2,656,119 TCV/TFA: 1081.0					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L534 P406/00 DC L719 P195/03 PRT GOVT LOT 4 SEC 26 BEG 260 FT W OF SE LOT COR ON SHR GLEN LK TH N 2 DEG E 656.7 FT TO C/L HWY TH NWLY ALG C/L 100 FT TH S 2 DEG W 656.7 FT TO SD SHR TH E ON SHR TO POB SEC 26 T29N R14W. 1.5 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GRADE A 19000	100.00	650.00	1.0000	1.0678	19000	100	2,028,801
				100 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 2,028,801							

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	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			

Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond	X	Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2024	1,014,400	313,700	1,328,100
			2023	854,200	236,500	1,090,700			309,744C		
			2022	750,000	193,800	943,800			294,995C		
			2021	750,000	178,100	928,100			285,572C		

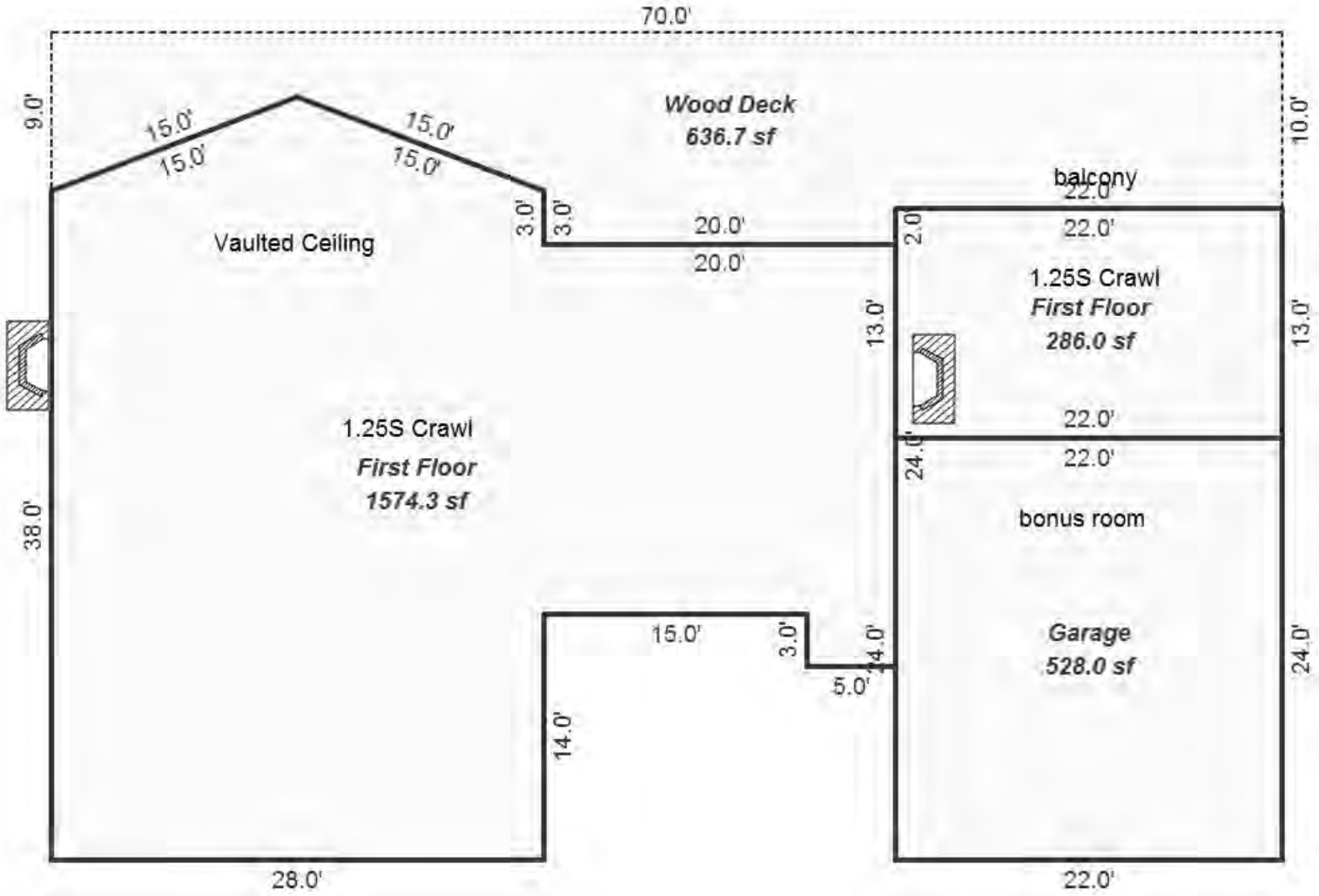


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 636	Type Treated Wood Wood Balcony 32	Year Built: 1979 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: 528 % 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 +5 Effec. Age: 35 Floor Area: 2,457 Total Base New : 368,211 Total Depr Cost: 239,353 Estimated T.C.V: 622,318		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Trim & Decoration	Ex	Ord	Min	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 5 Blt 1972						
Yr Built 1972	Remodeled 1979	Size of Closets	Lg	X	Ord	Small	200	Amps Service	Ground Area = 1860 SF Floor Area = 2457 SF.							
Condition: Average		Doors	Solid	X	H.C.	No./Qual. of Fixtures		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		(5) Floors	Kitchen: Tile Other: Carpeted Other:		No. of Elec. Outlets		Plumbing		Building Areas							
Basement 6 1st Floor 2 2nd Floor 4 Bedrooms					Ex.		X	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior	(6) Ceilings		Basement: 0 S.F. Crawl: 1860 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		X	Ave.	Few	1.25 Story Siding Crawl Space 1,574 1.25 Story Siding Crawl Space 286 1 Story Siding Overhang 132		Total: 297,953 193,686				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation		1		Average Fixture(s)	Other Additions/Adjustments							
X	Insulation	(8) Basement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		3		3	Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing							
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		14) Water/Sewer		Average Fixture(s) 3 Fixture Bath		Water/Sewer						
X	Wood Sash					Public Water		Solar Water Heat		1000 Gal Septic						
X	Metal Sash					Public Sewer		No Plumbing		Water Well, 100 Feet						
X	Vinyl Sash					Water Well		Extra Toilet		Deck						
X	Double Hung					1000 Gal Septic		Extra Sink		Treated Wood						
X	Horiz. Slide					2000 Gal Septic		Separate Shower		Wood Balcony						
X	Casement					Lump Sum Items:		Ceramic Tile Floor		Garages						
X	Double Glass							Ceramic Tile Wains		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Patio Doors							Ceramic Tub Alcove		Base Cost 528 21,569 14,020						
X	Storms & Screens							Vent Fan		Common Wall: 1 Wall 1 -2,282 -1,483						
(3) Roof									Deck		Door Opener 1 562 365					
X	Gable							Water Well		Built-Ins						
X	Hip							1000 Gal Septic		Appliance Allow.						
X	Flat							2000 Gal Septic		Fireplaces						
X	Asphalt Shingle							Lump Sum Items:		Interior 2 Story 1 6,836 4,443						
Chimney: Brick										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STIFLER	TATHAM CHARLES H JR & PAT	125,000	09/01/1989	WD	03-ARM'S LENGTH	398:232	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5829 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TATHAM PATRICIA A REVOCABLE LIVING TRUST 990 LANGLEY RD ROCHESTER HILLS MI 48309	MAP #: 51					
	2024 Est TCV 1,354,144 TCV/TFA: 1022.7					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L301 P865 L398 P232/94 L625 P374/02 DC L719 P195/03 E 1/2 OF PARCEL DESCR AS PRT GOVT LOT 4 COM 360 FT W OF SE COR GOVT LOT 4 TH N 2 DEG E 659.7 FT TH N 88 DEG W 100 FT TH S 2 DEG W 659.7 FT M/L TO SHR GLEN LK TH ELY 100 FT ON SHR TO POB SEC 26 T29N R14W. .75 A M/L.	X			GRADE A 19000	50.00	650.00	1.0000	1.0678	19000	100	1,014,400
Comments/Influences	X			50 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 1,014,400							
50 FT LOT	X			Land Improvement Cost Estimates							
	X			Description	Rate	Size	% Good	Cash Value			
	X			Wood Frame	33.22	80	50	1,329			
	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 = 3,829							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	507,200	169,900	677,100			284,453C
X Rolling	2023	427,100	128,200	555,300			270,908C
X Low	2022	375,000	105,100	480,100			258,008C
X High	2021	375,000	96,600	471,600			249,766C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

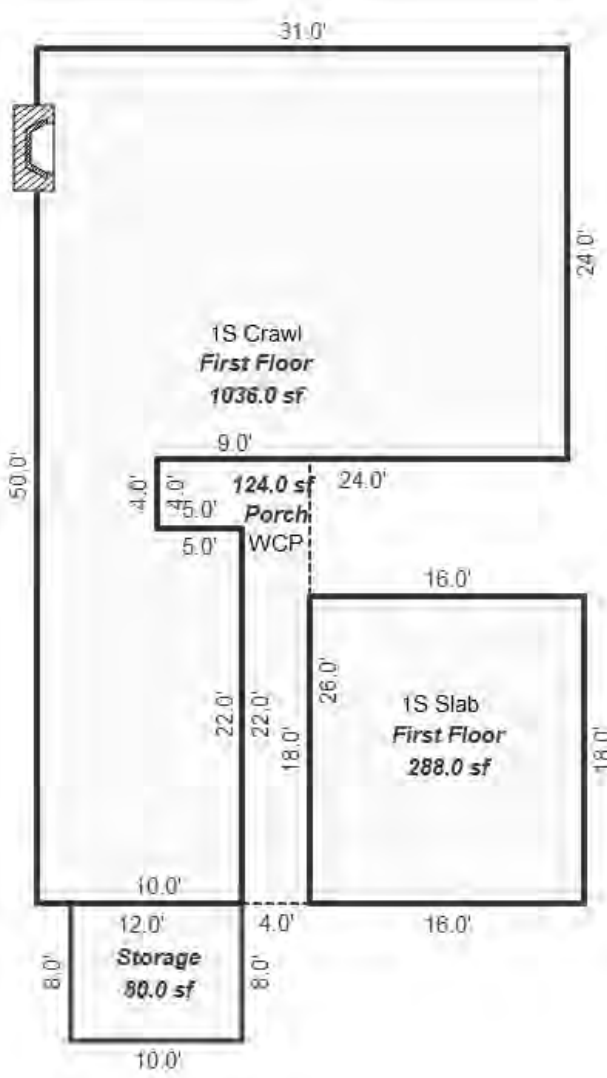
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 124	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
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: 1,324 Total Base New : 215,360 Total Depr Cost: 129,198 Estimated T.C.V: 335,915		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 1955	Remodeled 1982	Ex	X	Ord	Min	Size of Closets								
Condition: Average		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.									
7	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric		150		Amps Service						
(1) Exterior		Kitchen: Tile Other: Carpeted Other:		No./Qual. of Fixtures		Ex.		X	Ord.	Min				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few				
X	Insulation	X	Drywall	(13) Plumbing		1		Average Fixture(s)						
(2) Windows		(7) Excavation		2		3		Fixture Bath						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1036 S.F. Slab: 288 S.F. Height to Joists: 0.0		2		Fixture Bath						
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		2		Softener, Auto 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		1		Public Water						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Sewer							
X	Asphalt Shingle	(10) Floor Support		1		1000 Gal Septic		Water Well						
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		2000 Gal Septic		Lump Sum Items:						
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls C 5		Blt 1955		
(11) Heating System: Electric Baseboard										Ground Area = 1324 SF		Floor Area = 1324 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Building Areas				
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
1 Story		Siding		Crawl Space		1,036								
1 Story		Siding		Slab		288								
Total:		182,718		109,613										
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								
Porches		WCP (1 Story)		124		5,829		3,497						
Built-Ins		Appliance Allow.		1		2,845		1,707						
Fireplaces		Exterior 1 Story		1		6,698		4,019						
Totals:		215,360		129,198										
Notes:										ECF (4080 BIG GLEN) 2.600 => TCV:		335,915		

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEPPLER DAVID F	PEPPLER DAVID F & MARGARE	0	09/13/2022	WD	09-FAMILY	2022005341	DEED	0.0
PEPPLER THOMAS F TRUST	PEPPLER D & SUTHERLAND R	966,667	05/25/2022	QC	09-FAMILY	2022003378	PROPERTY TRANSFER	0.0
PEPPLER THOMAS F TRUST	PEPPLER THOMAS F TRUST	0	01/08/2022	PTA	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0
PEPPLER THOMAS F & JANET	PEPPLER THOMAS F TRUST	1	12/21/1993	QC	09-FAMILY	377P716	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5831 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/12/2017	PM17-0791	REVIEWED
	P.R.E. 0%		Electrical	11/06/2017	PE17-0631	
Owner's Name/Address	MAP #: 51					
PEPPLER D & M TRUST & SUTHERLAND R 6088 W WOODS DR EMPIRE MI 49630	2024 Est TCV 1,543,881 TCV/TFA: 690.77					

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	50.00	650.00	1.0000	1.0678	19000 100	1,014,400
50 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =						1,014,400

Tax Description	X	Description	Rate	Size % Good	Cash Value
L281 P780 L377 P716/93 W1/2 OF THE FOLLOWING DESCRIPTION: PT GOVT LOT 4 SEC 26 COM SE COR SD GOVT LOT TH W 360 FT TO POB TH N 02 DEG E 659.7 FT TH N 88 DEG W 100 FT TH S 02 DEG W 659.7 FT TO SHR GLEN LAKE TH ELY ALG SD SHR 100 FT TO POB SEC 26 T29N R14W 0.75 A M/L	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Fencing: Wd, Split, 2 Rail	16.95	100 0	0
	X	D/W/P: 4in Ren. Conc.	8.41	240 0	0
Comments/Influences		Residential Local Cost Land Improvements			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
		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	X	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	507,200	264,700	771,900			299,134C
2023	427,100	199,400	626,500			284,890C
2022	375,000	166,100	541,100			271,324C
2021	375,000	152,800	527,800			262,657C

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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 336 88	Type Treated Wood Treated Wood	Year Built: 1988 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: 754 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 2,235 Total Base New : 337,813 Total Depr Cost: 202,685 Estimated T.C.V: 526,981		E.C.F. X 2.600		Bsmnt Garage:
Building Style: 1.5 STORY		Trim & Decoration		Ex X Ord Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 5 Blt 1923			
Yr Built 1923	Remodeled 1988	Size of Closets		Lg X Ord Small			150 Amps Service			Ground Area = 1467 SF Floor Area = 2235 SF.					
Condition: Average		Doors		Solid X H.C.			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Room List		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			No. of Elec. Outlets			Building Areas					
Basement	1st Floor	Kitchens		Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost					
2nd Floor	3 Bedrooms	Kitchen: Vinyl		Other: Carpeted			(13) Plumbing			2 Story Siding Crawl Space 768					
(1) Exterior		(6) Ceilings		X Drywall			Average Fixture(s)			1 Story Siding Crawl Space 240					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1467 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			1 Story Siding Crawl Space 459					
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Fixture Bath			Other Additions/Adjustments					
(2) Windows		(9) Basement Finish		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			Plumbing					
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s)					
X	Wood Sash	(14) Water/Sewer		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well			3 Fixture Bath					
X	Metal Sash	Recreation SF		Living SF			1 1000 Gal Septic			Water/Sewer					
X	Vinyl Sash	Living SF		Walkout Doors (B)			1 2000 Gal Septic			1000 Gal Septic					
X	Double Hung	Walkout Doors (B)		No Floor SF			Lump Sum Items:			Water Well, 100 Feet					
X	Horiz. Slide Casement	No Floor SF		Walkout Doors (A)						Deck					
X	Double Glass	Walkout Doors (A)								Treated Wood					
X	Patio Doors									Treated Wood					
X	Storms & Screens									Garages					
(3) Roof										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Gable									Base Cost					
X	Hip									Common Wall: 1 Wall					
X	Flat									Door Opener					
X	Asphalt Shingle									Built-Ins					
Chimney: Brick										Appliance Allow.					
										Fireplaces					
										Exterior 2 Story					
										Local Cost Items					
										<<<<< 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.
KAUFFMAN KRISTINA L ET AL	OMALLEY RICHARD F JR &	1,500,000	12/29/2014	WD	03-ARM'S LENGTH	1219P802	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5837 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/25/2017	PM17-0069	
Owner's Name/Address	P.R.E. 0%		Mechanical	01/19/2017	PM17-0050	
OMALLEY RICHARD F JR & GALLAGHER ANNE M 809 WESTERFIELD DR WILMETTE IL 60091	MAP #: 51		Electrical	01/10/2017	PE17-0016	
	2024 Est TCV 4,113,981 TCV/TFA: 1054.6		Plumbing	01/03/2017	PP17-0001	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
L1219P802 E 100 FT OF W 200 FT OF E 1/2 OF GOVT LOT 4 SEC 26 T29N R14W EXTENDING NORTH FROM GLEN LAKE APP 600 FEET, M/L TO THE ESTABLISHED ROAD 1.5 A M/L	X			GRADE A 19000	100.00	650.00	1.0000	1.0678	19000	100	2,028,801
Comments/Influences				100 Actual Front Feet, 1.49 Total Acres				Total Est. Land Value =	2,028,801		

Comments/Influences	X	Public Improvements	* Factors *				
			Description	Rate	Size % Good	Cash Value	
SALE L1219P802 12/29/2014 COMBINE INTEREST SPLITS	X	Dirt Road	D/W/P: Crushed Rock	2.70	1600	0	0
	X	Gravel Road	D/W/P: Flagstone/Sand	30.28	500	0	0
	X	Paved Road	Wood Frame	59.02	19	50	560
	X	Storm Sewer	Residential Local Cost Land Improvements				
	X	Sidewalk	Description	Rate	Size % Good	Cash Value	
	X	Water	LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
	X	Sewer	Total Estimated Land Improvements True Cash Value =				5,310

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	1,014,400	1,042,600	2,057,000			1,327,035C
Rolling		2023	854,200	784,700	1,638,900			1,263,843C
Low		2022	750,000	644,700	1,394,700			1,203,660C
High		2021	750,000	598,500	1,348,500			1,165,209C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								

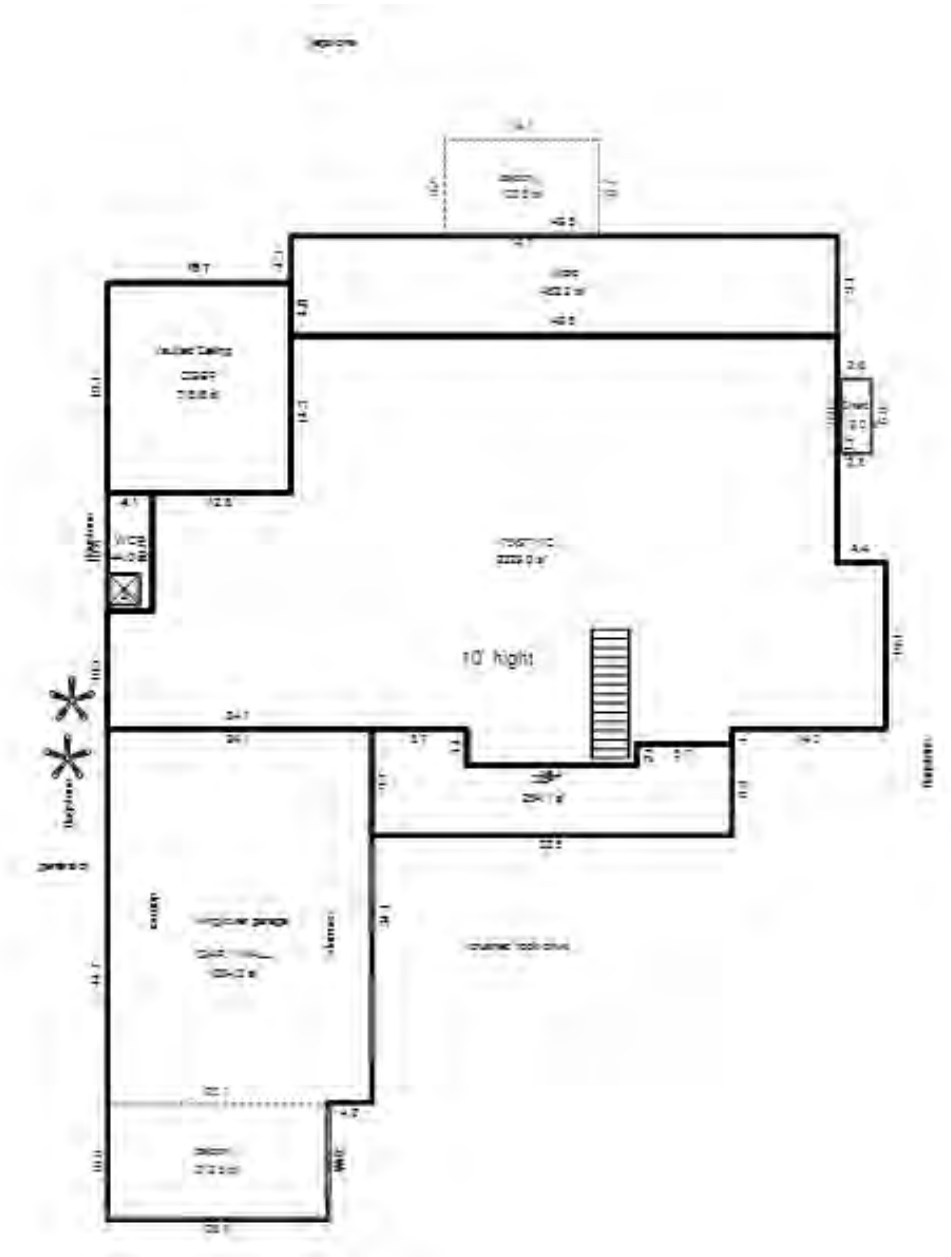


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher 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: 2017 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1034 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:										
	Mobile Home				Drywall Paneled	Plaster Wood T&G	Wood								Coal	Steam	452 WPP 318 CCP (1 Story) 44 WCP (1 Story) 122 Wood Balcony							
	Town Home						(4) Interior																	
	Duplex	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: B Effec. Age: 5 Floor Area: 3,901 Total Base New : 842,054 Total Depr Cost: 799,950 Estimated T.C.V: 2,079,870					E.C.F. X 2.600									
	A-Frame	Ex	Ord		Min	Size of Closets				Central Air Wood Furnace						X								
	Wood Frame	Lg	Ord		Small	No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY					Cls B		Blt 2017							
	Building Style: 1.75 STORY	Doors			Ex.					(11) Heating System: Forced Heat & Cool						Ground Area = 2229 SF		Floor Area = 3901 SF.						
	Yr Built 2017	Remodeled 0	Solid			Ord.				Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95					Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
	Condition: Average	H.C.			Min					Building Areas						1.75 Story		Siding						Crawl Space
	Room List	(5) Floors			Many					Ave.					Few		(13) Plumbing							
Basement	Kitchen:			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments														
1st Floor	Other:			No. of Elec. Outlets			3 Fixture Bath			Exterior														
2nd Floor	Other:			No. of Elec. Outlets			2 Fixture Bath			Stone Veneer														
5 Bedrooms	Other:			No. of Elec. Outlets			Softener, Auto			Plumbing														
(1) Exterior	(6) Ceilings			No. of Elec. Outlets			Softener, Manual			Average Fixture(s)														
Wood/Shingle	Kitchen:			No. of Elec. Outlets			Solar Water Heat			3 Fixture Bath														
Aluminum/Vinyl	Other:			No. of Elec. Outlets			No Plumbing			2 Fixture Bath														
Brick	Other:			No. of Elec. Outlets			Extra Toilet			Separate Shower														
Insulation	Other:			No. of Elec. Outlets			Extra Sink			Water/Sewer														
(2) Windows	(7) Excavation			No. of Elec. Outlets			Separate Shower			Ceramic Tile Floor														
Many	Basement: 0 S.F.			No. of Elec. Outlets			Ceramic Tile Floor			2000 Gal Septic														
Avg.	Crawl: 2229 S.F.			No. of Elec. Outlets			Ceramic Tile Wains			Water Well, 50 Feet														
Few	Slab: 0 S.F.			No. of Elec. Outlets			Ceramic Tub Alcove			Porches														
Wood Sash	Height to Joists: 0.0			No. of Elec. Outlets			Vent Fan			WPP														
Metal Sash	(8) Basement			No. of Elec. Outlets			(14) Water/Sewer			CCP (1 Story)														
Vinyl Sash	Conc. Block			No. of Elec. Outlets			Public Water			WCP (1 Story)														
Double Hung	Poured Conc.			No. of Elec. Outlets			Public Sewer			Balcony														
Horiz. Slide	Stone			No. of Elec. Outlets			Water Well			Wood Balcony														
Casement	Treated Wood			No. of Elec. Outlets			1000 Gal Septic			Garages														
Double Glass	Concrete Floor			No. of Elec. Outlets			2000 Gal Septic			Class: B Exterior: Siding Foundation: 42 Inch (Finished)														
Patio Doors	(9) Basement Finish			No. of Elec. Outlets			Lump Sum Items:			Common Wall: 1 Wall														
Storms & Screens	Recreation SF			No. of Elec. Outlets						Door Opener														
(3) Roof	Living SF			No. of Elec. Outlets						Base Cost														
Gable	Walkout Doors (B)			No. of Elec. Outlets						1034														
Hip	No Floor SF			No. of Elec. Outlets						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
Flat	Walkout Doors (A)			No. of Elec. Outlets																				
Asphalt Shingle	(10) Floor Support			No. of Elec. Outlets																				
Chimney:	Joists:			No. of Elec. Outlets																				
	Unsupported Len:			No. of Elec. Outlets																				
	Cntr.Sup:			No. of Elec. Outlets																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEPPLER LINDA L TRUST PEP	BRANDT JEFFREY C & PATRIC	1,700,000	09/20/2019	WD	03-ARM'S LENGTH	2020000123	PROPERTY TRANSFER	100.0
PEPPLER LINDA L	PEPPLER LINDA L TRUST	0	01/09/2010	QC	09-FAMILY	2010 1038-565Q	DEED	0.0
PEPPLER JOHN & CHRISTINE	PEPPLER JOHN & LINDA JOHN	100	07/01/2008	PTA	33-TO BE DETERMINED	985/500	DEED	100.0
PEPPLER & JOHNSON	PEPPLER & JOHNSON	0	12/23/2006	CD	11-FROM LENDING INSTITUT	2009 1024-853C	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5865 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/01/2022	PM22-0271	100% FINIS
	P.R.E. 0%		Plumbing	04/01/2022	PP22-0089	100% FINIS
Owner's Name/Address	MAP #: 51		Res. Add/Alter/Repair	11/17/2021	PB21-0526	100% FINIS
BRANDT JEFFREY C & PATRICIA F 52 NURSERY RD NEW CANAAN CT 06840	2024 Est TCV 3,244,065 TCV/TFA: 686.28		Electrical	09/20/2021	PE21-0632	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
	Public Improvements			* Factors *							
L541 P711 L563 P180 L609 P193&197 DC L894 P688&689/06 PRT OF GOVT LOT 4 SEC 26 COM NW COR SD SEC TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E 1328.88 FT TO POB ON N LN GOVT LOT 4 TH CONT S 0 DEG 01'48" E 632.55 FT TO SHR GLEN LAKE TH S 82 DEG 39'30" W ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO N LN SD GOVT LOT 4 TH S 89 DEG 48' E 99.79 FT TO POB UND 26% INT- HELEN D PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST UND 26% INT- WILLIAM H PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST SEC 26	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Gravel Road			GRADE A 19000	100.00	650.00	1.0000	1.0678	19000	100	

Tax Description	Land Improvement Cost Estimates						
	Description	Rate	Size	% Good	Cash Value		
L541 P711 L563 P180 L609 P193&197 DC L894 P688&689/06 PRT OF GOVT LOT 4 SEC 26 COM NW COR SD SEC TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E 1328.88 FT TO POB ON N LN GOVT LOT 4 TH CONT S 0 DEG 01'48" E 632.55 FT TO SHR GLEN LAKE TH S 82 DEG 39'30" W ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO N LN SD GOVT LOT 4 TH S 89 DEG 48' E 99.79 FT TO POB UND 26% INT- HELEN D PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST UND 26% INT- WILLIAM H PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST SEC 26	Residential Local Cost Land Improvements						
	Description	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	Topography of Site						
	Level	Rolling	Low	High	Landscaped	Swamp	Wooded
L541 P711 L563 P180 L609 P193&197 DC L894 P688&689/06 PRT OF GOVT LOT 4 SEC 26 COM NW COR SD SEC TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E 1328.88 FT TO POB ON N LN GOVT LOT 4 TH CONT S 0 DEG 01'48" E 632.55 FT TO SHR GLEN LAKE TH S 82 DEG 39'30" W ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO N LN SD GOVT LOT 4 TH S 89 DEG 48' E 99.79 FT TO POB UND 26% INT- HELEN D PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST UND 26% INT- WILLIAM H PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST SEC 26							



Tax Description	Level						
	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond
L541 P711 L563 P180 L609 P193&197 DC L894 P688&689/06 PRT OF GOVT LOT 4 SEC 26 COM NW COR SD SEC TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E 1328.88 FT TO POB ON N LN GOVT LOT 4 TH CONT S 0 DEG 01'48" E 632.55 FT TO SHR GLEN LAKE TH S 82 DEG 39'30" W ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO N LN SD GOVT LOT 4 TH S 89 DEG 48' E 99.79 FT TO POB UND 26% INT- HELEN D PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST UND 26% INT- WILLIAM H PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST SEC 26							

Tax Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
L541 P711 L563 P180 L609 P193&197 DC L894 P688&689/06 PRT OF GOVT LOT 4 SEC 26 COM NW COR SD SEC TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E 1328.88 FT TO POB ON N LN GOVT LOT 4 TH CONT S 0 DEG 01'48" E 632.55 FT TO SHR GLEN LAKE TH S 82 DEG 39'30" W ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO N LN SD GOVT LOT 4 TH S 89 DEG 48' E 99.79 FT TO POB UND 26% INT- HELEN D PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST UND 26% INT- WILLIAM H PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST SEC 26	2024	1,014,400	607,600	1,622,000			1,250,450C
	2023	854,200	452,100	1,306,300			1,184,048C
L541 P711 L563 P180 L609 P193&197 DC L894 P688&689/06 PRT OF GOVT LOT 4 SEC 26 COM NW COR SD SEC TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E 1328.88 FT TO POB ON N LN GOVT LOT 4 TH CONT S 0 DEG 01'48" E 632.55 FT TO SHR GLEN LAKE TH S 82 DEG 39'30" W ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO N LN SD GOVT LOT 4 TH S 89 DEG 48' E 99.79 FT TO POB UND 26% INT- HELEN D PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST UND 26% INT- WILLIAM H PEPPLER QUALIFIED PERSONAL RESIDENCE TRUST SEC 26	2022	750,000	273,800	1,023,800			1,015,475C
	2021	750,000	274,900	1,024,900			1,008,017C

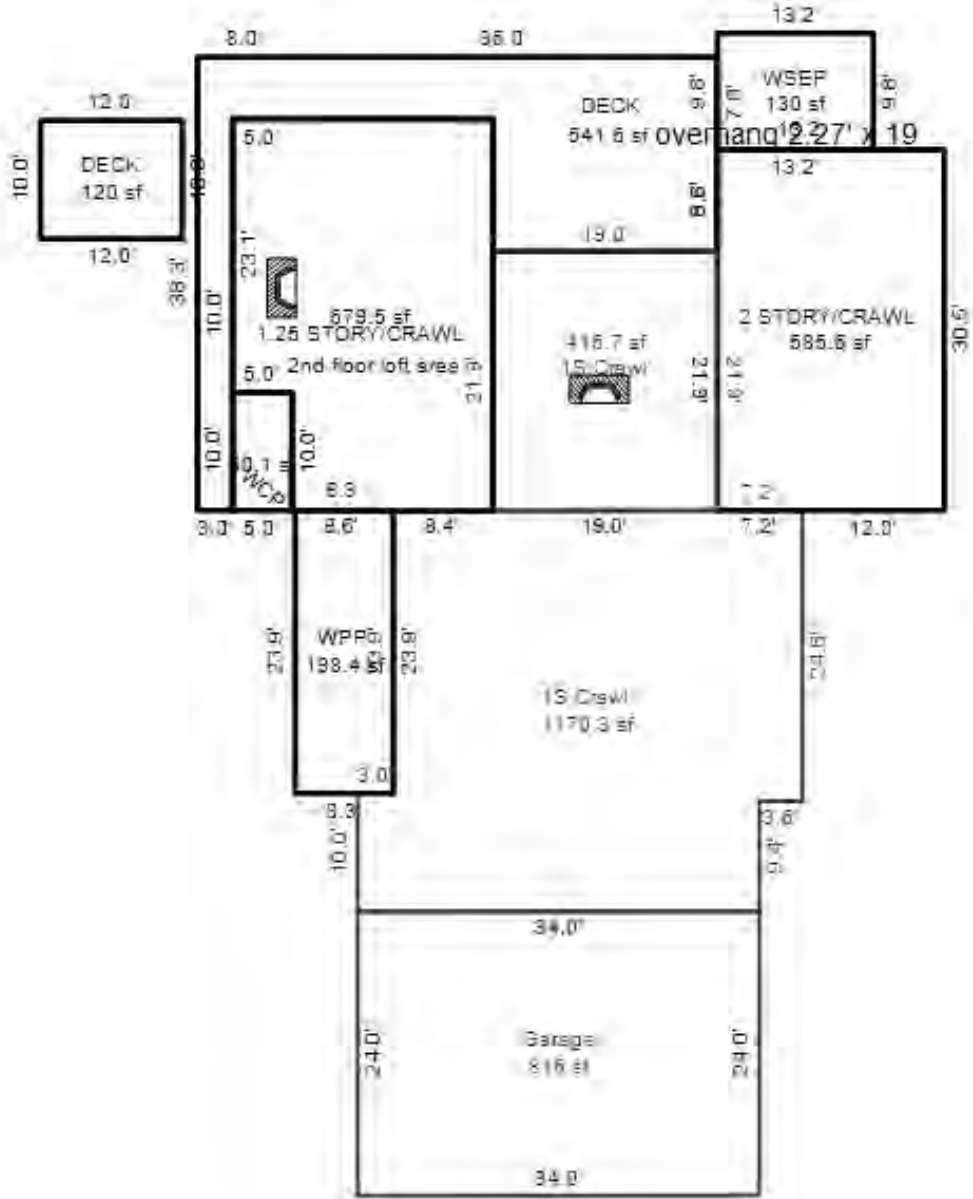
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County of Leelanau, Michigan

\*\*\* 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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 2022 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: 816 % Good: 0 Storage Area: 384 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 Remodeled 1950 198 2023		Trim & Decoration		Ex	X	Ord		Min										
Condition: Average		Size of Closets		Lg	X	Ord		Small										
Room List		Doors		Solid		H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		100	Amps Service									
(1) Exterior						No./Qual. of Fixtures		Ex.	X	Ord.		Min						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.		Few								
X	Insulation					(13) Plumbing		1	Average Fixture(s)									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2850 S.F. Slab: 0 S.F. Height to Joists: 0.0		3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer		1	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		(9) Basement Finish						1	2000 Gal Septic									
(3) Roof								Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
Chimney: Brick																		
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY										Cls C 10 Blt 1950								
(11) Heating System: Forced Air w/ Ducts										Ground Area = 2850 SF Floor Area = 3677 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66										Building Areas								
										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
										1 Story	Siding	Crawl Space	1,170					
										2 Story	Siding	Crawl Space	585					
										1 Story	Siding	Crawl Space	416					
										1.25 Story	Siding	Crawl Space	679					
										1 Story	Siding	Overhang	48					
										1 Story	Siding	Overhang	24					
										Total:			448,410		295,975			
Other Additions/Adjustments										Plumbing								
										Average Fixture(s)	1	1,518	1,002					
										3 Fixture Bath	2	9,555	6,306					
										2 Fixture Bath	1	3,197	2,110					
Water/Sewer										2000 Gal Septic		1	9,941	6,561				
										Water Well, 100 Feet		1	5,973	3,942				
Porches										WSEP (1 Story)		130	7,565	4,993				
										WCP (1 Story)		50	3,161	2,086				
										WPP		198	4,657	3,074				
Deck										Treated Wood		541	8,180	5,399				
										Treated Wood		120	3,030	2,000				
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								

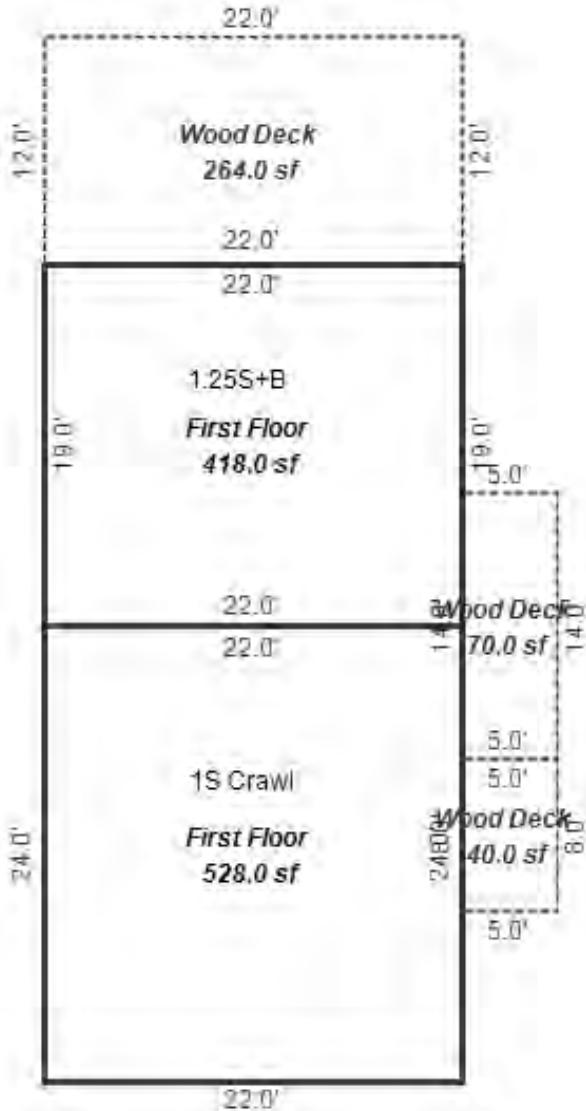
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* 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	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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							40 70 264	Treated Wood Treated Wood Treated Wood	Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Class: CD Effec. Age: 40 Floor Area: 1,050 Total Base New : 159,834 Total Depr Cost: 95,900 Estimated T.C.V: 249,340		E.C.F. X 2.600		Bsmnt Garage:								
Yr Built 1925	Remodeled 1983	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY			Cls CD		Blt 1925									
Condition: Average		Size of Closets		0 Amps Service			Ground Area = 946 SF Floor Area = 1050 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60												
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation							
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Other:			Many			1.25 Story			Siding		Basement		Size						
(1) Exterior	(6) Ceilings		Other:			X Ave.			1 Story			Siding		Crawl Space		Cost New						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 418 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Few			Other Additions/Adjustments			Total:		133,761		80,256					
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Average Fixture(s)		1		1,265					
(2) Windows	Many Avg. Few	Large Avg. Small	Basement			2			Deck			2 Fixture Bath		1		2,670		1,602				
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			Other Additions/Adjustments			Treated Wood w/Roof (Deck Portion)		40		1,607		964			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Treated Wood w/Roof (Roof portion)		40		786		472				
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Treated Wood		70		2,125		1,275			
Chimney: Brick		Joists: 2X8X10 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Treated Wood		264		4,998		2,999			
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Water/Sewer		Water Well, 100 Feet		1		5,800		3,480	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Built-Ins		Appliance Allow.		1		1,989		1,193	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Fireplaces		Interior 1 Story		1		4,833		2,900	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Notes: 5847 GUEST HOUSE		Totals:		159,834		95,900		ECF (4080 BIG GLEN) 2.600 => TCv: 249,340	

\*\*\* 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.
DAHM JENNIFER A	NORTHWOOD VENTURES LLC	0	05/06/2005	WD	03-ARM'S LENGTH	858:717	OTHER	100.0
DAHM MICHAEL E & JENNIFER	DAHM JENNIFER A	0	07/13/2004	WD	03-ARM'S LENGTH	813:651	OTHER	0.0
BERLACHER ROBERT A & JULI	DAHM MICHAEL E & JENNIFER	1,250,000	09/23/2003	WD	03-ARM'S LENGTH	766:392	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5885 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	05/05/2005	2010	
Owner's Name/Address	P.R.E. 0%		HOUSE	07/14/2004	2066	
NORTHWOOD VENTURES LLC 100 NORTHEAST DR LOVELAND OH 45140	MAP #: 51					
	2024 Est TCV 5,621,949 TCV/TFA: 600.89					

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	650.00	1.0000	1.0678	19000 100	2,028,801
100 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =						2,028,801

Tax Description  
 L347 P160&180/92 L301 P49&234 L585  
 P708/01 L766 P392/03 L813 P651/04 L858 P  
 717/05 2006 DESC REVISED (COMBINED  
 126-033-10) PRT OF W 1/2 OF GOVT LOT 4  
 SEC 26 COM NW SEC COR TH N 89 DEG 42'50"  
 E ALG N SEC LN 662.07 FT TH S 0 DEG  
 01'48" E 1328.88 FT TO N LN GOVT LOT 4 TH  
 N 89 DEG 48' W 99.79 FT TO POB TH CONT N  
 89 DEG 48' W 99.79 FT TH S 0 DEG 01'48" E  
 658.95 FT TO SHR GLEN LAKE TH N 82 DEG  
 39'30" E ALG SHR 100.55 FT TH N 0 DEG  
 01'48" W 645.75 FT TO POB SEC 26 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.

Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	4.05	9200 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
Total Estimated Land Improvements True Cash Value =			10,000



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,014,400	1,796,600	2,811,000			1,488,214C
2023	854,200	1,352,300	2,206,500			1,417,347C
2022	750,000	1,106,600	1,856,600			1,349,855C
2021	750,000	1,053,300	1,803,300			1,306,733C

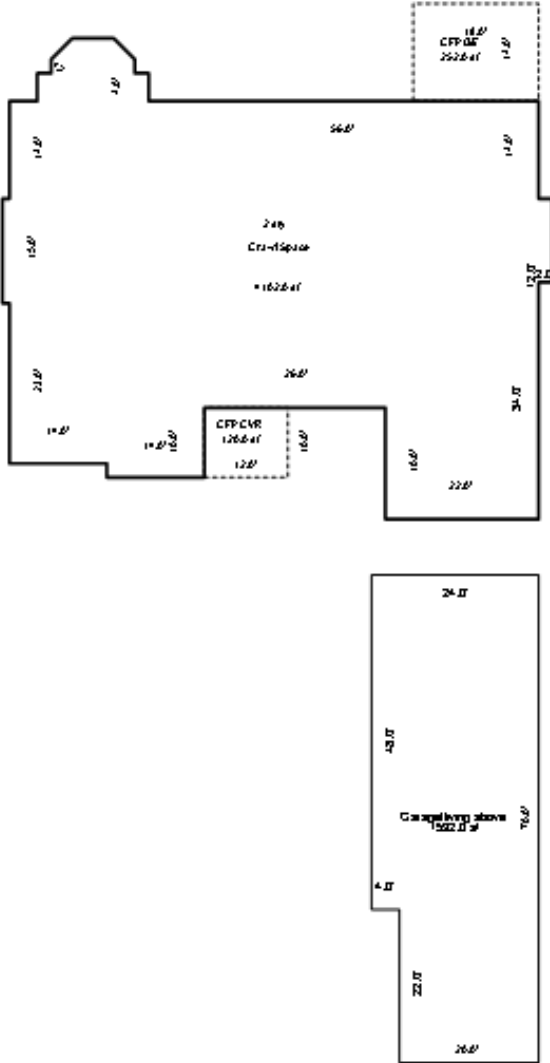
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 County of Leelanau, Michigan

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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	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 120 252	Type CCP (1 Story) CGEP (1 Story)	Year Built: 2004 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 4 Mech. Doors: 0 Area: 1592 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B +5 Effec. Age: 18 Floor Area: 9,356 Total Base New : 1,680,620 Total Depr Cost: 1,378,134 Estimated T.C.V: 3,583,148		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 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		X	Lg	Ord	Small									
Basement 3 1st Floor 2nd Floor 9 Bedrooms		(5) Floors				(12) Electric								
(1) Exterior		Kitchen: Tile Other: Carpeted Other: Carpeted				200 Amps Service								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No./Qual. of Fixtures								
X		X	Drywall			Ex. X Ord. Min								
X		Insulation				No. of Elec. Outlets								
(2) Windows		(7) Excavation				Many X Ave. Few								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 4102 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Asphalt Shingle	(9) Basement Finish				(14) 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								
X	Gable Hip Flat	Gambrel Mansard Shed					Lump Sum Items:							
Chimney: Brick		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 4102 SF Floor Area = 9356 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas												Cls B 5 Blt 2004		
Stories Exterior Foundation Size Cost New Depr. Cost														
2 Story Siding Crawl Space 4,102														
1 Story Siding Overhang 1152														
Total: 1,426,869 1,170,058														
Other Additions/Adjustments														
Exterior														
Brick Veneer 936 21,444 17,584														
Plumbing														
Average Fixture(s)														
3 Fixture Bath 5 53,745 44,071														
2 Fixture Bath 1 7,166 5,876														
Water/Sewer														
1000 Gal Septic 1 6,288 5,156														
Water Well, 200 Feet 1 12,705 10,418														
Porches														
CCP (1 Story) 120 4,867 3,991														
CGEP (1 Story) 252 22,826 18,717														
Garages														
Class: B Exterior: Siding Foundation: 42 Inch (Finished)														
Common Wall: 1/2 Wall 1 -1,875 -1,537														
Door Opener 4 3,147 2,581														
Base Cost 1592 103,114 84,553														
Built-Ins														
Appliance Allow. 1 7,043 5,775														
Fireplaces														
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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

Beach



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

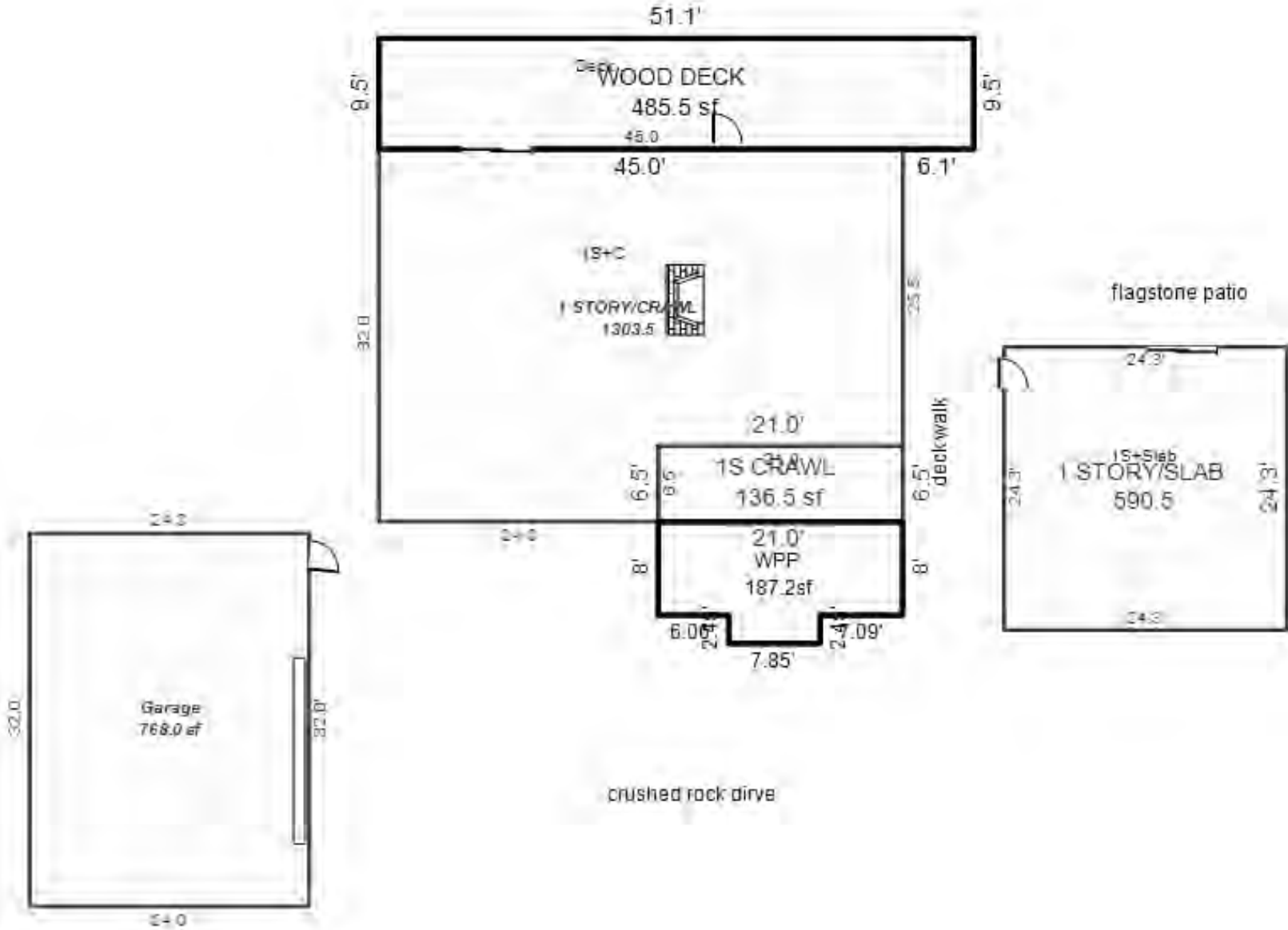
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BARRETT FAMILY B TRUST	LUDERS REBECCA A TRUST	1,430,000	03/10/2014	WD	03-ARM'S LENGTH	1193P287	PROPERTY TRANSFER	100.0			
BARRETT MARJORIE B	BARRETT FAMILY B TRUST	0	08/30/2013	AFF	07-DEATH CERTIFICATE	1180P113	OTHER	100.0			
BARRETT THOMAS J & MARJOR	BARRETT FAMILY "B" TRUST	0	06/07/2004	QC	09-FAMILY	809:663	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5853 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/07/2015	PM15-0169				
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Reair		11/05/2014	PB14-0394	100% FINIS			
LUDERS REBECCA A TRUST 1935 SAN LU RAE DR SE GRAND RAPIDS MI 49506		MAP #: 51		ADDITION/ALTERATION		10/02/2014	2014-0025	100% FINIS			
		2024 Est TCV 2,633,959 TCV/TFA: 1298.1		WELL/SEPTIC		07/30/1987	1987-1513	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
L4 P363 L344 P750-752/92 DC L809 P661 L809 P663/04 PRT GOVT LOT 4 SEC 26 COM NW SEC COR TH N 89 DEG 42'50" E 662.07 FT TH S 01 DEG 01'48" E 1328.88 FT FOR POB TH S 89 DEG 39'40" E 100 FT TH S 0 DEG 01'48" E 637.57FT TO SHR GLEN LAKE TH S 83 DEG 26'30" W 100.64 FT ALG SHR TH N 0 DEG 01'48" W 649.48 FT TO POB SEC 26 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Electric	GRADE A 19000	100.00	640.00	1.0000	1.0637	19000	100	2,020,952
		X	Gas	100 Actual Front Feet, 1.47 Total Acres Total Est. Land Value = 2,020,952							
		X	Curb	Land Improvement Cost Estimates							
		X	Street Lights	Description	Rate	Size	% Good	Cash Value			
		X	Standard Utilities	Fencing: Wd, Solid, 6 ft.	31.76	16	0	0			
		X	Underground Utils.	D/W/P: Crushed Rock	2.33	3000	0	0			
		X	Topography of Site	D/W/P: Flagstone/Sand	21.61	144	0	0			
		X	Level	Residential Local Cost Land Improvements							
		X	Rolling	Description	Rate	Size	% Good	Cash Value			
		X	Low	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		X	High	Total Estimated Land Improvements True Cash Value = 5,000							
		X	Landscaped	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Swamp	2024	1,010,500	306,500	1,317,000			965,886C	
		X	Wooded	2023	850,900	231,100	1,082,000			919,892C	
		X	Pond	2022	750,000	189,400	939,400			876,088C	
		X	Waterfront	2021	750,000	174,100	924,100			848,101C	
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
Comments/Influences		FROM: SUSAN BAATZ [MAILTO:SBAATZ@CO.LEELANAU.MI.US]									
											
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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 39 360	Type WPP Treated Wood	Year Built: 1988 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: 768 % 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.	Central Air Wood Furnace	(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 STORY (11) Heating System: Electric Baseboard Ground Area = 1439 SF Floor Area = 1439 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,303 1 Story Siding Crawl Space 136 Total: 201,333 130,888 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 Porches WPP 39 1,889 1,228 Deck Treated Wood 360 6,264 4,072 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 31,165 20,257 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 1 5,489 3,568 Totals: 262,040 170,347
	Building Style: 1 STORY	Yr Built 1955 200	Remodeled 2015	Condition: Average	Room List	Basement 3 1st Floor 2nd Floor 1 Bedrooms	(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Drywall	(2) Windows	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 136 S.F. Slab: 1303 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: Metal	Notes: ECF (4080 BIG GLEN) 2.600 => TCY: 442,902											
	Yr Built 1955 200	Remodeled 2015	Condition: Average	Room List	Basement 3 1st Floor 2nd Floor 1 Bedrooms	(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Drywall	(2) Windows	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 136 S.F. Slab: 1303 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: Metal	Notes: ECF (4080 BIG GLEN) 2.600 => TCY: 442,902												
	Yr Built 1955 200	Remodeled 2015	Condition: Average	Room List	Basement 3 1st Floor 2nd Floor 1 Bedrooms	(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Drywall	(2) Windows	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 136 S.F. Slab: 1303 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: Metal	Notes: ECF (4080 BIG GLEN) 2.600 => TCY: 442,902												

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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	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			Class: C +10 Effec. Age: 35 Floor Area: 590 Total Base New : 97,691 Total Depr Cost: 63,502 Estimated T.C.V: 165,105			E.C.F. X 2.600		Bsmnt Garage:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			No. of Elec. Outlets			E.C.F.		Carport Area:			
Yr Built Remodeled 1959 198 2015		Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			E.C.F.		Roof:			
Condition: Average		Ex	Ord	Min	0 Amps Service			Ground Area = 590 SF Floor Area = 590 SF.			X 2.600					
Room List		Size of Closets			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Basement 1st Floor 2nd Floor Bedrooms		Lg	Ord	Small	Ex. Ord. Min			Building Areas								
(1) Exterior		(5) Floors			Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding Slab 590								
Insulation		(6) Ceilings			(13) Plumbing			Other Additions/Adjustments								
(2) Windows		(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			Plumbing Average Fixture(s) 1 1,518 987 Built-Ins Appliance Allow. 1 2,845 1,849 Totals: 97,691 63,502								
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 590 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: 2015 INTERIOR REFRESH - STUDIO 1959 GARAGE - CONVERTED TO GUEST HOUSE 1988. WELL& SEWERPERMIT 1987 #15130 ECF (4080 BIG GLEN) 2.600 => TCv: 165,105								
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			Lump Sum Items:								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish														
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.
TERRY SHEILA S TRUST &	BIG GLEN OVERLOOK LLC	2,350,000	10/16/2023	WD	19-MULTI PARCEL ARM'S LE	2023004584	PROPERTY TRANSFER	100.0
TERRY SHEILA SUZANNE	TERRY SHEILA S TRUST	0	10/10/2013	WD	09-FAMILY	1181P621	PROPERTY TRANSFER	0.0

Property Address: S SUNSET DR  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 55

Owner's Name/Address: BIG GLEN OVERLOOK LLC  
 592 WILLOUGHBY RD  
 MASON MI 48854

2024 Est TCV 81,055

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/ 50.00 391.00 1.1892 0.9737 1400 100 81,055  
 50 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 81,055

Tax Description: L261 P266 PRT GOVT LOTS 2 & 3 SEC 27 COM AT S 1/4 COR SD SEC TH W ON S SEC LINE 112.2 FT TO NWLY LN OF LOTS IN PLAT OF GLENWOOD TH N 27 DEG 30' E 1126.7 FT TH N 55 DEG 10' E 395.57 FT TO POB TH N 32 DEG 48' W 383.8 FT TH S 46 DEG 11' E 391.2 FT TH S 55 DEG 10' W 90.43 FT TO POB SEC 27 T29N R14W .4 A M/L.

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

Topography of Site: X Level 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 40,500 0 40,500 40,500S

2023 31,800 0 31,800 2,352C

2022 20,000 0 20,000 2,240C

2021 20,000 0 20,000 2,169C

Who When What

TPC 09/28/2023 INSPECTED

TPC 05/20/2021 INSPECTED

TPC 05/08/2018 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.
MEADEN THOMAS F ET AL	COOK DOUGLAS M TRUST	1,625,000	11/05/2015	WD	03-ARM'S LENGTH	1245P63	PROPERTY TRANSFER	100.0
MEADEN MARY FLOYD 1/4 INT	MEADEN JOHN AIII 1/2&MEAD	0	09/04/2001	QC	09-FAMILY		DEED	0.0
MEADEN THOMAS ET AL AS J/	MEADEN THOMAS F ET AL	0	08/06/2001	QC	09-FAMILY	061/702	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 55					
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COOK DOUGLAS M TRUST 125 E OAKTON DES PLAINES IL 60018	2024 Est TCV 172,226					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
E 200' @ 800/	250.00	299.00	0.9457	0.9105	800	100	172,226
250 Actual Front Feet, 1.72 Total Acres						Total Est. Land Value =	172,226

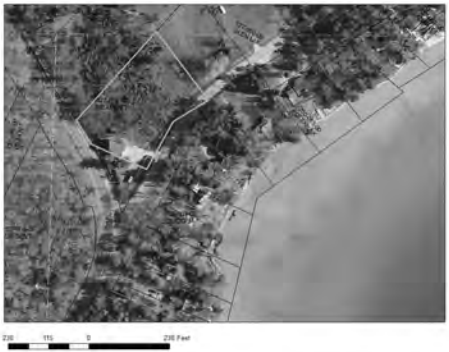
Tax Description	X	Improvements
2010 COMBINED 002-01 BACK WITH 02-00 L253 P856/85 L601 P702/01 PRT GOVT LOT 3 SEC 27 COM AT S 1/4 COR SD SEC TH W ON S SEC LN 112.2 FT TO NWLY LN OF LOTS PLAT OF GLENWOOD TH N 27 DEG 30' E 1000.00 FT TO POB TH CONT N 27 DEG30' E ALG NW'LY LN PRT LOTS 10 & 11 PLATOF GLENWOOD 126.7 FT TH N 55 DEG 10' E 94.13 FT TO NW COR LOT 11 SD PLAT TH N 32 DEG 15' W 299.60 FT TH S 39 DEG 34' W 365.80 FT TO NE'LY LN ST HWY M-22 TH S 61 DEG 51' E 291.50 FT TO POB UNDIVIDED 1/4 INTEREST EACH TO THOMAS F MEADEN/JOHN A MEADEN III/JANICE MARY	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site
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X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	86,100	0	86,100			49,612C
	Rolling	2023	53,800	0	53,800			47,250C
	Low	2022	45,000	0	45,000			45,000S
	High	2021	45,000	0	45,000			45,000S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	2024	2023	2022	2021
TPC	05/10/2016	INSPECTED	86,100	53,800	45,000	45,000
TPC	04/30/2015	INSPECTED				
TPC	08/03/2011	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.
ASTLEY THOMS R TRUST	HEIDRICK LINDSAY T TRUST	1,125,000	09/24/2014	WD	03-ARM'S LENGTH	1210P728	PROPERTY TRANSFER	100.0
FOLKERS FERN M RESTATED T	ASTLEY THOMS R TRUST	0	10/01/2007	WD	03-ARM'S LENGTH	955/906	DEED	100.0
	FOLKERS	0	03/15/2002	MLC	33-TO BE DETERMINED		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 55					
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HEIDRICK LINDSAY T TRUST GARRISON LINDSAY T TRUSTEE 861 BRYANT AVE WINNETKA IL 60093	2024 Est TCV 149,856					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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D 200' @ 1000/	150.00	325.00	1.0746	0.9297	1000	100	149,856
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150 Actual Front Feet, 1.12 Total Acres						Total Est. Land Value =	149,856
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Tax Description L235 P355 L700 P4/03 COM AT S 1/4 COR SEC 27 TH W 112.2 FT TH N 27 DEG 30' E 1126.7 FT TH N 55 DEG 10' E 94.13 FT FOR POB TH N 55 DEG 10' E 150.72FT TH N 32 DEG 29' W 341.8 FT TH S 39 DEG 34' W 157.34 FT TH S 32 DEG 15' E 299.6 FT TO POB SEC 27 T29N R14W 1.11 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.					
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		Topography of Site					
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	X	Level					
--	---	-------	--	--	--	--	--

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

		Low					
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		High					
--	--	------	--	--	--	--	--

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

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

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

		Pond					
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		Waterfront					
--	--	------------	--	--	--	--	--

		Ravine					
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		Wetland					
--	--	---------	--	--	--	--	--

		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	74,900	0	74,900			49,612C
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2023	59,900	0	59,900			47,250C
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2022	45,000	0	45,000			45,000S
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2021	45,000	0	45,000			45,000S
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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.
SELOKE DENNIS J & POLLY S	OLSON TRUST	295,000	06/24/2016	WD	03-ARM'S LENGTH	1264P703	PROPERTY TRANSFER	100.0
OLSON TIMOTHY A & AMY JO	OLSON TIMOTHY A & AMY JO	1	04/01/2013	QC	09-FAMILY	1159P526	OTHER	0.0
SAAVEDRA ROSE	OLSON TIMOTHY A & AMY JO	400,000	12/09/2010	WD	03-ARM'S LENGTH	2010 1073-154W	PROPERTY TRANSFER	100.0
OLSON TIMOTHY A & AMY JO	OLSON TIMOTHY A & AMY JO	1	12/07/2010	QC	09-FAMILY	2010 1073-156Q	PROPERTY TRANSFER	33.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6611 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	12/19/2017	PP17-0331	100% FINIS
	P.R.E. 0%		Mechanical	11/19/2015	PM15-0607	
Owner's Name/Address	MAP #: 54,55		ADDITION/ALTERATION	12/29/2011	PB11-0398	100% FINIS
OLSON TIMOTHY A & AMY JO TRUST OLSON MARY THERESE 2908 NEW ENGLAND RD WEST MIFFLIN PA 15122	2024 Est TCV 1,875,532 TCV/TFA: 437.19		Res. Garage, Detached	12/12/2011	PB11-0403	80%

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			D 200' @ 1000/	325.00	1441.77	0.8857 1.3493	1000 100	388,393
			325 Actual Front Feet, 10.76 Total Acres				Total Est. Land Value =	388,393

**Tax Description**  
 9/2016 COMBINED DESCRIPTION A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS:  
 COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, THENCE SOUTH 88°06'46" WEST, 413.34 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 01°42'00" EAST, 2570.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47°19'00" EAST, 1695.81 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 54°57'54" WEST

X	Improved	Vacant	Land Improvement Cost Estimates				
	Dirt Road		Description	Rate	Size % Good	Cash Value	
	Gravel Road		D/W/P: 4in Ren. Conc.	11.93	7500 0	0	
	Paved Road		Wood Frame	59.02	33 50	974	
	Storm Sewer		Residential Local Cost Land Improvements				
	Sidewalk		Description	Rate	Size % Good	Cash Value	
	Water		LAND IMPROVEMENTS 75	7,500.00	1 100	7,500	
	Sewer		Total Estimated Land Improvements True Cash Value =				8,474



X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Topography of Site		2024	194,200	743,600	937,800			672,321C
	Level		2023	155,400	692,500	847,900			640,306C
	Rolling		2022	150,000	607,900	757,900			609,816C
	Low		2021	296,500	541,600	838,100			590,335C
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

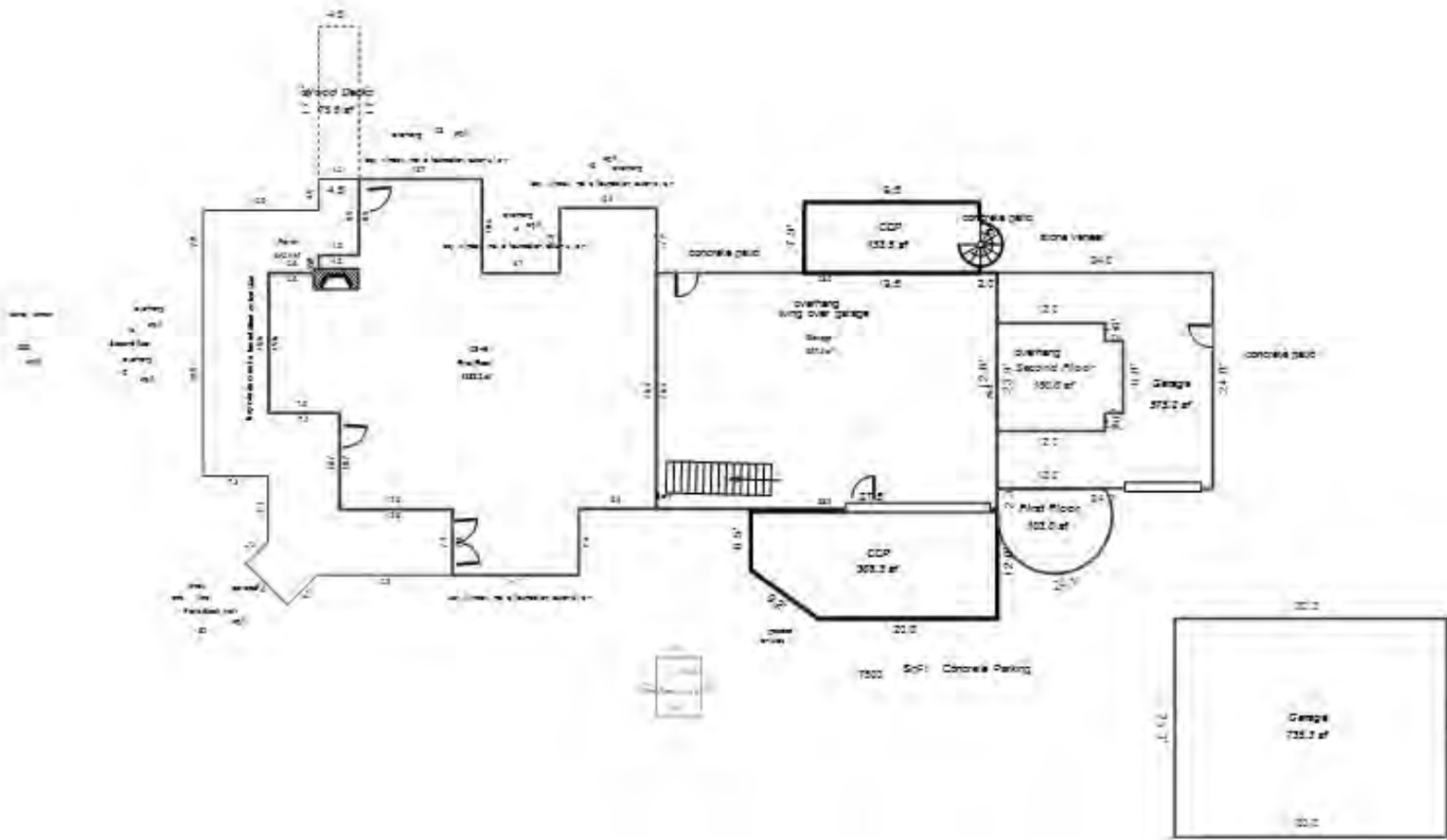
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																						
X	Single Family 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		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 153 308 543 75	Type CCP (1 Story) CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1993 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: 997 % 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																																																																																																																																																												
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace						Class: B -5 Effec. Age: 15 Floor Area: 4,290 Total Base New : 1,023,348 Total Depr Cost: 869,803 Estimated T.C.V: 1,478,665			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:																																																																																																																																																						
Yr Built 1993	Remodeled 2013	X	Ex	Ord	Min	Size of Closets																																																																																																																																																																
Condition: Average		X	Lg	Ord	Small																																																																																																																																																																	
Room List		Doors	Solid	X	H.C.																																																																																																																																																																	
	Basement 4 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric																																																																																																																																																																		
(1) Exterior		Kitchen: Other: Hardwood Other: Carpeted		200 Amps Service																																																																																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																		
X	Insulation	X	Drywall	No. of Elec. Outlets																																																																																																																																																																		
(2) Windows		(7) Excavation		X Many			Ave.			Few																																																																																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1383 S.F. Crawl: 0 S.F. Slab: 103 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																																																																																																																																																															
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			(13) Plumbing																																																																																																																																																															
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																																																	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																																																																																		
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:																																																																																																																																																																				
<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>Basement</td> <td>1,383</td> <td></td> <td></td> </tr> <tr> <td>3 Story</td> <td>Siding</td> <td>Slab</td> <td>103</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>1157</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>25</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>16</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>15</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>15</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>15</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>691,751</td> <td>587,948</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Exterior</td> </tr> <tr> <td></td> <td>Stone Veneer</td> <td></td> <td>700</td> <td>37,226</td> <td>31,642</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>3,407</td> <td>2,896</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>2</td> <td>21,498</td> <td>18,273</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>7,166</td> <td>6,091</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>6,288</td> <td>5,345</td> </tr> <tr> <td></td> <td>2000 Gal Septic</td> <td></td> <td>1</td> <td>12,259</td> <td>10,420</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>6,732</td> <td>5,722</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>CCP (1 Story)</td> <td></td> <td>153</td> <td>6,106</td> <td>5,190</td> </tr> <tr> <td></td> <td>CCP (1 Story)</td> <td></td> <td>308</td> <td>11,390</td> <td>9,681</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>543</td> <td>27,345</td> <td>23,243</td> </tr> </tbody> </table>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	1,383			3 Story	Siding	Slab	103			1 Story	Siding	Overhang	1157			0.5 Story	Siding	Overhang	25			0.5 Story	Siding	Overhang	16			0.5 Story	Siding	Overhang	15			1 Story	Siding	Overhang	15			1 Story	Siding	Overhang	15			Total:				691,751	587,948	Other Additions/Adjustments						Exterior							Stone Veneer		700	37,226	31,642	Plumbing							Average Fixture(s)		1	3,407	2,896		3 Fixture Bath		2	21,498	18,273		2 Fixture Bath		1	7,166	6,091	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							CCP (1 Story)		153	6,106	5,190		CCP (1 Story)		308	11,390	9,681		WCP (1 Story)		543	27,345	23,243
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																																	
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																																																																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EQUITY TRUST COMPANY CUST	OLSON TRUST	265,000	09/16/2016	WD	19-MULTI PARCEL ARM'S LE	1272P627	PROPERTY TRANSFER	100.0
EQUITY TRUST COMPANY SEWA	MIDLAND SELF-DIRECTED IRA	265,000	08/17/2016	WD	09-FAMILY	1270P441	PROPERTY TRANSFER	0.0
SEWARD RICHARD	EQUITY TRUST COMPANY CUST	510,000	07/29/2005	WD	03-ARM'S LENGTH	866:122	OTHER	100.0
VOLK	SEWARD	265,000	03/25/2002	WD	03-ARM'S LENGTH	637:690	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 54,55					
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OLSON TRUST 2908 NEW ENGLAND ROAD WEST WEST MIFFLIN PA 15122	2024 Est TCV 153,595					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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				E 200' @ 800/	155.00	793.63	1.0658	1.1622	800	100	153,595
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				155 Actual Front Feet, 2.82 Total Acres		Total Est. Land Value =	153,595
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Tax Description	X	Dirt Road									
L1272P627 PARCEL ONE: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, STATE OF MICHIGAN, PARCEL L.D. #006-127-004-10, DESCRIBED AS: PARCEL B OF GOVERNMENT LOT 2 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER COMER OF SAID SECTION 27; THENCE WEST, 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH	X	Gravel Road									
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water Sewer									
	X	Electric									
	X	Gas									
			Curb								
			Street Lights								
			Standard Utilities								

		Topography of Site								
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	X	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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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.
EQUITY TRUST COMPANY FOR	OLSON TRUST	265,000	09/16/2016	WD	03-ARM'S LENGTH	1272P627	PROPERTY TRANSFER	100.0
EQUITY TRUST COMPANY SEWA	MIDLAND SELF-DIRECTED IRA	265,000	08/17/2016	WD	09-FAMILY	1270P441	PROPERTY TRANSFER	0.0
SEWARD RICHARD	EQUITY TRUST COMPANY CUST	0	07/29/2005	WD	03-ARM'S LENGTH	866:122	OTHER	100.0
VOLK	SEWARD	0	03/25/2002	WD	03-ARM'S LENGTH	637:690	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 55,54					
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OLSON TRUST 2908 NEW ENGLAND ROAD WEST WEST MIFFLIN PA 15122	2024 Est TCV 148,008					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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E 200' @ 800/	150.00	755.04	1.0746	1.1478	800	100	148,008
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150 Actual Front Feet, 2.60 Total Acres						Total Est. Land Value =	148,008
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Tax Description 1272P627 PARCEL C: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, STATE OF MICHIGAN, PARCEL I.D. #006-127-004-20, DESCRIBED AS: PART OF GOVERNMENT LOTS 2 AND 3 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH CORNER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE	X	Dirt Road					
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	X	Gravel Road					
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	X	Paved Road					
--	---	------------	--	--	--	--	--

	X	Storm Sewer					
--	---	-------------	--	--	--	--	--

	X	Sidewalk					
--	---	----------	--	--	--	--	--

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

	X	Electric					
--	---	----------	--	--	--	--	--

	X	Gas					
--	---	-----	--	--	--	--	--

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

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

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

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

		Topography of Site					
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	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
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2024	74,000	0	74,000			48,615C
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2023	46,300	0	46,300			46,300S
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2022	45,000	0	45,000			45,000S
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2021	45,000	0	45,000			45,000S
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Who When What

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EQUITY TRUST COMPANY CUST	OLSON TRUST	265,000	09/16/2016	WD	03-ARM'S LENGTH	1272P627	PROPERTY TRANSFER	100.0
EQUITY TRUST COMPANY SEWA	MIDLAND SELF-DIRECTED IRA	265,000	08/17/2016	WD	09-FAMILY	1270P441	PROPERTY TRANSFER	0.0
SEWARD RICHARD R	EQUITY TRUST COMPANY CUST	0	07/29/2005	WD	03-ARM'S LENGTH	866:122	OTHER	100.0
KRULL	SAVIC	110,000	09/29/2000	WD	03-ARM'S LENGTH	555:831	OTHER	0.0

Property Address: S GLEN LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 55,54

Owner's Name/Address: OLSON TRUST  
 2908 NEW ENGLAND ROAD WEST  
 WEST MIFFLIN PA 15122

2024 Est TCV 167,492

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/	180.00	716.56	1.0267	1.1329	800	100		167,492
180 Actual Front Feet, 2.96 Total Acres Total Est. Land Value =								167,492

Tax Description  
 L1272P627 PARCEL D: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, STATE OF MICHIGAN, PARCEL I.D. #006-127-004-30, DESCRIBED AS: PART OF GOVERNMENT LOTS 2 AND 3 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE

- 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
- Wetland
- Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/10/2016	INSPECTED	2024	83,700	0	83,700			49,612C
WAS	09/22/2007	INSPECTED	2023	52,300	0	52,300			47,250C
TPC	12/11/2011	INSPECTED	2022	45,000	0	45,000			45,000S
			2021	45,000	0	45,000			45,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0
JOHNSON GAYE S TRUST	SUCIU JAMES N	1,500,000	09/28/2007	WD	03-ARM'S LENGTH	955/626	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status			
6670 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/26/2010	PM10-0127				
	P.R.E. 0%		Plumbing	04/26/2010	PP10-0065				
Owner's Name/Address	MAP #: 55		Electrical	10/06/2009	PE09-0324				
SUCIU JAMES N 1140 LAKE SHORE OVERLOOK ALPHARETTA GA 30005-9001	2024 Est TCV 504,048 TCV/TFA: 490.80		Res. Single Family	10/05/2009	PB09-0260	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
			D 200' @ 1000/	93.00	255.00	1.2110	0.8750	1000 100	98,545
			93 Actual Front Feet, 0.54 Total Acres		Total Est. Land Value =		98,545		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Fencing: Vnyl, 2 Rail	20.38	146	50	1,487		
			D/W/P: 4in Ren. Conc.	11.93	108	0	0		
			D/W/P: 4in Ren. Conc.	11.93	96	0	0		
			Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
			LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
			Total Estimated Land Improvements True Cash Value =		3,987				
			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	49,300	202,700	252,000		208,054C
	TPC 05/14/2015	INSPECTED		2023	39,400	188,900	228,300		198,147C
	TPC 11/28/2011	INSPECTED		2022	37,200	165,800	203,000		188,712C
	TPC 12/18/2009	INSPECTED		2021	37,200	175,100	212,300		182,684C



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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 57 67	Type CCP (1 Story) CCP (1 Story)	Year Built: 2011 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: 1545 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Mobile Home															0 Front Overhang 0 Other Overhang
Town Home Duplex A-Frame		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1027 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Cls B Blt 2011			
Wood Frame		Drywall Paneled	Plaster Wood T&G	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total:						
Building Style: 1.75 STORY		Trim & Decoration		Ex. Ord Min			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			124,852			112,367			
Yr Built 2011	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Plumbing			Average Fixture(s) 1 3,407 3,066 2 Fixture Bath 7,166 6,449 Water/Sewer 1000 Gal Septic 1 6,288 5,659 Water Well, 100 Feet 1 6,732 6,059 Porches CCP (1 Story) 57 2,449 2,204 CCP (1 Story) 67 2,848 2,563 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,574 1,417 Base Cost 1545 100,070 90,063 Built-Ins Appliance Allow. 1 7,043 6,339 Totals: 262,429 236,186					
Condition: Average		Size of Closets		Many Ave. Few			(13) Plumbing			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 401,516						
Room List		Lg	Ord	Small	(14) Water/Sewer											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:									
(1) Exterior		Kitchen: Other: Other:		(12) Electric												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		0 Amps Service												
Insulation																
(2) Windows		(7) Excavation														
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Asphalt Shingle		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

\*\*\* 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: 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	MAP #: 54/55					
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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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Tax Description	090 EXEMPT PARK		1.71 Acres	6000	100			10,242
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L187 P524/76 L177 P348/75 L192 P196/77	Dirt Road		1.71 Total Acres		Total Est. Land Value =			10,242
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L181 P38/75 L169 P248/73 L198 P186/78	Gravel Road							
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L192 P196/77 PRT GOVT LOT 3 COM AT S 1/4	Paved Road							
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COR TH W TO WLY R/W SUNSET DR & POB TH N	Storm Sewer							
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88 DEG 52' WALG S SEC LN 330 FT M/L TH N	Sidewalk							
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27 DEG 30' E 1196.6 FT TO C/L M-22 TH S	Water							
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24 DEG 53' E 384.20 FT M/L TO WLY R/W LN	Sewer							
------------------------------------------	-------	--	--	--	--	--	--	--

OF SUNSET DR TH S 27 DEG 30' W ALG R/W TO	Electric							
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POB EXC GOVT LOT 3 COM AT PT IN C/L	Gas							
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PUBLIC HWY THAT EXTENDS ALONG WLY BDY LN	Curb							
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PLAT OF GLENWOOD WHERE SLY LN LOT 5	Street Lights							
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EXTENDS N 62 DEG 30' W INT WLY C/L TH N	Standard Utilities							
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62 DEG 30' W 133 FT TH N 27 DEG 30' E 40	Underground Utils.							
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FT FOR POB TH N 27 DEG 30' E 50 FT TH N	Topography of Site							
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62 DEG 30' W 50 FT TH S 27 DEG 30' W 50	Level							
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FT TH S 62 DEG 30' E 50 FT TO POB SEC 27	Rolling							
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T29N R14W 1.707 A M/L.	Low							
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Comments/Influences	High							
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	Landscaped							
--	------------	--	--	--	--	--	--	--

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

	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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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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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	2021	0	0	0			0
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: R-1 (	Building Permit(s)		Date	Number	Status				
S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
MICHIGAMA WESTERN TELEPHONE CO		MAP #: 54										
		2024 Est TCV 0 TCV/TFA: 0.00										
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SURVEY L8 P538/04 PRT GOVT LOT 3 SEC 27 COM AT PT IN C/L OF PUBLIC HWY THAT EXT ALG W BDY LN PLAT OF GLENWOOD SUBDVN WHERE SLY LINE LOT 5 EXT N 62 DEG 30' W INT HWY C/L TH N 62 DEG 30' W 133 FT TH N 27 DEG 30' E 40 FT FOR POB TH N 27 DEG 30' E 50 FT TH N 62 DEG 30' W 50 FT TH S 27 DEG 30' W 50 FT TH S 62 DEG 30' E 50 FT TO POB SEC 27 T29N R14W 0.06 A.		Gravel Road		E 200' @ 800/	50.00	50.00	1.4142	0.5823	800	100		32,938
		Paved Road		50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =	32,938		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		WAS 08/24/2007 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2022	0	0	0		0		
					2021	0	0	0		0		



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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>	
Class: C		Class: C Quality: Average	
Floor Area: 900		Stories: 1 Story Height: 10 Perimeter: 120	
Gross Bldg Area: 900		Base Rate for Upper Floors = 74.88	
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.04 100%	
Average Sty Hght : 10		Adjusted Square Foot Cost for Upper Floors = 99.92	
Bsmnt Wall Hght		Total Floor Area: 900 Base Cost New of Upper Floors = 89,928	
Depr. Table : 2%		Reproduction/Replacement Cost = 89,928	
Effective Age : 15		Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0	
Physical %Good: 74		Total Depreciated Cost = 66,547	
Func. %Good : 100		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 106,475	
Economic %Good: 100		Replacement Cost/Floor Area= 99.92 Est. TCV/Floor Area= 118.31	
Year Built Remodeled		Area:	
Overall Bldg Height		Perimeter:	
Comments:		Type:	
Area #1:		Heat: Hot Water, Radiant Floor	
Type #1:		* Mezzanine Info *	
Area #2:		Area:	
Type #2:		Perimeter:	
* Sprinkler Info *		Type:	
Area:		Type: Average	

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

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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-3 (	Building Permit(s)	Date	Number	Status				
S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
GLEN LAKE YACHT CLUB P O BOX 463 GLEN ARBOR MI 49636-0463		MAP #: 55										
		2024 Est TCV 265,137 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		D 200' @ 1000/	150.00	362.00	1.0746	0.9551	1000	100		153,950
		Paved Road		150 Actual Front Feet, 1.25 Total Acres Total Est. Land Value = 153,950								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		X	Gas									
		X	Curb									
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	77,000	55,600	132,600			25,895C		
			Low	2023	61,600	52,300	113,900			24,662C		
			High	2022	45,000	43,800	88,800			23,488C		
			Landscaped	2021	45,000	33,400	78,400			22,738C		
			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	05/10/2016	INSPECTED	2023	61,600	52,300	113,900			24,662C	
		TPC	05/14/2015	INSPECTED	2022	45,000	43,800	88,800			23,488C	
		WAS	01/23/2009	INSPECTED	2021	45,000	33,400	78,400			22,738C	



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Desc. of Bldg/Section: TENNIS COURTS Calculator Occupancy: Tennis Clubs - Indoor		Unit in Place Items /CI17/SPOC/TENC/ASPCA /CI17/SPOC/TENC/ASPCA		Rate 7.57 7.57	Quantity 7200 7200	Arch 1.00 1.00	%Good 60 60	Depr.Cost 32,702 32,702
Class: C Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght	Construction Cost High Above Ave. Ave. X Low			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.700 => TCV of Bldg: 1 = 111				
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 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:							
Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor							
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:							
Comments:	* Sprinkler Info * Area: Type:							

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:									
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:									
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical									
(3) Frame:				3-Piece Baths	2-Piece Baths	Shower Stalls	Toilets	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:				(40) Exterior Wall:									
(5) Floor Cover:				(10) Heating and Cooling:				Slope=0				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.				
HURLIN PETER J & ELLINGSE	ELLINGSEN HURLIN TRUST	0	12/01/2023	QC	09-FAMILY	2023005582	DEED	0.0				
RADER MARY E RADER TRUST	HURLIN PETER J & ELLINGSE	373,000	10/29/2013	WD	03-ARM'S LENGTH	1182P867	PROPERTY TRANSFER	100.0				
RADER MARY E ESTATE	RADER MARY E RADER TRUST	0	08/30/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0				
RADER MARY E	RADER MARY E REVOC LIVING	0	02/26/2012	CD	07-DEATH CERTIFICATE	1182P861	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6046 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
ELLINGSEN HURLIN TRUST 2306 SW BOUNDARY ST PORTLAND OR 97239		MAP #: 53		2024 Est TCV 605,712 TCV/TFA: 318.29								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L1182P867 THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH SECTION LINE, NORTH 88°45'50" WEST, 414.00 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 1 °07'40" EAST, 163.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE SOUTH 1 °07'40" EAST, 263.00 FEET; THENCE		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 2000/	200.00	339.70	0.7853	0.9401	2000	100		295,273
		Paved Road		B 100' @ 2000/	63.00	339.70	0.7853	0.9401	2000	50	SURPLUS: ZONING	100 ft 4
		Storm Sewer		263 Actual Front Feet, 2.05 Total Acres Total Est. Land Value = 341,778								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Asphalt Paving	2.97	3800	0	0				
		X	Electric	Wood Frame	20.65	512	50	5,286				
		X	Gas	Wood Frame	27.00	96	50	1,296				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 9,082								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	Who	When	What	2024	170,900	132,000	302,900		238,253C
			Rolling	TPC 06/13/2013 INSPECTED	2023	136,700	123,000	259,700				226,908C
			Low	WAS 10/12/2007 INSPECTED	2022	112,800	108,000	220,800				216,103C
			High		2021	112,800	96,400	209,200				209,200S
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									

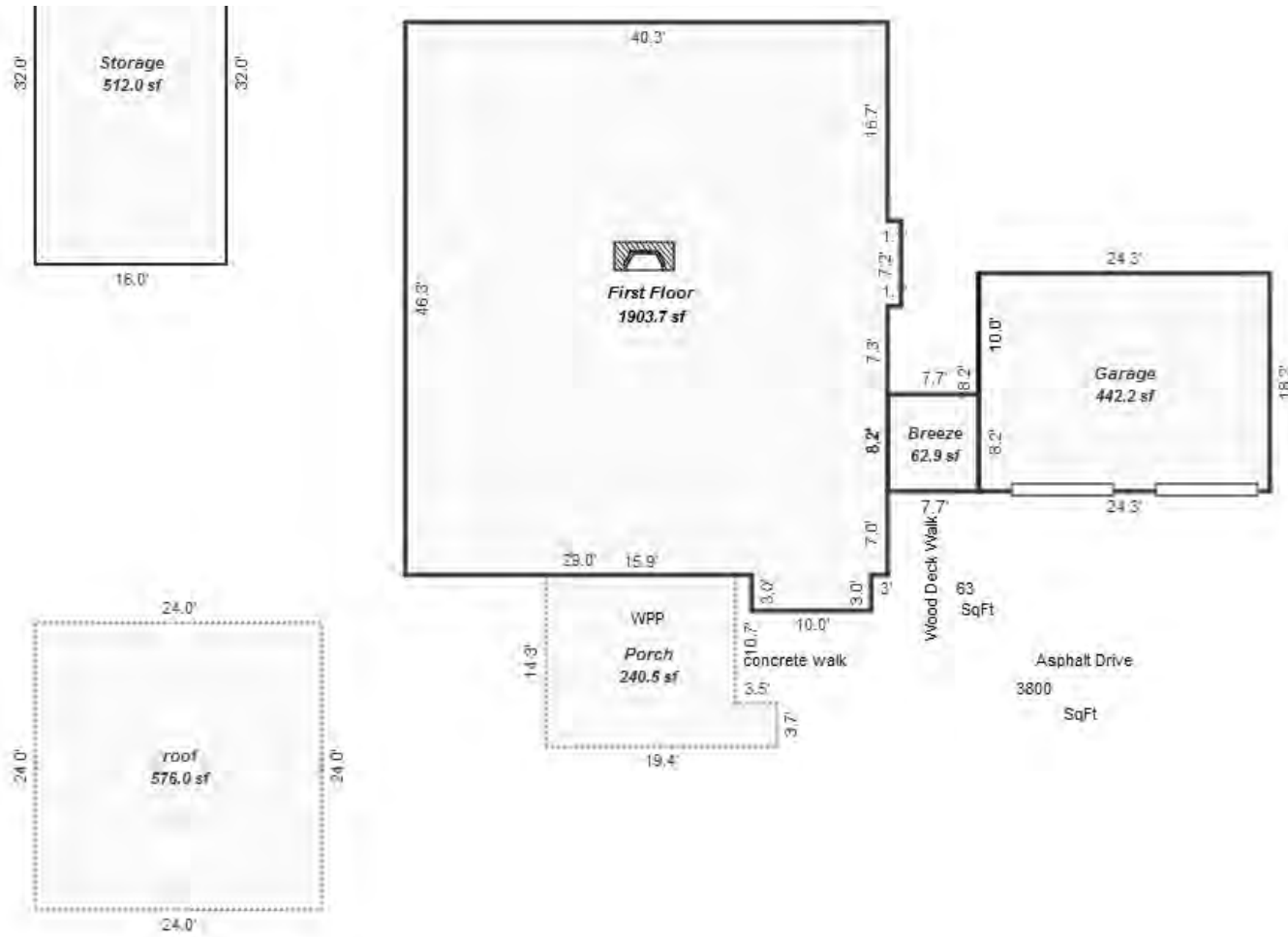


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	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 240 576 62	Type WPP Roof Cover Onl Brzwy, FW	Year Built: 1974 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: 442 % 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: CD Effec. Age: 45 Floor Area: 1,903 Total Base New : 272,571 Total Depr Cost: 149,913 Estimated T.C.V: 254,852			E.C.F. X 1.700		Bsmnt Garage: Carport Area: 576 Roof: Comp.Shingle				
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration			No./Qual. of Fixtures									
Yr Built 1934	Remodeled 1974		Ex	X	Ord		Min				Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1903 SF Floor Area = 1903 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,903 Total: 210,906 115,999									
Condition: Average		Size of Closets			No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments									
Room List		Doors		Solid	X	H.C.				Plumbing										
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric			Average Fixture(s)			Plumbing									
(1) Exterior		Kitchen: Other: Carpeted Other: Hardwood			150 Amps Service			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/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Plumbing									
(2) Windows		X	Wood				Many			X	Ave.									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1903 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s)			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Average Fixture(s)			Plumbing			Plumbing									
(3) Roof		Basement: 0 S.F. Crawl: 1903 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2			Average Fixture(s)			Plumbing						
X	Gable Hip Flat		Gambrel Mansard Shed	(8) Basement			Average Fixture(s)			Plumbing			Plumbing							
X	Asphalt Shingle	(9) Basement Finish			Average Fixture(s)			Plumbing			Plumbing			Plumbing						
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Plumbing			Plumbing			Plumbing						
		(10) Floor Support			Average Fixture(s)			Plumbing			Plumbing			Plumbing						
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Average Fixture(s)			Plumbing			Plumbing			Plumbing						
		Lump Sum Items:			Average Fixture(s)			Plumbing			Plumbing			Plumbing						

\*\*\* 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.
HUGHES MARIE ET AL	GLEN ARBOR TOWNSHIP	1,650	08/09/1953	WD	03-ARM'S LENGTH	96P277	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6047 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Commercial, Add/Alter/Repa	07/26/2018	PB18-0401	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Electrical	07/26/2018	PE18-0415	100% FINIS	
GLEN ARBOR TOWNSHIP TOWNSHIP PARK PO BOX 276 GLEN ARBOR MI 49636	MAP #: 53	Mechanical	06/27/2018	PM18-0380	100% FINIS	
	2024 Est TCV 0 TCV/TFA: 0.00	Electrical	06/19/2018	PE18-0347	100% FINIS	

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

			226.00	0.00	1.0000	1.0000	0 100	0
			2000 COMME \$6.00/SQFT	85378 SqFt	6.00000	100	512,266	
			226 Actual Front Feet, 1.96 Total Acres		Total Est. Land Value =		512,266	

Tax Description		Land Improvement Cost Estimates			
2020007357 L96 P277 PRT OF NE 1/4 OF NW 1/4 SEC 27 BEG AT N 1/4 COR TH W ALG N SEC LINE 381.81 FT TO E R/W LINE ST HWY M 22 TH S 2 DEG 29' E ON R/W 226.22 FT TH E 371.94 FT TO N-S 1/4 LINE TH N 0 DEG 01' E 226.00 FT TO BEG SEC 27 T29N R14W 1.96 A. AND	Dirt Road				
L262 P244 PRT OF NE 1/4 OF NW 1/4 SEC 27 BEG AT A PT ON N- S 1/4 LINE 226.00 FT S OF N 1/4 COR TH W 371.94 FT TO E R/W M-22 TH S 2 DEG 29' E ALG R/W LINE 100.09 FT TH E 367.58 FT TO N- S 1/4 LINE TH N 0 DEG01' E 100.00 FT TO POB SEC 27 T29N	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric				
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

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



Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
TPC	08/23/2018	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
TPC	11/13/2017	INSPECTED	2022	0	0	0		0
PSC	09/08/2015	INSPECTED	2021	0	0	0		0

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



Desc. of Bldg/Section: Calculator Occupancy: Tennis Clubs - Indoor						Unit in Place Items					
Class: C						/CI17/SPOC/TENC/ASPCH					
Floor Area						Rate Quantity Arch %Good Depr.Cost					
Gross Bldg Area: 964						/CI17/SPOC/TENC/ADDFFA 16866.43 1 1.00 90 15,180					
Stories Above Grd						/CI17/SPOC/TENC/ASPCH 9.47 13000 1.00 90 110,799					
Average Sty Hght						/CI17/SPOC/TENC/ASPCH 9.47 7600 1.00 90 64,775					
Bsmnt Wall Hght						/CI16/YARI/PLAE/BASBWPB 4845.01 4 1.00 90 17,442					
Depr. Table : 2.25%						ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 714,944					
Effective Age											
Physical %Good: 100											
Func. %Good : 100											
Economic %Good: 100											
Year Built						Area:					
Remodeled						Perimeter:					
Overall Bldg Height						Type:					
Comments:						Heat: Hot Water, Radiant Floor					
						* Mezzanine Info *					
						Area #1:					
						Type #1:					
						Area #2:					
						Type #2:					
						* Sprinkler Info *					
						Area:					
						Type:					

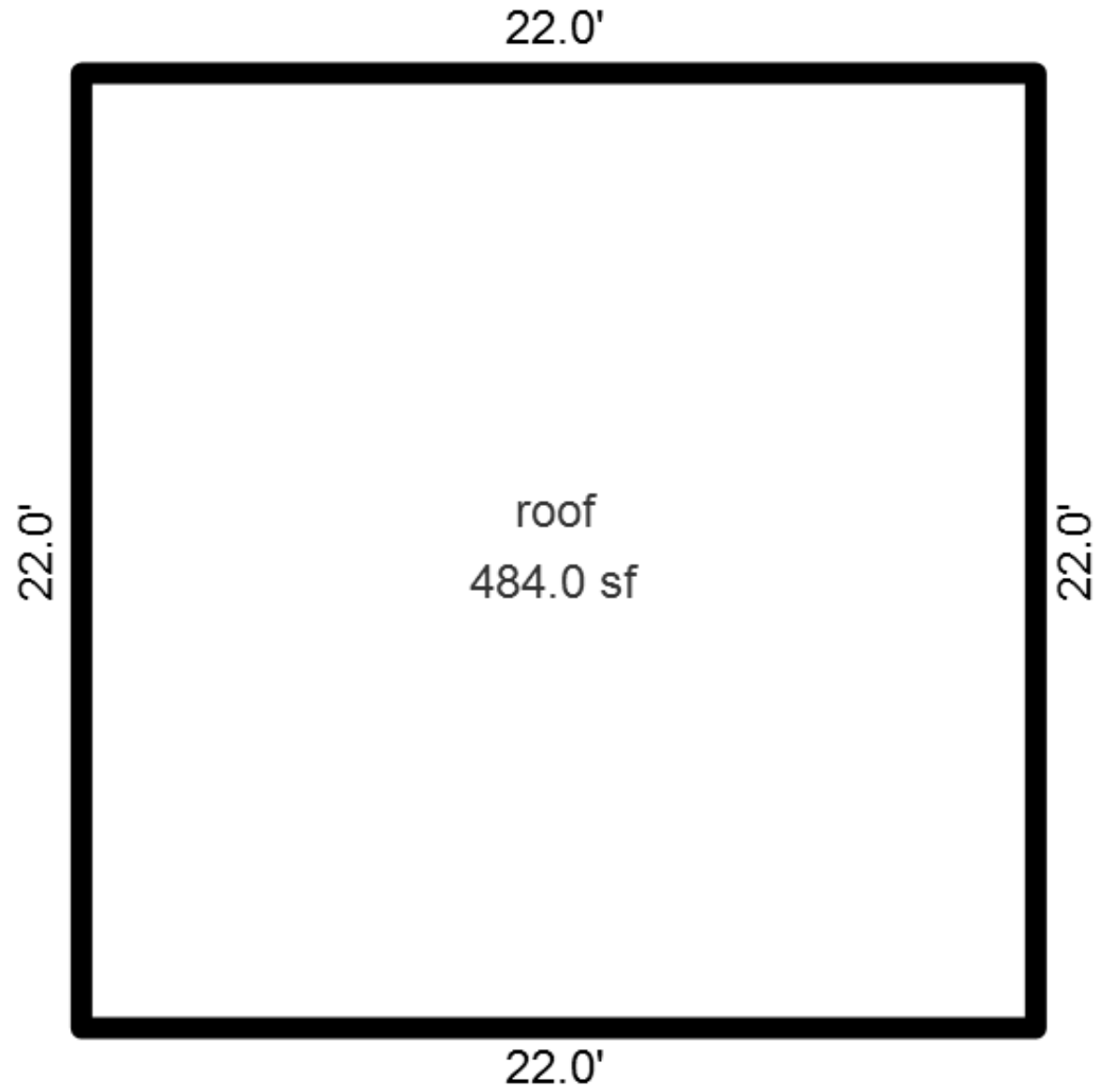
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average	Many Average	Unfinished Typical	Unfinished Typical			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

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

Desc. of Bldg/Section: PAVILLION Calculator Occupancy: Pavilions		<<<< Calculator Cost Computations >>>> Class: D,Pole Quality: Fair Stories: 1 Story Height: 13 Perimeter: 96					
Class: D,Pole Floor Area: 484 Gross Bldg Area: 964 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght	Construction Cost		Base Rate for Upper Floors = 105.60  Adjusted Square Foot Cost for Upper Floors = 105.60  Total Floor Area: 484 Base Cost New of Upper Floors = 51,110  Reproduction/Replacement Cost = 51,110 Eff. Age:5 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 45,999				
	<table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>	High		Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low			
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 73,598 Replacement Cost/Floor Area= 105.60 Est. TCV/Floor Area= 152.06				
2009 Year Built Remodeled  Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Low						
Comments: PAVILLION RELOCATED TO CENER OF PARK, SUMMER 2018							

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

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

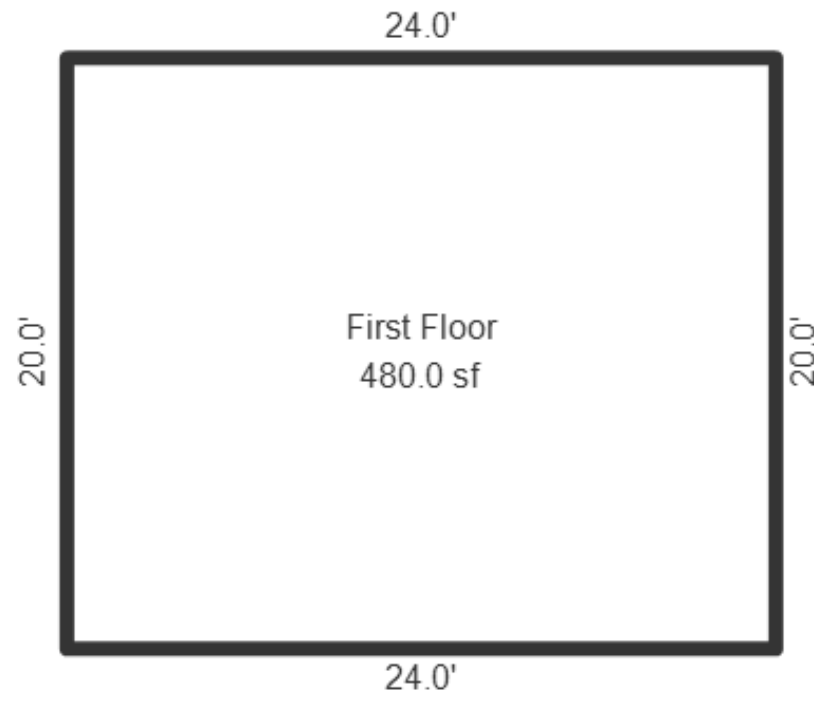
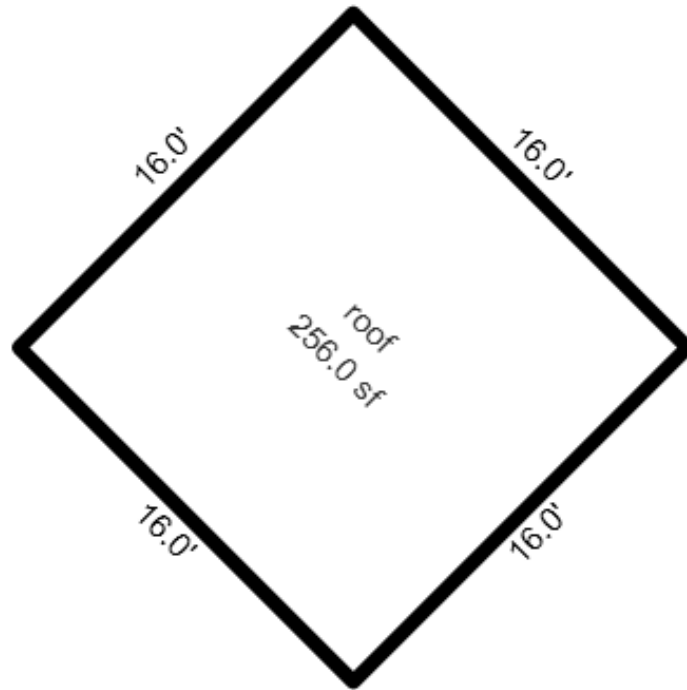


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Restroom Buildings		<<<<< Calculator Cost Computations >>>>>									
Class: D Floor Area: 480 Gross Bldg Area: 964 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: D    Quality: Average Stories: 1    Story Height: 10    Perimeter: 88 Overall Building Height: 10		>>>>>					
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 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	Base Rate for Upper Floors = 241.76	
	High	Above Ave.	Ave.	X	Low						
2018 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace    100 Heat#2: Zoned A.C. Warm & Cooled Air    0% Ave. SqFt/Story: 480 Ave. Perimeter: 88 Has Elevators:		(10) Heating system: Wall or Floor Furnace    Cost/SqFt: 6.72    100% Adjusted Square Foot Cost for Upper Floors = 248.48		Total Floor Area: 480    Base Cost New of Upper Floors = 119,270  Reproduction/Replacement Cost = 119,270 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 114,499					
10 Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercials		Item Description    Cost    # or Height    Storys Col.    Rate    SqFt    Adj.    Adj.    Cost					
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Total Cost New = 0		Total Depreciated Cost = 0 Total Depreciated Cost = 0					
Area: Type: Average		* Sprinkler Info * Area: Type: Average		Architectural Multiplier: 0.00  Reproduction/Replacement Cost = 0 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 0		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER MICHAEL & CAROL M	CALSBECK RONALD & DIANE	225,000	11/29/2004	WD	03-ARM'S LENGTH	838:213	OTHER	100.0
FAVREAU ROBERT A & CONSTA	WALKER MICHAEL & CAROL M	225,000	06/20/2003	WD	03-ARM'S LENGTH	741:446	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6149 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/06/2023	PM23-0018	100% FINIS
	P.R.E. 100% 08/03/2010		Electrical	12/12/2022	PE22-0930	100% FINIS
Owner's Name/Address	MAP #: 53		Res. Porch/Deck	07/22/2013	PB13-0237	100% FINIS
CALSBECK RONALD & DIANE PO BOX 683 GLEN ARBOR MI 49636	2024 Est TCV 826,901 TCV/TFA: 235.25		Mechanical	09/14/2010	PM10-0279	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
C 100' @ 1400/	100.00	190.00	1.0000	0.8130	1400 100	113,814
100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =						113,814

**Tax Description**  
 2020007357 DC L729 P14 L729 P16/03 L741 P445 L741 P446/03 L838 P213/05 2003 DESC REVISED PRT OF NE 1/4 OF NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH S 01 DEG 04'00" W 625.92 FT ALG N-S 1/4 LN TH N 88 DEG 56'00" W 158.81 FT FOR POB TH S 01 DEG 14'02" W 100.00 FT TH N 88 DEG 56'00" W 190.88 FT TO PT ON E R/W M-22 TH N 01 DEG 17'43" W 100.09 FT ALG SD R/W TH S 88 DEG 56'00" E 195.30 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 27 T29N R14W .44 A.

- 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.

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	25.65	70	50	898
D/W/P: 4in Ren. Conc.	8.41	118	0	0
D/W/P: Crushed Rock	2.33	210	0	0
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,398



- 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	56,900	356,600	413,500			273,497C
2023	44,700	332,000	376,700			260,474C
2022	42,500	291,400	333,900			248,071C
2021	42,500	275,700	318,200			240,147C

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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: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 784 % 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							131 112 56 240	WPP WCP (1 Story) WCP (1 Story) WPP				
Building Style: 1.5 STORY																	
Yr Built 1959	Remodeled 2003	Ex	X Ord	Min													
Condition: Average		Size of Closets															
Room List		Doors	Solid	X H.C.													
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors															
		Kitchen: Hardwood Other: Carpeted Other:															
(1) Exterior		(6) Ceilings															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall														
X	Insulation	(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 457 S.F. Crawl: 1628 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(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: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:															
				(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 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 1.5 STORY										Cls C 10		Blt 1959					
(11) Heating System: Forced Heat & Cool																	
Ground Area = 2085 SF Floor Area = 3515 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Basement 457																	
1 Story Siding Crawl Space 466																	
1.5 Story Siding Crawl Space 1,162																	
1 Story Siding Overhang 65																	
1 Story Siding Overhang 784																	
Total: 437,671 350,174																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,518 1,214																	
3 Fixture Bath 1 4,777 3,822																	
2 Fixture Bath 1 3,197 2,558																	
Water/Sewer																	
1000 Gal Septic 1 5,002 4,002																	
Water Well, 100 Feet 1 5,973 4,778																	
Porches																	
WPP 131 3,613 2,890																	
WCP (1 Story) 112 5,367 4,294																	
WCP (1 Story) 56 3,443 2,754																	
WPP 240 5,035 4,028																	
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																	
Base Cost 784 38,283 30,626																	
Common Wall: 1 Wall 1 -2,762 -2,210																	
Door Opener 2 1,124 899																	
<<<<< 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.
MUELLER NANCY MEYERS REVO	CALSBECK RONALD C & DIANE	95,000	04/29/2016	WD	03-ARM'S LENGTH	1259P11	PROPERTY TRANSFER	100.0
WALKER MICHAEL & CAROL M	MUELLER NANCY MEYERS REVO	110,000	06/17/2005	WD	03-ARM'S LENGTH	859:133	OTHER	100.0

Property Address: S GLEN LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: R-1 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 05/04/2016

Owner's Name/Address: CALSBECK RONALD C & DIANE C  
 PO BOX 683  
 GLEN ARBOR MI 49636  
 MAP #: 53

2024 Est TCV 108,857

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	159.00	1.0000	0.7775	1400 100	108,857
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =						108,857

Tax Description  
 2020007357 PER LDA & SURVEY L859 P133/05  
 2003 SPLIT FROM 006-127-016-00 PARCEL A -  
 PRT OF NE 1/4 OF NW 1/4 SEC 27 COM AT N  
 1/4 COR SD SEC TH S 01 DEG 04'00" W  
 625.92 FT ALG N-S 1/4 LN TO POB TH CONT S  
 01 DEG 04'00" W 100.00 FT TH N 88 DEG  
 56'00" W 159.10 FT TH N 01 DEG 14'02" E  
 100.00 FT TH S 88 DEG 56'00" E 158.81 FT  
 TO POB TOGETHER WITH & SUBJECT TO  
 EASEMENTS SEC 27 T29N R14W. 0.36 A.

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

Comments/Influences

\$1,100/FF  
 GLEN ARBOR TWP FROM 006-127-016-00 FOR



- 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	54,400	0	54,400			44,940C
2023	42,800	0	42,800			42,800S
2022	42,500	0	42,500			42,500S
2021	42,500	0	42,500			42,500S

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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.
KENNEY JOHN M TRUST	NORTHWOODS PROPERTY HOLDI	500,000	07/05/2010	WD	03-ARM'S LENGTH	2010 1052-887W	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6053 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	COMMERCIAL ADD/ALT	04/28/2022	LS22-01	0%	
Owner's Name/Address	P.R.E. 0%	MAP #: 53	2024 Est TCV 1,492,576 TCV/TFA: 117.42			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value
2022006380 & COS 2022006379 L14P921 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°00'31" WEST, ALONG THE NORTH AND SOUTH 1/4 LINE AS MONUMENTED, 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'31" WEST, ALONG SAID LINE AS MONUMENTED, 299.95 FEET; THENCE NORTH 89°59'58" WEST, 91.23 FEET; THENCE NORTH 00°01 '22" EAST, 67.43 FEET; THENCE NORTH 89°59'58" WEST, 266.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-22;	Dirt Road		2000 COMME	\$8.00/SQFT	90605 SqFt	8.00000 100	724,838
	Gravel Road		2.08 Total Acres Total Est. Land Value =				724,838

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
2022006380 & COS 2022006379 L14P921 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°00'31" WEST, ALONG THE NORTH AND SOUTH 1/4 LINE AS MONUMENTED, 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'31" WEST, ALONG SAID LINE AS MONUMENTED, 299.95 FEET; THENCE NORTH 89°59'58" WEST, 91.23 FEET; THENCE NORTH 00°01 '22" EAST, 67.43 FEET; THENCE NORTH 89°59'58" WEST, 266.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-22;	Gazeboo(s): Standard	4,786.32	1 97	4,642
	D/W/P: Crushed Rock	2.22	4500 50	4,995
	D/W/P: 4in Ren. Conc.	6.94	220 50	763
	Fencing: Wire Mesh, #9	3.85	250 50	481
	Wood Frame	18.80	478 50	4,493
	Wood Frame	18.80	730 50	6,862
	Commercial Local Cost Land Improvements			
	Description	Rate	Size % Good Arch Mult	Cash Value
	WATER WELL 4"-6"	0.00	1 91 100	0
	SEPTIC TANK 1000 GAL	0.00	1 91 100	0
DRAIN FIELD	0.00	1 91 100	0	
Total Estimated Land Improvements True Cash Value = 22,236				



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	362,400	383,900	746,300			727,230C
Low	2023	362,400	362,300	724,700			692,600C
High	2022	0	0	0			0
Landsaped	2021	0	0	0			0
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Desc. of Bldg/Section:  
 Calculator Occupancy: Stores - Discount

Class: D  
 Floor Area: 4,544  
 Gross Bldg Area: 12,711  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Construction Cost					
High	Above Ave.	Ave.	X	Low	
**	**			**	**

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Forced Air Furnace 0%  
 Ave. SqFt/Story: 4544  
 Ave. Perimeter: 328  
 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:

1997 Year Built Remodeled

10 Overall Bldg Height

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

Comments:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 328  
 Overall Building Height: 10

Base Rate for Upper Floors = 62.85

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.57 100%  
 Adjusted Square Foot Cost for Upper Floors = 72.42

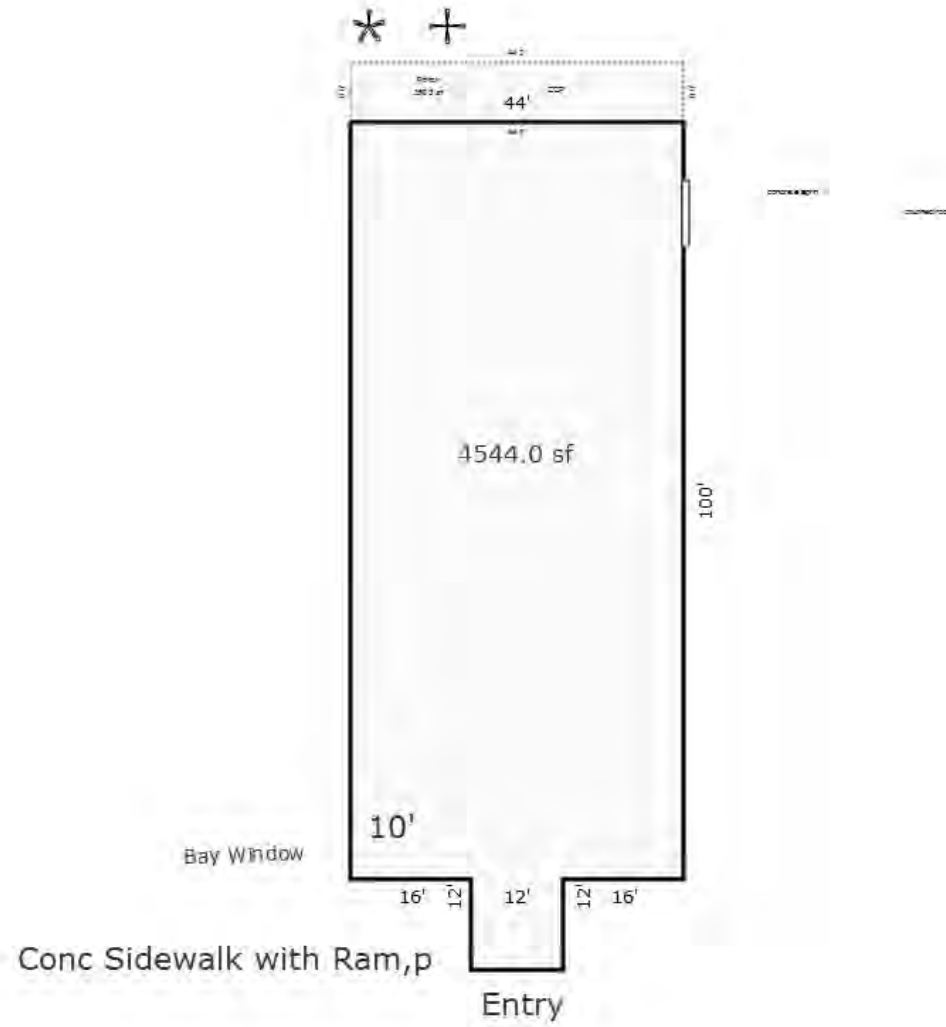
Total Floor Area: 4,544 Base Cost New of Upper Floors = 329,076  
 Reproduction/Replacement Cost = 329,076  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 217,190

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCOTPBA	11.60	350	1.00	94	3,816

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 353,610  
 Replacement Cost/Floor Area= 73.31 Est. TCV/Floor Area= 77.82

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

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



Sketch by Apex Sketch

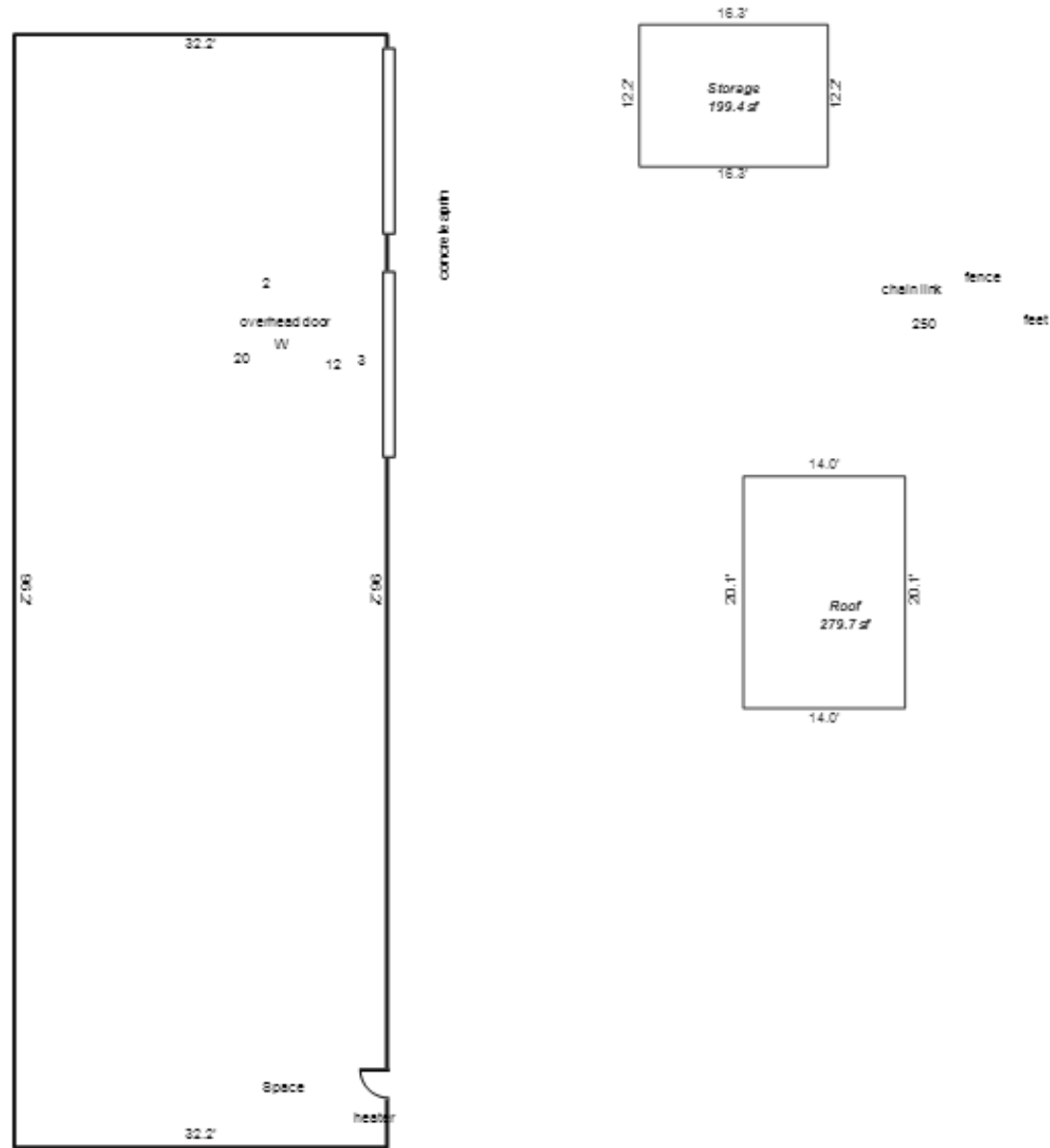
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: BACK OF LOT Calculator Occupancy: Sheds - Lumber Yard Horizontal Storage Shed	
Class: D Floor Area: 3,199 Gross Bldg Area: 12,711 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 3199 Ave. Perimeter: 256 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling
1998 Year Built Remodeled	
14 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

<<<<< Calculator Cost Computations >>>>>	
Class: D Quality: Low Cost	Stories: 1 Story Height: 14 Perimeter: 256
Overall Building Height: 14	
Base Rate for Upper Floors = 19.20	
Adjusted Square Foot Cost for Upper Floors = 19.20	
Total Floor Area: 3,199	Base Cost New of Upper Floors = 61,421
Reproduction/Replacement Cost = 61,421	
Eff. Age: 10 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 66 /100/100/100/66.0	Total Depreciated Cost = 40,538
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 2 = 64,861
Replacement Cost/Floor Area= 19.20	Est. TCV/Floor Area= 20.28

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

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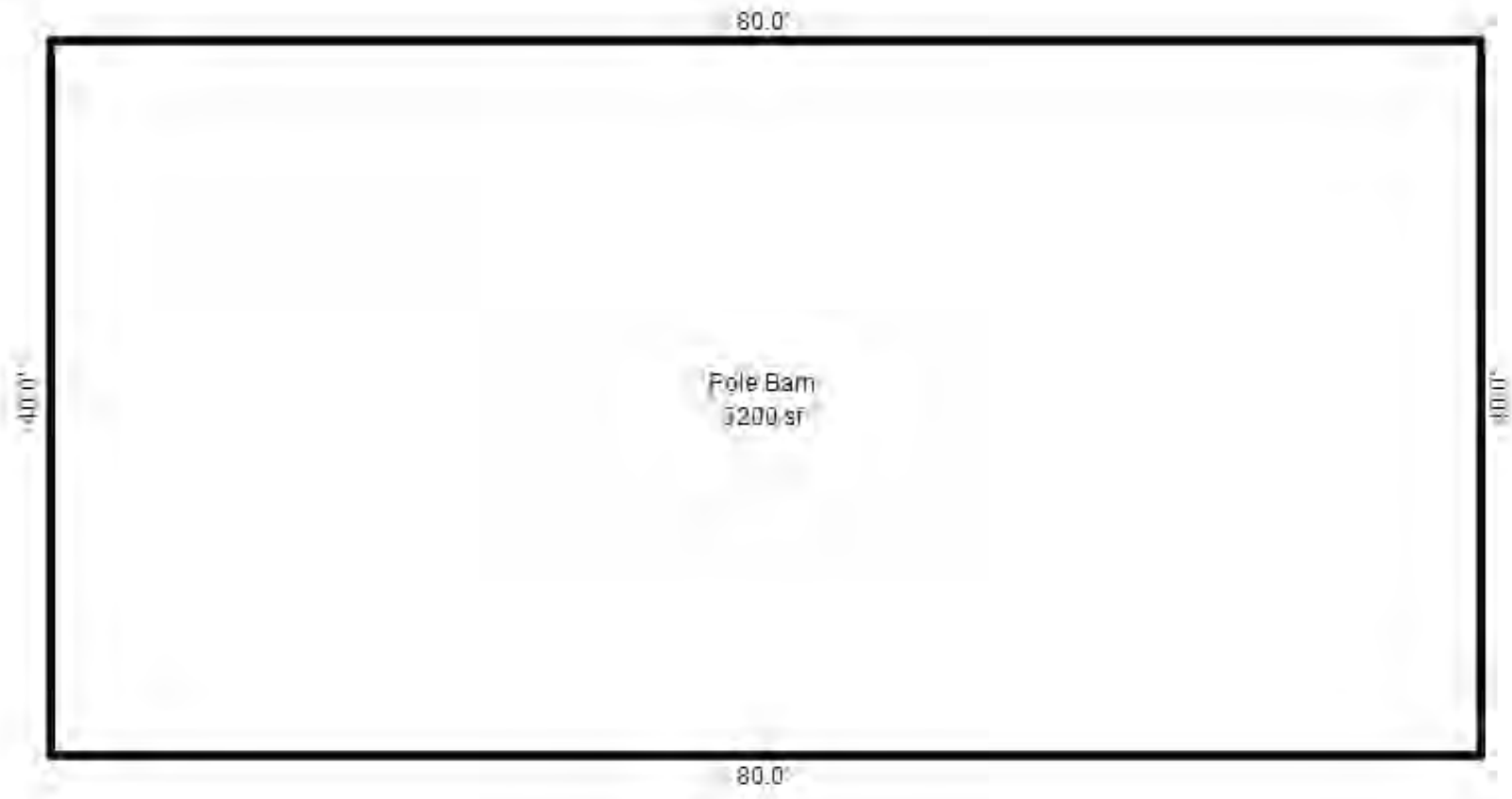


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: SOUTH EAST SIDE OF PARCEL Calculator Occupancy: Sheds - Material Storage, 4 Wall		<<<<< Calculator Cost Computations >>>>>																										
Class: C Floor Area: 3,200 Gross Bldg Area: 12,711 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost		Class: C    Quality: Average Stories: 1    Story Height: 16    Perimeter: 240 Overall Building Height: 16		Base Rate for Upper Floors = 46.42																						
Depr. Table : 2% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">High</th> <th style="width:10%;">Above Ave.</th> <th style="width:10%;">Ave.</th> <th style="width:10%;">X</th> <th style="width:10%;">Low</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		High	Above Ave.	Ave.	X	Low						** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 3200 Ave. Perimeter: 240 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt: 3.77    100% Adjusted Square Foot Cost for Upper Floors = 50.19												
High	Above Ave.	Ave.	X	Low																								
2022 Year Built Remodeled		Area: Perimeter: Type:		Total Floor Area: 3,200    Base Cost New of Upper Floors = 160,608		Reproduction/Replacement Cost = 160,608 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 157,396																						
16 Overall Bldg Height		Heat: Hot Water, Radiant Floor  * Mezzanine Info *		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost								Total Cost New =						0
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																						
Total Cost New =						0																						
Comments: STREET ADDRESS 6127		Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average		Architectural Multiplier: 0.00  Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 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	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		Flex Conduit	Incandescent							
				Shower Stalls	Wash Fountains		Rigid Conduit	Fluorescent							
				Toilets	Water Softeners		Armored Cable	Mercury							
(5) Floor Cover:				(9) Sprinklers:				Non-Metallic	Sodium Vapor						
								Bus Duct	Transformer						
(6) Ceiling:				(10) Heating and Cooling:				(13) Roof Structure:    Slope=0				(40) Exterior Wall:			
				Gas Oil	Coal Stoker	Hand Fired Boiler					Thickness	Bsmnt Insul.			
								(14) Roof Cover:							

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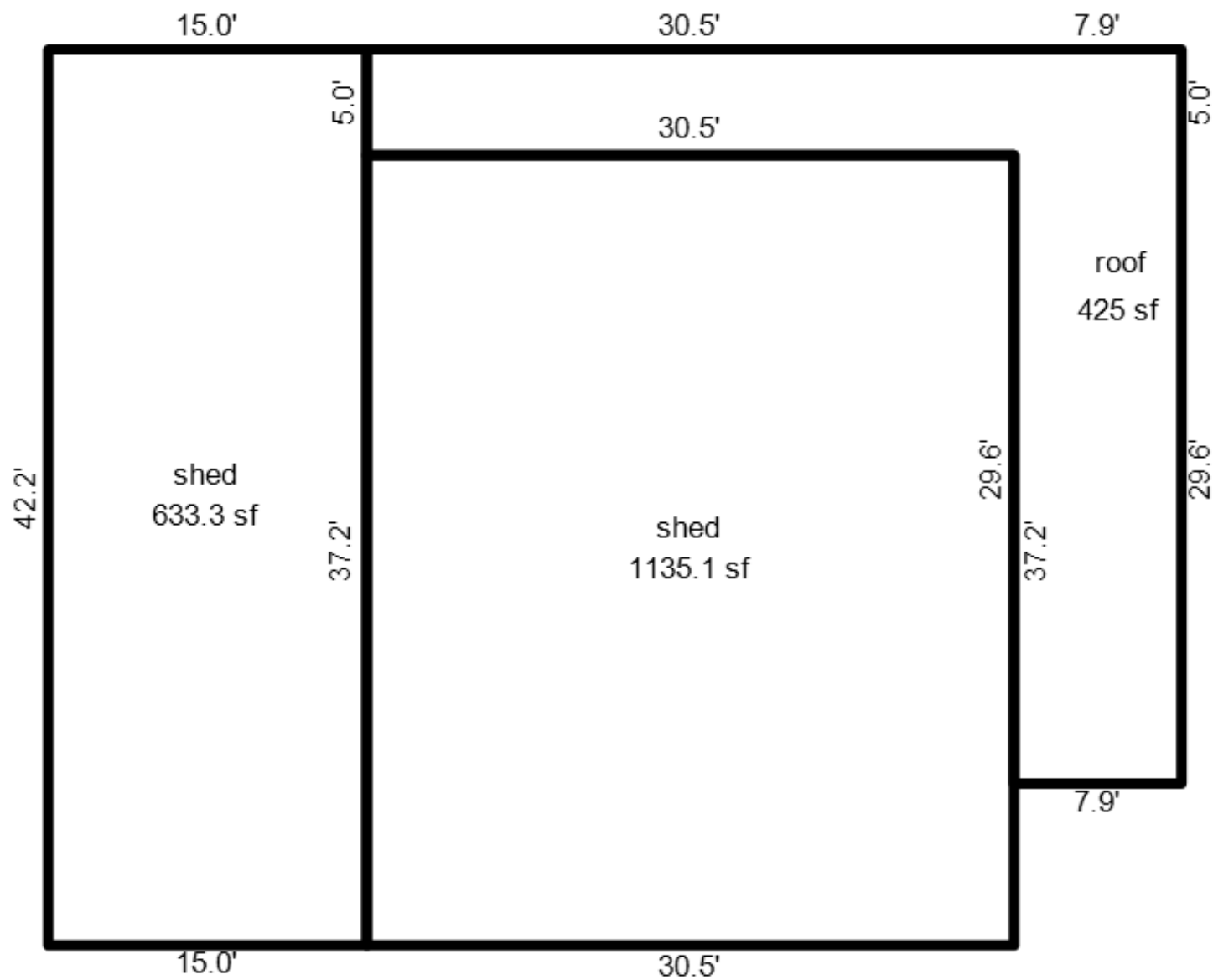


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Desc. of Bldg/Section: SHED - NEAREST RD Calculator Occupancy: Sheds - Material Storage, 4 Wall				<<<<< Calculator Cost Computations >>>>>																																		
Class: C Floor Area: 1,768 Gross Bldg Area: 12,711 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost		Class: C    Quality: Average Stories: 1    Story Height: 8    Perimeter: 174 Overall Building Height: 8																																
		High	Above Ave.	Ave.	X	Low																																
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace    60% Heat#2: Zoned A.C. Warm & Cooled Air    0% Ave. SqFt/Story: 1768 Ave. Perimeter: 174 Has Elevators:		Base Rate for Upper Floors = 42.39  (10) Heating system: Wall or Floor Furnace    Cost/SqFt: 3.19    60% Adjusted Square Foot Cost for Upper Floors = 44.30																																
1980 Year Built 2022 Remodeled				*** Basement Info *** Area: Perimeter: Type:		Total Floor Area: 1,768    Base Cost New of Upper Floors = 78,331  Reproduction/Replacement Cost = 78,331 Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 46,999																																
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<<<<< Segregated Cost Computations >>>>>																																
Comments:				* Sprinkler Info * Area: Type: Average		Costs taken from Segregated Cost Section 2: Multiples & Motels																																
						<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="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:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New = 0							Reproduction/Replacement Cost = 0							Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0							Total Depreciated Cost = 0		
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																																
Total Cost New = 0																																						
Reproduction/Replacement Cost = 0																																						
Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0																																						
Total Depreciated Cost = 0																																						
<<<<< 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																														
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Average Unfinished Typical																																
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Few Average Many Average Unfinished Typical																																
(5) Floor Cover:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:																																
(6) Ceiling:		(10) Heating and Cooling:		Slope=0		Thickness                      Bsmnt Insul.																																
		Gas	Coal	(13) Roof Structure:    Slope=0																																		
		Oil	Stoker	Hand Fired Boiler																																		
				(14) Roof Cover:																																		

\*\*\* 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.
THORESON LEONARD O & SALO	THORESON LEONARD O & SALO	0	07/09/2015	QC	09-FAMILY	L1234P42	PROPERTY TRANSFER	0.0
THORESON LEONARD O & SALO	THORESON LEONARD O & SALO	0	07/09/2015	QC	09-FAMILY	1234P45	DEED	0.0
THORESON LEONARD O & SALO	THORESON LEONARD O & SALO	0	06/05/1991	QC	09-FAMILY	324P469	DEED	0.0

Property Address: 6159 S GLEN LAKE RD  
 Class: RESIDENTIAL-IMPRO Zoning: R-1 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 05/10/1994

Owner's Name/Address: THORESON LEONARD O & SALOME T  
 MAZUREK BARB  
 2887 E POPA RD  
 CEDAR MI 49621  
 MAP #: 53  
 2024 Est TCV 437,130 TCV/TFA: 269.50

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	349.00	1.0000	0.9464	2000	100		189,284
100 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								189,284

Tax Description  
 2020007357 L105 P477 L324 P469-470/91 PRT  
 NE 1/4 OF NW 1/4 SEC 27 BEG AT PT ON N- S  
 1/4 LINE 726.00 FT S OF N 1/4 COR TH W  
 350.12 FT TO E R/W LINE ST HWY M 22 TH S  
 2 DEG 29' E ON R/W 100.09 FT TH E 345.75  
 FT TO N- S 1/4 LINE TH N 0 DEG 01' E 0  
 DEG 01' E 100.00 FT TO POB SEC 27 T29N  
 R14W 0.80 A.

Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
Description	Residential Local Cost	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		

Comments/Influences

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	94,600	124,000	218,600			79,504C
2023	75,700	115,400	191,100			75,719C
2022	55,000	101,400	156,400			72,114C
2021	55,000	90,400	145,400			69,811C

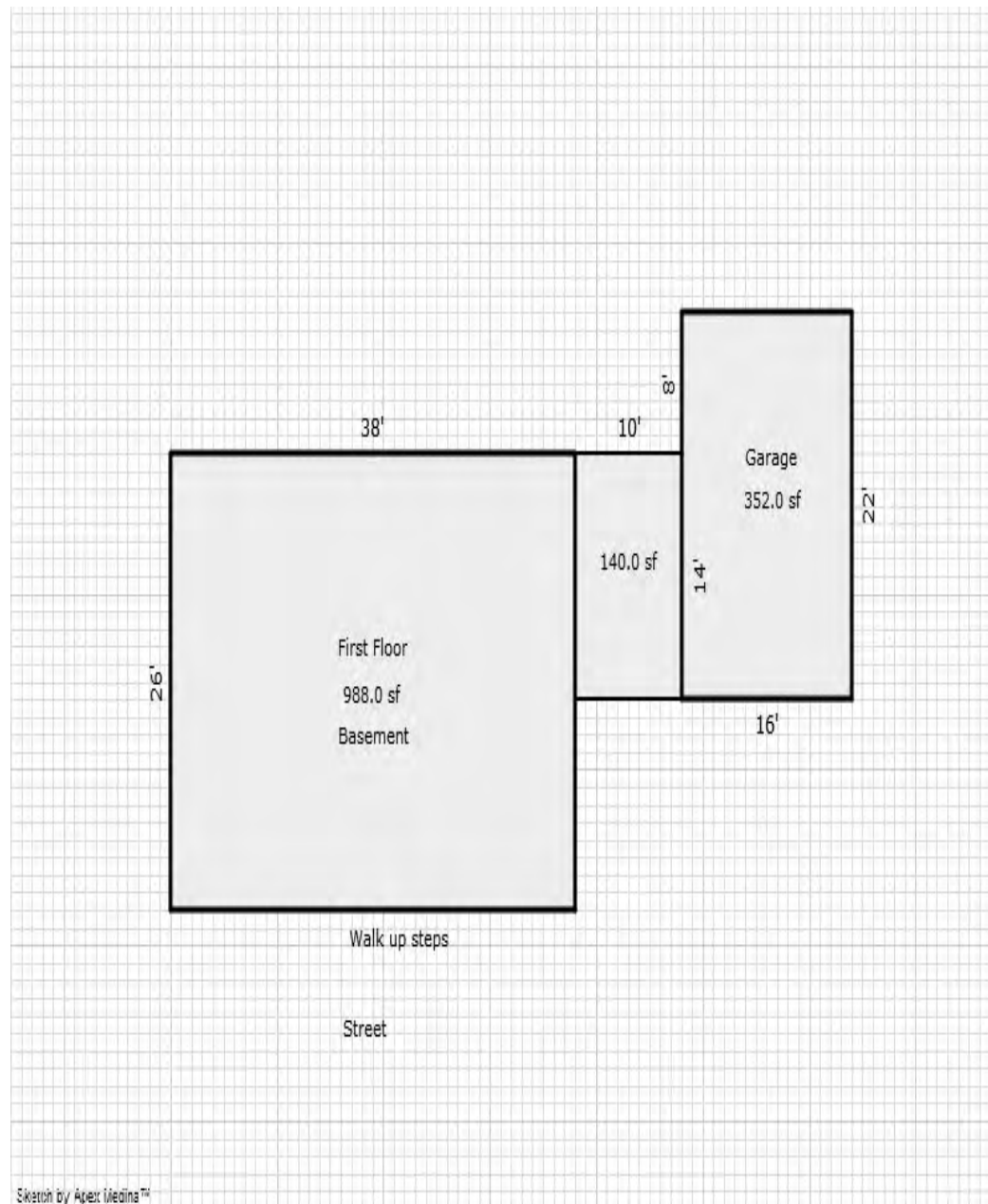
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 County of Leelanau, Michigan

Who When What  
 TPC 05/04/2016 INSPECTED  
 TPC 07/16/2015 INSPECTED  
 WAS 11/03/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1957 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																														
Building Style: 1.5 STORY				Size of Closets																																	
Yr Built 1957	Remodeled 0	Ex	X	Ord		Min																															
Condition: Average				Lg			X	Ord		Small																											
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																														
	Basement 6 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric																														
(1) Exterior				100			Amps Service																														
				No./Qual. of Fixtures																																	
				Ex.	X	Ord.		Min																													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																																	
X	Insulation	X	Tile				Many	X	Ave.		Few																										
(2) Windows		(7) Excavation		(13) Plumbing																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1128 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement					(14) Water/Sewer																														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		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		(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					Lump Sum Items:																														
Chimney: Metal				Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																	
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1128 SF Floor Area = 1622 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas														Cls C -5 Blt 1957																							
<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>988</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>140</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>201,655</td> <td>121,014</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	988			1 Story	Siding	Basement	140			Total:				201,655	121,014
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.5 Story	Siding	Basement	988																																		
1 Story	Siding	Basement	140																																		
Total:				201,655	121,014																																
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 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 16,393 9,836 Common Wall: 1/2 Wall 1 -1,138 -683 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Exterior 2 Story 1 8,251 4,951 Totals: 240,499 144,321																																					
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 245,346																																					

\*\*\* 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.
NORTHWOODS PROPERTY HOLDI	CALSBECK RONALD & DIANE	1	10/12/2022	WD	21-NOT USED/OTHER	2022006380	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: COM (	Building Permit(s)	Date	Number	Status
6127 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CALSBECK RONALD & DIANE PO BOX 683 GLEN ARBOR MI 49636	MAP #: 53					
	2024 Est TCV 142,696					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
TRANSFER "B" OF SPLIT SURVEY RECORDED 2022006379 L:14 P921 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°00'31" WEST, ALONG THE NORTH AND SOUTH 1/4 LINE AS MONUMENTED, 625.95 FEET; THENCE NORTH 89°59'58" WEST, 91.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'22" EAST, 67.43 FEET; THENCE NORTH 89°59'58" WEST, 266.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-22; THENCE SOUTH 02°33'13" EAST, ALONG SAID MGHT-OF-WAY, 67.50 FEET; THENCE SOUTH 89°59'58" EAST, 263.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17,837 SQIARE FEET OF LAND. SPLIT ON 10/19/2022 FROM 006-127-020-00; Comments/Influences	Dirt Road			2000 COMME	\$8.00/SQFT		17837	SqFt	8.00000	100	142,696
	Gravel Road			0.41 Total Acres			Total Est. Land Value =				142,696
Split/Comb. on 10/19/2022 completed 10/19/2022 TIM ; Parent Parcel(s): 006-127-020-00; Child Parcel(s): 006-127-020-01, 006-127-017-02;	Level										
	Rolling										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	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	71,300	0	71,300			71,300S
2023	71,300	0	71,300			71,300S
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.
PETROSKY FRANK	WARNES KATHLEEN T	0	01/02/2003	WD	03-ARM'S LENGTH	908/712, 713	REALTOR	0.0
WARNES KATHLEEN T		0	12/04/2001	QC	03-ARM'S LENGTH	2008 987/920TD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6177 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/31/2006	PE06-0502	
	P.R.E. 100% 12/16/2009		Mechanical	08/31/2006	PM06-0484	
Owner's Name/Address	MAP #: 53		Plumbing	08/31/2006	PP06-0269	
WARNES KATHLEEN T 6177 S GLEN LAKE RD PO BOX 112 GLEN ARBOR MI 49636	2024 Est TCV 572,888 TCV/TFA: 285.44		Res. Add/Alter/Repair	08/15/2006	PB06-0403	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI																																										
L282 P156/87 L908 P712/06 PRT NW 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH W 116.7 FT TH S 826 FT FOR POB TH S 165 FT TH W 264 FT TH N 165 FT TH E 264 FT TO POB AND L272 P972/87 L340 P433/92 L825 P992/04 PRT NE 1/4 OF NW 1/4 SEC 27 COM 825.99 FT S OF N 1/4 COR SEC 27 TH W 116.65 FT TH S 01 DEG 21' 00" E 165 FT TO POB TH CONT S 01 DEG 21' 00" E 30.12 FT TH W 16.55 FT TH N 88 DEG 56' 30" W 175.65 FT TH N 43 DEG 56' 30" W 42.43 FT TH E TO POB. TOTAL 1 A M/L	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>B 100' @ 2000/</td> <td>100.00</td> <td>264.00</td> <td>0.8823</td> <td>0.8826</td> <td>2000</td> <td>100</td> <td></td> <td>155,753</td> </tr> <tr> <td>B 100' @ 2000/</td> <td>65.00</td> <td>264.00</td> <td>0.8823</td> <td>0.8826</td> <td>2000</td> <td>50</td> <td>SURPLUS: ZONING 100 ft</td> <td>5</td> </tr> <tr> <td colspan="8">165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =</td> <td>206,373</td> </tr> </tbody> </table>							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
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																																					
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	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVEMENTS 5</td> <td>5,000.00</td> <td>1</td> <td>100</td> <td>5,000</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>5,000</td> </tr> </tbody> </table>							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											
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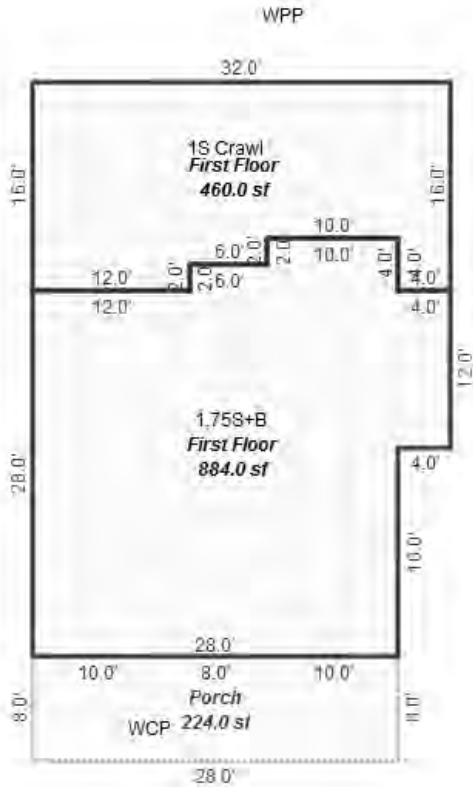
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	103,200	183,200	286,400			102,518C
Rolling	2023	82,500	170,800	253,300			97,637C
Low	2022	72,900	150,100	223,000			92,988C
High	2021	72,900	133,900	206,800			90,018C
Landscaped							
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 X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 224 300	Type WCP (1 Story) WPP	Year Built: 1965 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 +5 Effec. Age: 40 Floor Area: 2,007 Total Base New : 354,451 Total Depr Cost: 212,656 Estimated T.C.V: 361,515			E.C.F. X 1.700			Bsmnt Garage:	
Building Style: 1.75 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 2007 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas			Cls C 5 Blt 1930			Carpport Area: Roof:		
Yr Built 1930	Remodeled 2006		Ex	X	Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average			Size of Closets			120 Amps Service			1.75 Story Siding Basement 884 1 Story Siding Crawl Space 460			Total:	264,424	158,639			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments							
	Basement 4 1st Floor 4 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many			Plumbing							
(1) Exterior			Kitchen: Other: Carpeted Other:	120 Amps Service			X	Ord.		Min	Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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			Porches							
X	Insulation	X	Drywall	13) Plumbing			14) Water/Sewer			Garages							
(2) Windows		(7) Excavation		14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 26,906 16,144 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 26,906 16,144							
X	Many Avg. X Few		Large Avg. X Small	Basement: 884 S.F. Crawl: 460 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Built-Ins							
X	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			Appliance Allow.			Fireplaces							
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Lump Sum Items:			Interior 2 Story			Totals:							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:							
X	Asphalt Shingle	(9) Basement Finish		Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			361,515							
Chimney: Block		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													

\*\*\* 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.
RABER CARLA G & DALE A	RABER DALE A & CARLA G TR	1	07/18/2023	QC	09-FAMILY	2023003231	PROPERTY TRANSFER	0.0
MORAN KEVIN D & SUSAN C	RABER CARLA G & DALE A	0	09/26/2022	WD	16-LC PAYOFF	2022005476	DEED	0.0
MORAN KEVIN D & SUSAN C	RABER CARLA G & DALE A	75,000	07/22/2020	MLC	32-SPLIT VACANT	2020004536	PROPERTY TRANSFER	100.0

Property Address: S GLEN LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 52,53,,55

Owner's Name/Address: RABER DALE A & CARLA G TRUST  
 3699 TODD LN  
 WOOSTER OH 44691  
 2024 Est TCV 252,693

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Tax Description: 2020007341 L14P252 20200043535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 360.47 FEET; THENCE SOUTH 38°19'20" WEST, 178.35 FEET; THENCE SOUTH 32°29'44" WEST 202.55 FEET; THENCE SOUTH 88°52'24" WEST,

LINE OF STATE TH 01 °07'36" POINT OF 7 ACRES. WAY OF STATE WITH ALL N ON FILE\*\*\*



0 completed ;  
 7-026-00;  
 -026-01,  
 026-03;

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Crushed Rock	2.33	1200 97	2,712
Total Estimated Land Improvements True Cash Value =			2,712

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	125,000	1,300	126,300			40,999C
2023	62,500	1,300	63,800			39,047C
2022	40,000	1,100	41,100			37,188C
2021	35,000	1,000	36,000			36,000S

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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.
MORAN KEVIN D & SUSAN C	KAYE ROBERT & NINA	114,900	03/29/2021	WD	32-SPLIT VACANT	2021002612	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6485 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/27/2023	PP23-0128	80%
Owner's Name/Address	P.R.E. 0%		Mechanical	04/19/2023	PM23-0336	80%
KAYE ROBERT & NINA 922 ASHLAND AVE WILMETTE IL 60091	MAP #: 52,53,,55		Mechanical	04/18/2023	PM23-0330	100% FINIS
	2024 Est TCV 1,122,973 TCV/TFA: 255.86		Electrical	05/06/2022	PE22-0305	80%

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE; THENCE SOUTH 46°56'17" EAST, 360.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 159.27 FEET; THENCE SOUTH 24°52'53" WEST, 308.89 FEET; THENCE NORTH 83° 17'57" WEST				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				D 200' @ 1000/	159.27	437.60	1.0586	1.0015	1000	100

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
D/W/P: 4in Ren. Conc.		8.41	865 97	7,057
Total Estimated Land Improvements True Cash Value =				7,057

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	84,400	477,100	561,500			518,907C
2023	67,500	93,200	160,700			135,055C
2022	40,000	1,100	41,100			41,100S
2021	35,000	1,000	36,000			29,895C

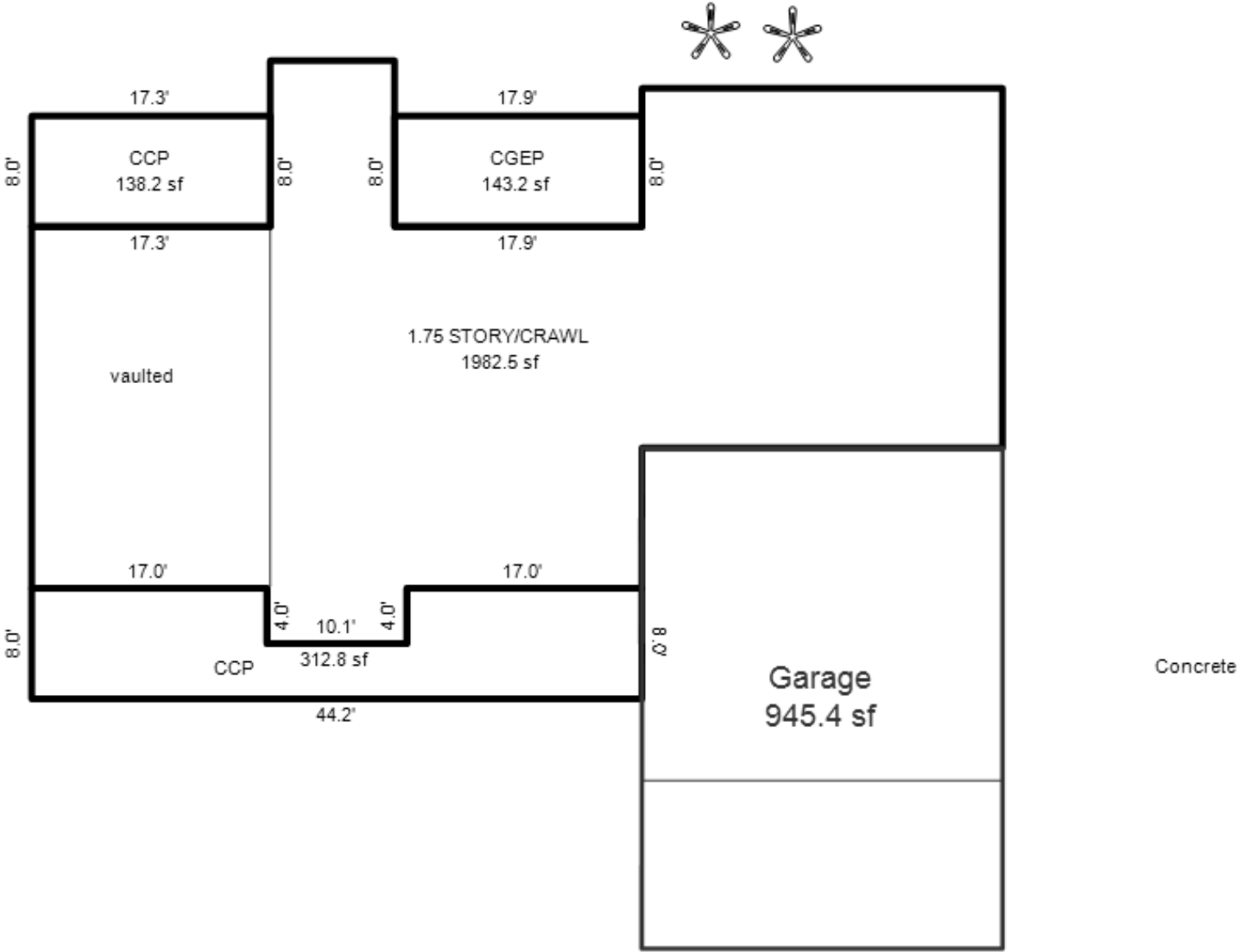


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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	Type			Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 945 % 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 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: C +10 Effec. Age: 1 Floor Area: 4,389 Total Base New : 625,185 Total Depr Cost: 618,997 Estimated T.C.V: 1,052,295			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1968 SF Floor Area = 4389 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C 10 Blt 2023				
Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average Part. Construct.: 90%		Size of Closets			0 Amps Service			1.75 Story Siding Crawl Space 1,968 1 Story Siding Overhang 945			Total: 518,245 513,125						
Room List		Doors	Solid	H.C.	(12) Electric			Other Additions/Adjustments									
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(13) Plumbing			Plumbing			Average Fixture(s) 1 1,518 1,503 3 Fixture Bath 4 19,109 18,918 Softener, Auto Softener, Manual 1 3,197 3,165 Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Water/Sewer 2000 Gal Septic 1 9,941 9,842 Water Well, 150 Feet 1 8,838 8,750							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Porches			CCP (1 Story) 138 3,886 3,847 CCP (1 Story) 143 4,014 3,974 CCP (1 Story) 312 7,869 7,790							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1968 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Garages							
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 945 44,254 43,811 Common Wall: 1 Wall 1 -2,762 -2,734 Door Opener 2 1,124 1,113							
Many Avg. Few	Large Avg. Small	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Appliance Allow. 1 2,845 2,817							
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:			Direct-Vented Gas 1 3,107 3,076			Fireplaces								
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle			<<<<< 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.
SLOT PHILLIP B & PARTHANA	KAYE ROBERT & ESSHAKI NIN	249,900	05/31/2022	WD	03-ARM'S LENGTH	2022003183	PROPERTY TRANSFER	100.0
MORAN KEVIN D & SUSAN C	SLOT PHILLIP B & PARTHANA	135,000	02/12/2021	WD	32-SPLIT VACANT	2021001797	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52,53,,55					
KAYE ROBERT & ESSHAKI NINA 922 ASHLAND AVE WILMETTE IL 60091	2024 Est TCV 309,745					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements			* Factors *			
				Description	Frontage	Depth	Rate %Adj. Reason Value
				D 200' @ 1000/	205.92	359.62	0.7840 0.9535 1000 100 153,939
				E 200' @ 800/	323.46	2257.05	0.7840 1.5093 800 50 SURPLUS: CONSERVATION EASE
				529 Actual Front Feet, 18.46 Total Acres			Total Est. Land Value = 307,033

Tax Description

2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4 W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01 °07'36" EAST, 1539.79 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE S66°18'05"E 1459.73 FEET; THENCE S20°44'52"W 773.87 FEET; THENCE N46°56'17"W 430.76 FEET; THENCE N83°17'57"W 495.02 FEET; THENCE

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Crushed Rock	2.33	1200 97	2,712
Total Estimated Land Improvements True Cash Value =			2,712

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	153,500	1,400	154,900			126,315C
2023	119,000	1,300	120,300			120,300S
2022	57,600	1,100	58,700			58,700S
2021	52,600	1,000	53,600			35,773C



THENCE N46°56'17"W 430.76 FEET; THENCE N83°17'57"W 495.02 FEET; THENCE SAID CENTERLINE, T TO THE POINT OF

ITH A 33 FOOT S AND EGRESS THE N ON FILE\*\*\*

0 completed ;

7-026-00;

-026-01,

026-03;

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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.
KOOP	COLE	115,500	08/03/2001	WD	03-ARM'S LENGTH	594:634	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6155 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/10/2006	PM06-0195	
Owner's Name/Address	P.R.E. 0%		Plumbing	12/21/2005	PP05-0490	
COLE BILL W & H ANNETTE GATEHOUSE 1015 S SHEPHERD DR #821 HOUSTON TX 77019	MAP #: 52		Res. Single Family	12/14/2005	PB05-0736	
	2024 Est TCV 877,255 TCV/TFA: 404.64		HOUSE	11/16/2005	2042-05	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L235 P234 L320 P871 L421 P691/96 L445 P442/97 L594 P634/01 PRT NW 1/4 OF NE 1/4 SEC 27 BEG AT INTER OF OLD STATE RD & LAKE ST TH NELY 233 FT ALG C/L OF OLD STATE RD TH SELY 100 FT TH SWLY 233 FT TH NWLY 100 FT ALG C/L LAKE ST TO POB SEC 27 T29N R14W 0.53 A M/L.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 100' @ 2000/	100.00	233.00	1.0000	0.8555	2000	100	171,099
			100 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =							171,099

Public Improvements	Description	Rate	Size % Good	Cash Value
X Dirt Road				
X Gravel Road				
X Paved Road				
X Storm Sewer				
X Sidewalk				
X Water	D/W/P: Crushed Rock	2.55	1100 0	0
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 = 2,500			

Comments/Influences	Topography of Site
	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	X 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	85,500	353,100	438,600			293,423C
TPC	02/03/2010	INSPECTED	2023	68,400	328,900	397,300			279,451C
WAS	10/22/2007	INSPECTED	2022	51,700	304,700	356,400			266,144C
			2021	51,700	271,400	323,100			257,642C

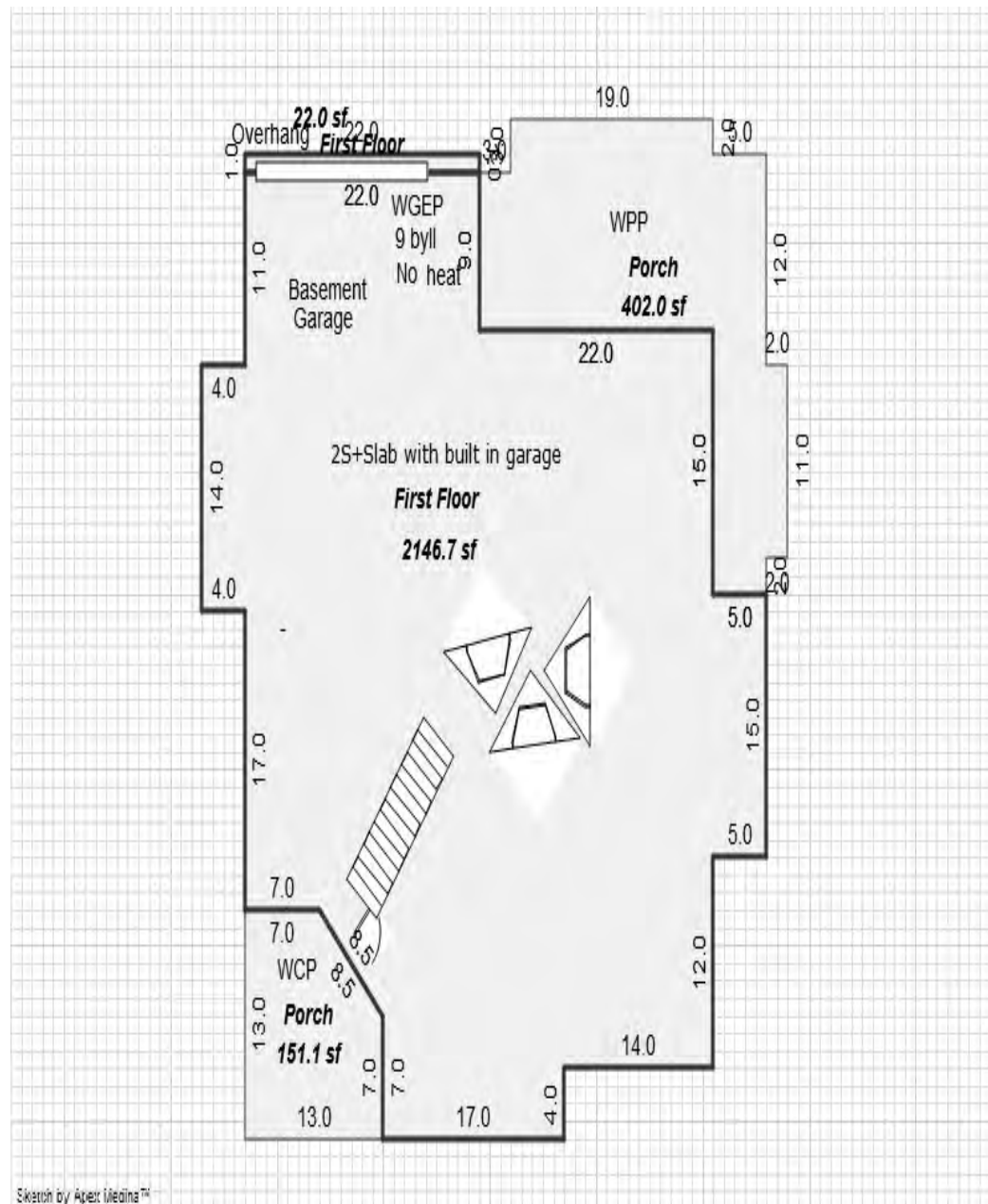
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 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 151 402	Type WCP (1 Story) WPP	Year Built: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 606 % 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		Drywall Paneled	Plaster Wood T&G		Trim & Decoration													
Yr Built 2005	Remodeled 0	Ex	X Ord	Min														
Condition: Average		Size of Closets																
Room List		Doors	Solid	X H.C.														
	Basement 3 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Other: Other:																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																
X	Insulation	No./Qual. of Fixtures																
(2) Windows		Ex.	X Ord.	Min														
X	Many Avg. Few	X Large Avg. Small	Basement: 1540 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation																
X		(8) Basement																
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Asphalt Shingle	(9) Basement Finish																
(3) Roof		1351	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support															
X	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																
		(14) Water/Sewer																
		Public Water Public Sewer 1 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 Heat & Cool Ground Area = 1540 SF Floor Area = 2168 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas																
		Stories Exterior Foundation Size Cost New Depr. Cost																
		1 Story Siding Basement 1,540																
		1 Story Siding Overhang 22																
		1 Story Siding Overhang 606																
		Total: 363,473 308,951																
		Other Additions/Adjustments																
		Recreation Room 1351 37,963 18,981																
		Basement, Outside Entrance, Below Grade 1 3,695 3,141																
		Plumbing																
		Average Fixture(s) 1 2,234 1,899																
		3 Fixture Bath 1 7,025 5,971																
		Water/Sewer																
		2000 Gal Septic 1 11,381 9,674																
		Water Well, 100 Feet 1 6,421 5,458																
		Porches																
		WCP (1 Story) 151 8,750 7,437																
		WPP 402 8,936 7,596																
		Garages																
		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																
		Base Cost 606 40,475 34,404																
		Common Wall: 2 Wall 1 -6,403 -5,443																
		Door Opener 1 703 598																
		Built-Ins																
		Appliance Allow. 1 4,088 3,475																
		Fireplaces																
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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





Sketched by Apex Measure™

\*\*\* 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	GLEN ARBOR TOWNSHIP	550,000	12/17/2001	OTH	03-ARM'S LENGTH	619P420	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: REC O	Building Permit(s)	Date	Number	Status
6401 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/29/2016	PM16-0422	
Owner's Name/Address	P.R.E. 0%		Electrical	12/18/2015	PE15-0692	
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 52		Electrical	04/26/2011	PE11-0105	
	2024 Est TCV 0 TCV/TFA: 0.00		Commercial, New Building	04/12/2011	PB11-0046	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value	
L619 P420/01 L679 P371/02 2001 SPLIT FROM 006-127-027-00 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E			2000 COMME 9.30PSF	621.00	100.00	1.0000	0.0000	0 100*	0
			* denotes lines that do not contribute to the total acreage calculation.						
			621 Actual Front Feet, 1.43 Total Acres Total Est. Land Value =					288,842	

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
PSC	09/08/2015	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2022	0	0	0			0
			2021	0	0	0			0

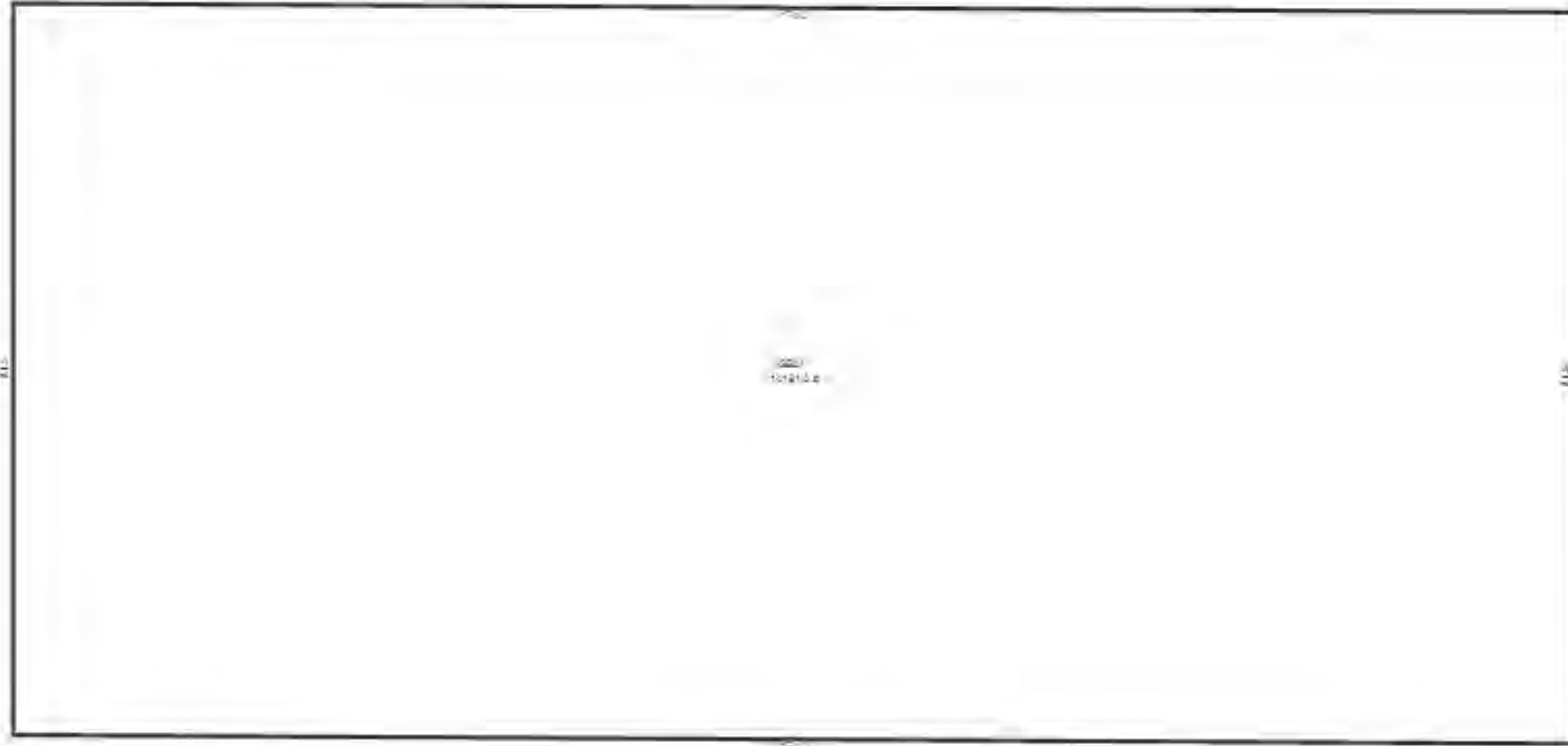
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Garages - Emergency Response, Staffed	
Class: C	Construction Cost
Floor Area: 14,181	High
Gross Bldg Area: 14,181	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 18	X
Bsmnt Wall Hght	Low
Depr. Table : 3%	** ** Calculator Cost Data ** **
Effective Age : 10	Quality: Average
Physical %Good: 74	Heat#1: Package Heating & Cooling 0%
Func. %Good : 100	Heat#2: No Heating or Cooling 0%
Economic %Good: 100	Ave. SqFt/Story: 14181
	Ave. Perimeter: 511
	Has Elevators:
2006 Year Built	*** Basement Info ***
Remodeled	Area:
Overall Bldg Height	Perimeter:
Comments:	Type:
	Heat: Hot Water, Radiant Floor
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<< Calculator Cost Computations >>>>>	
Class: C	Quality: Average
Stories: 1	Story Height: 18
	Perimeter: 511
Base Rate for Upper Floors = 179.69	
Adjusted Square Foot Cost for Upper Floors = 179.69	
Total Floor Area: 14,181	Base Cost New of Upper Floors = 2,548,184
	Reproduction/Replacement Cost = 2,548,184
Eff. Age: 10	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0
	Total Depreciated Cost = 1,885,656
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 = 3,017,050
Replacement Cost/Floor Area= 179.69	Est. TCV/Floor Area= 212.75

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUTURIER JOHN	6233 SOUTH GLEN LAKE LLC	0	11/26/2023	WD	21-NOT USED/OTHER	2024000727	PROPERTY TRANSFER	0.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6233 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/18/2021	PM21-0675	100% FINIS
	P.R.E. 0%		Plumbing	04/27/2021	PP21-0118	100% FINIS
Owner's Name/Address	MAP #: 53-54		Res. Single Family Dwellin	03/29/2021	PB21-0073	100% FINIS
6233 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	2024 Est TCV 323,081 TCV/TFA: 658.01		Electrical	03/29/2021	PE21-0169	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		
SPLIT 2007 PARENT 006-127-028-00 PARCEL 1 DESCRIPTION PART OF THE NORTH 1/2 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S 41°01'57" E, 1872.81 FEET; THENCE N 83°57'00" W, 592.42 FEET; THENCE S 20°50'26" W, 596.39 FEET; THENCE N 66°40'42" W, 730.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 66°40'42" W 153.49 FEET TO THE CENTERLINE OF STATE	Dirt Road								118,725		
	Gravel Road										
	Paved Road										
	Storm Sewer										
	Sidewalk										
	237 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 145,242										

Topography of Site	* Factors *								
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	B 100' @ 2000/	97.07	144.28	0.8058	0.7589	2000	100		
	C 100' @ 1400/	43.00	506.18	0.8058	1.0386	1400	0	ROW M-22	0
	E 200' @ 800/	97.07	112.19	0.9583	0.7126	800	50	SURPLUS: CONSERVATION AREA	



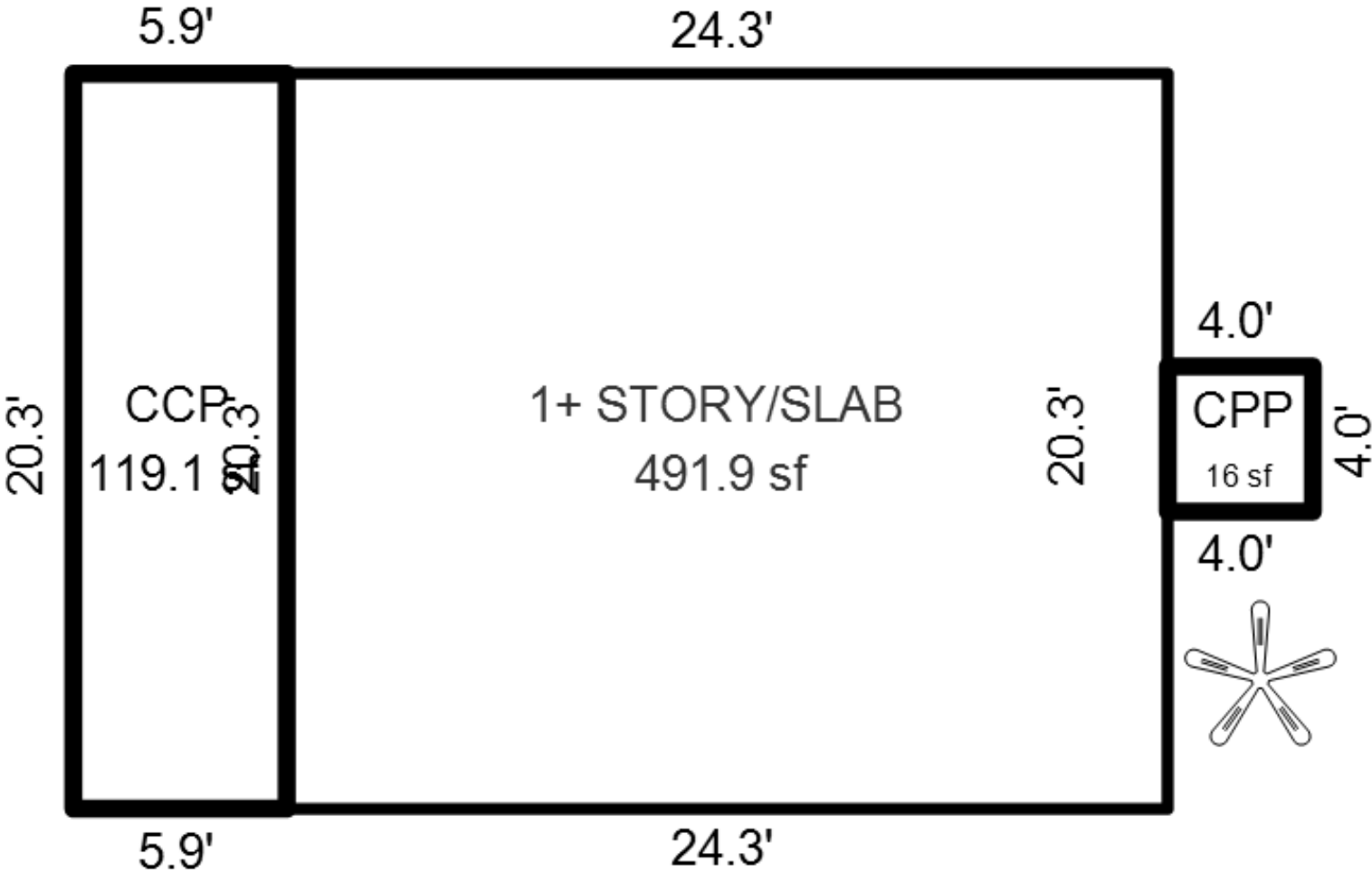
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	72,600	88,900	161,500			110,256C
2023	55,800	82,800	138,600			105,006C
2022	32,500	53,800	86,300			79,625C
2021	25,000	0	25,000			25,000S

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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 119 16	Type CCP (1 Story) CCP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		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			Class: BC Effec. Age: 1 Floor Area: 491 Total Base New : 105,669 Total Depr Cost: 104,611 Estimated T.C.V: 177,839			E.C.F. X 1.700		Cls BC		Blt 2022			
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Heat & Cool Ground Area = 491 SF Floor Area = 491 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Total: 85,670 84,812	
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1+ Story Siding Slab 491 85,670 84,812			
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace			Ex. Ord. Min			Plumbing			Other Additions/Adjustments			
Room List		Doors	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Water/Sewer			Plumbing			
	Basement 1st Floor 2nd Floor 1 Bedrooms	(6) Ceilings		(12) Electric			Many Ave. Few			Average Fixture(s)			Water/Sewer		Plumbing		
(1) Exterior		(7) Excavation		0 Amps Service			1 Average Fixture(s)			1 3 Fixture Bath			Average Fixture(s)		1 2,234 2,212		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		No. of Elec. Outlets			1 2 Fixture Bath			Softener, Auto			Water/Sewer		Solar Water Heat		
(2) Windows		(9) Basement Finish		Many Ave. Few			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 491 S.F. Height to Joists: 0.0		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
(3) Roof		(11) Heating/Cooling		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No 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)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
Asphalt Shingle		(12) Electric		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
Chimney:		(13) Plumbing		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		(14) Water/Sewer		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		(15) Fireplaces		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		(16) Porches/Decks		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		(17) Garage		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		Lump Sum Items:		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		Totals:		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		
		Totals:		1 Average Fixture(s)			1 3 Fixture Bath			Softener, Manual			Solar Water Heat		No Plumbing		

\*\*\* 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.
COUTURIER NATHAN	6241 SOUTH GLEN LAKE LLC	0	11/28/2023	WD	21-NOT USED/OTHER	2024000729	PROPERTY TRANSFER	0.0
COUTURIER JOHN	COUTURIER NATHAN	375,000	03/30/2022	WD	09-FAMILY	2022003159	PROPERTY TRANSFER	100.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0
THAT GLEN ARBOR STATE STR	PETERSON GLEN	120,000	10/09/2020	WD	16-LC PAYOFF	2021000654	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6241 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/18/2021	PM21-0674	100% FINIS
	P.R.E. 0%		Electrical	07/29/2021	PE21-0492	100% FINIS
Owner's Name/Address	MAP #: 53-54		Plumbing	04/26/2021	PP21-0117	100% FINIS
6241 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	2024 Est TCV 386,879 TCV/TFA: 610.22		Res. Single Family Dwellin	04/19/2021	PB21-0074	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									
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									

Tax Description  
 2022001160 SURVEY PARCEL 2 (REVISED) PART OF THE NORTH HALF OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27; THENCES 01° 14' 06"W 1279.33 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 27 WHICH IS A STRAIGHT LINE BETWEEN THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER; THENCE N83° 54' 30"W, 101.41 FEET TO THE POINT OF BEGINNING; THENCE N83° 54' 30"W



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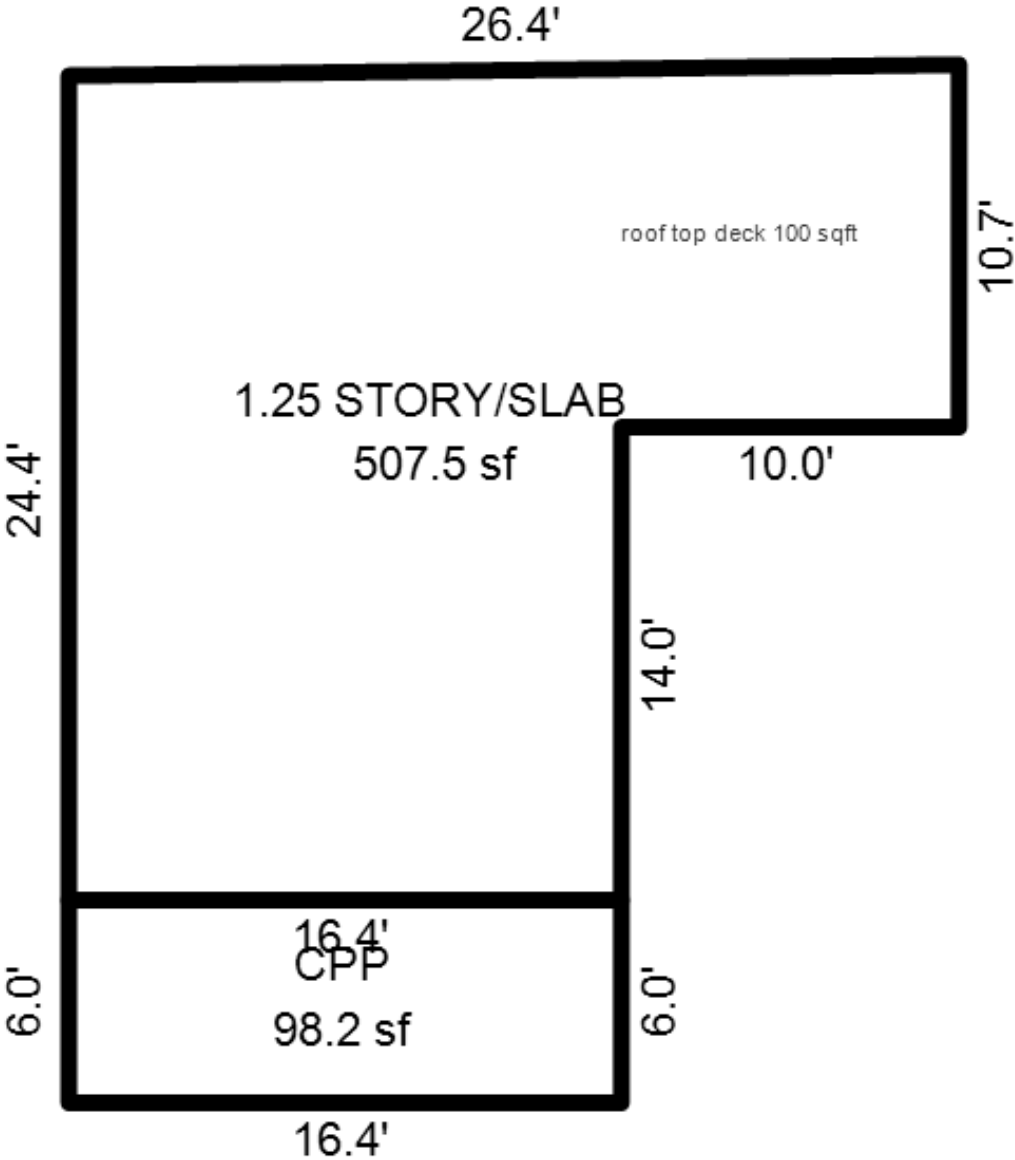
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	91,500	101,900	193,400			173,145C
2023	70,000	94,900	164,900			164,900S
2022	32,500	54,300	86,800			80,125C
2021	25,000	0	25,000			25,000S

\*\*\* 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 98 100	Type CPP Composite	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: BC Effec. Age: 1 Floor Area: 634 Total Base New : 121,154 Total Depr Cost: 119,943 Estimated T.C.V: 203,903			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures								
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY								
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool								
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 507 SF Floor Area = 634 SF.						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex. Ord. Min			Building Areas									
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 507 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Slab									
	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			Other Additions/Adjustments									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing									
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			Average Fixture(s) Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches									
Chimney:		Joists: Unsupported Len: Cntr.Sup:					CPP 98 2,566 2,540									
							Built-Ins									
							Appliance Allow. Deck Composite Local Cost Items GENERATOR									
							Totals:									
							Notes:									
							ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUTURIER DREW R	6255 SOUTH GLEN LAKE LLC	0	11/28/2023	WD	21-NOT USED/OTHER	2024000726	PROPERTY TRANSFER	0.0
COUTURIER JOHN	COUTURIER DREW R	300,000	12/07/2022	WD	09-FAMILY	2022006589	PROPERTY TRANSFER	100.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6255 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/14/2022	PE22-0225	100% FINIS
	P.R.E. 0%		Mechanical	04/11/2022	PM22-0292	100% FINIS
Owner's Name/Address	MAP #: 53-54		Electrical	02/09/2022	PE22-0088	100% FINIS
6255 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	2024 Est TCV 388,565 TCV/TFA: 598.71		Plumbing	12/20/2021	PP21-0402	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	101.41	164.70	0.8380	0.7844	2000	100		133,317	
Gravel Road	101.41	1618.09	0.9965	1.3888	800	50	SURPLUS: CONSERVATION AREA		
203 Actual Front Feet, 4.15 Total Acres								Total Est. Land Value = 189,454	

Tax Description  
 2022001160 L14P712 PART OF THE NORTH HALF OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27; THENCE S01°14' 06"W 1279.33 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 27 WHICH IS A STRAIGHT LINE BETWEEN THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER AND TO THE POINT OF BEGINNING; THENCE N83' 54' 30"W 101.41 FEET; THENCE S01° 00' 47"W



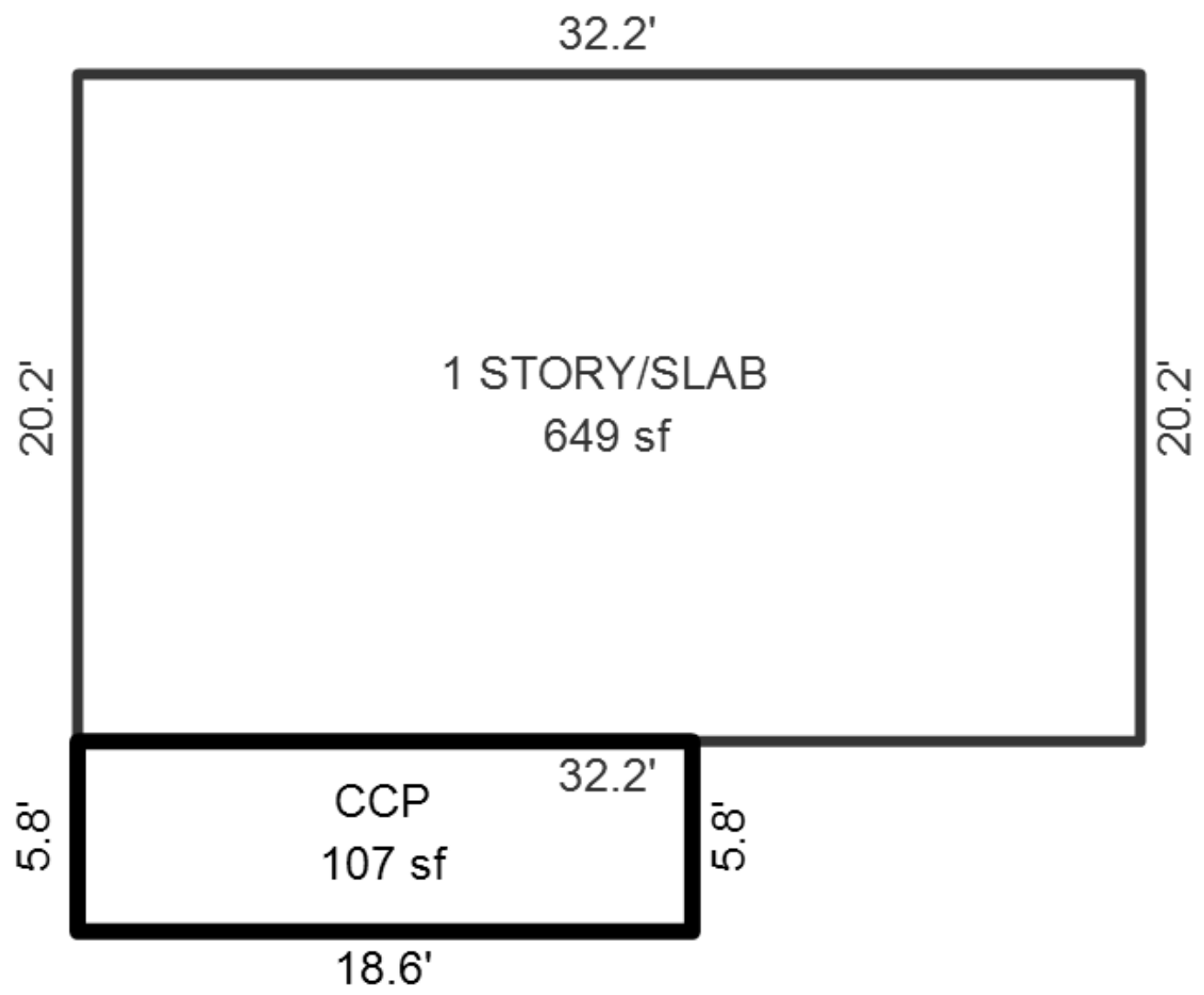
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	94,700	99,600	194,300			171,150C
Rolling	2023	70,900	92,100	163,000			163,000S
Low	2022	32,500	0	32,500			25,825C
High	2021	25,000	0	25,000			25,000S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 107	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:						
X	Wood Frame Block	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 649 Total Base New : 118,294 Total Depr Cost: 117,124 Estimated T.C.V: 199,111			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2022					
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. Ord. Min			Ground Area = 649 SF Floor Area = 649 SF.							
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
Room List		Doors	Solid	H.C.	(12) Electric			Many Ave. Few			Building Areas							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1 Average Fixture(s)			1 Story Block Slab 649			Total: 99,908 98,922					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 649 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
	Many Avg. Few Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Average Fixture(s)								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed				1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic			1 4,926 4,877						
X	Asphalt Shingle									Porches			1 2,884 2,855					
Chimney:										CCP (1 Story)			107 3,027 2,997					
										Built-Ins			Appliance Allow.			1 2,884 2,855		
										Totals:			118,294 117,124					
										Notes: POURED CONCRETE WALLS ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:			199,111					

\*\*\* 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.
FOWLER JEFFREY M & LESLIE	FOWLER LESLIE MIHALIK TR	0	10/20/2008	WD	03-ARM'S LENGTH	2008 990/622WD	DEED	0.0
SUTHERLAND ROBERT RAY	FOWLER JEFFREY M & LESLIE	645,000	12/15/2005	WD	03-ARM'S LENGTH	886:158	OTHER	100.0
GL ASSOC PART	SUTHERLAND	80,000	08/09/1996	WD	03-ARM'S LENGTH	428:267	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6340 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 11/01/2021					
Owner's Name/Address	MAP #: 52					
FOWLER LESLIE MIHALIK TR PO BOX 121 GLEN ARBOR MI 49636	2024 Est TCV 990,962 TCV/TFA: 707.83					

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
L398 P150/94 L428 P267/96 L874 P596/05 L886 P158/05 PRT NE 1/4 SEC 27 COM AT N 1/4 COR TH S 41 DEG 0' 00" E 1872.71 FT TO A PT ON C/L LAKE STREET & POB TH S 20 DEG 46' 40" W 772.01 FT TH N 66 DEG 40' 25" W 573.84 FT TH N 20 DEG 46' 40" E 596.39 FT TH S 83 DEG 54' 30" E 592.44 FT TO POB SUBJECT TO CONSERVATION EASEMENT REC L376 P266-274/93 SEC 27 T29N R14W 9 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							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
			Total Estimated Land Improvements True Cash Value =				5,000			

Comments/Influences

CONSERVATION EASEMENT



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

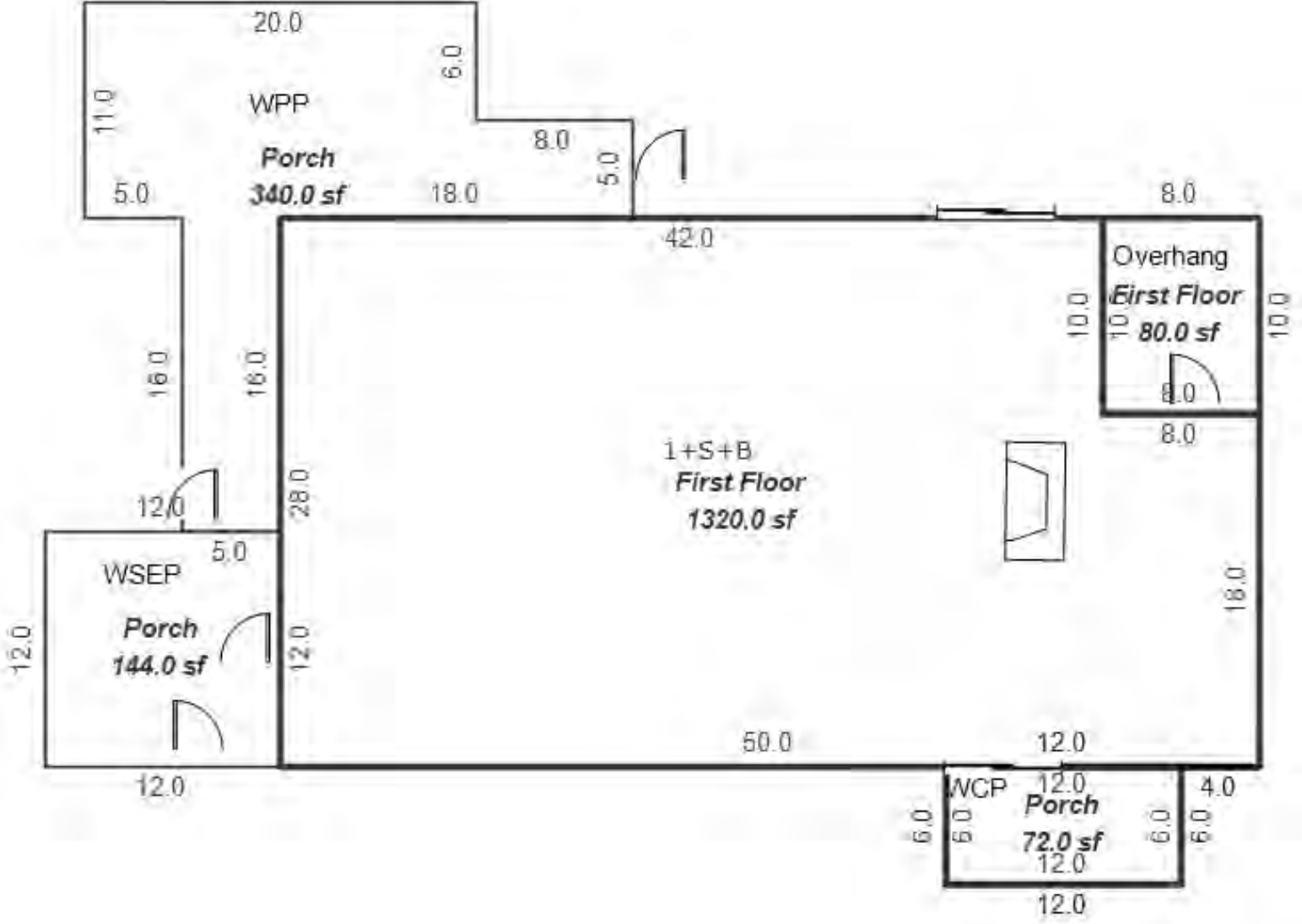
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	250,800	244,700	495,500			331,979C
2023	198,200	228,000	426,200			316,171C
2022	139,300	200,300	339,600			301,116C
2021	139,300	189,700	329,000		329,000W	291,497C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
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							144 340 72	WSEP (1 Story) WPP WCP (1 Story)				
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 = 1320 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Class: BC Effec. Age: 25 Floor Area: 1,400 Total Base New : 390,336 Total Depr Cost: 284,880 Estimated T.C.V: 484,296			E.C.F. X 1.700		Cls BC Blt 1997		
Yr Built 1997	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Lg X Ord Small		Ex. X Ord. Min			1+ Story Siding Basement 1,320 1 Story Siding Overhang 80			Total: 276,963 207,720							
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Other Additions/Adjustments			Exterior							
Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Many X Ave. Few			Recreation Room 1120 31,472 15,736			Stone Veneer 45 2,158 1,618							
(1) Exterior		Kitchen: Hardwood Other: Tile Other: Hardwood		(13) Plumbing			Exterior Basement, Outside Entrance, Below Grade 2 7,390 5,542			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 1 7,025 5,269 2 Fixture Bath 1 4,707 3,530							
X	Insulation	(7) Excavation		Water/Sewer			Water/Sewer			1000 Gal Septic 1 5,796 4,347 Water Well, 100 Feet 1 6,421 4,816							
(2) Windows		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Porches			WSEP (1 Story) 144 10,483 7,862 WPP 340 7,572 5,679 WCP (1 Story) 72 5,211 3,908							
X	Many Avg. Few X Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Appliance Allow. 1 4,088 3,066							
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 X Concrete Floor		Lump Sum Items:			Fireplaces			Interior 2 Story 1 8,735 6,551 Two Sided 1 10,081 7,561							
(3) Roof		(9) Basement Finish					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
X	Gable Hip Flat X Asphalt Shingle	1120 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)															
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.
COUTURIER JOHN	6267 SOUTH GLEN LAKE LLC	0	11/26/2023	WD	21-NOT USED/OTHER	2024000728	PROPERTY TRANSFER	0.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0
THAT GLEN ARBOR STATE STR	PETERSON GLEN	120,000	10/09/2020	WD	16-LC PAYOFF	2021000654	DEED	0.0
THAT GLEN ARBOR STATE STR	PETERSON GLEN	120,000	08/30/2013	MLC	16-LC PAYOFF	1180P2 MLC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6267 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ACCESSORY BLDG	11/15/2022	LU22-340	0%
Owner's Name/Address	P.R.E. 0%		Electrical	04/26/2022	PE22-0268	100% FINIS
6267 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	MAP #: 52,53		Mechanical	04/11/2022	PM22-0295	100% FINIS
	2024 Est TCV 406,939 TCV/TFA: 571.54		Electrical	02/09/2022	PE22-0087	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
D 200' @ 1000/	202.43	340.00	0.9970	0.9403	1000 100	189,760
202 Actual Front Feet, 1.58 Total Acres					Total Est. Land Value =	189,760

X Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
D/W/P: 4in Concrete		7.26	44 50	159
Total Estimated Land Improvements True Cash Value =				159

X Electric		Topography of Site			
Gas		Level			
Curb		Rolling			
Street Lights		Low			
Standard Utilities		High			
Underground Utils.		Landscaped			
		X Swamp			
		X Wooded			
		Pond			
		Waterfront			
		Ravine			
		Wetland			
		Flood Plain			



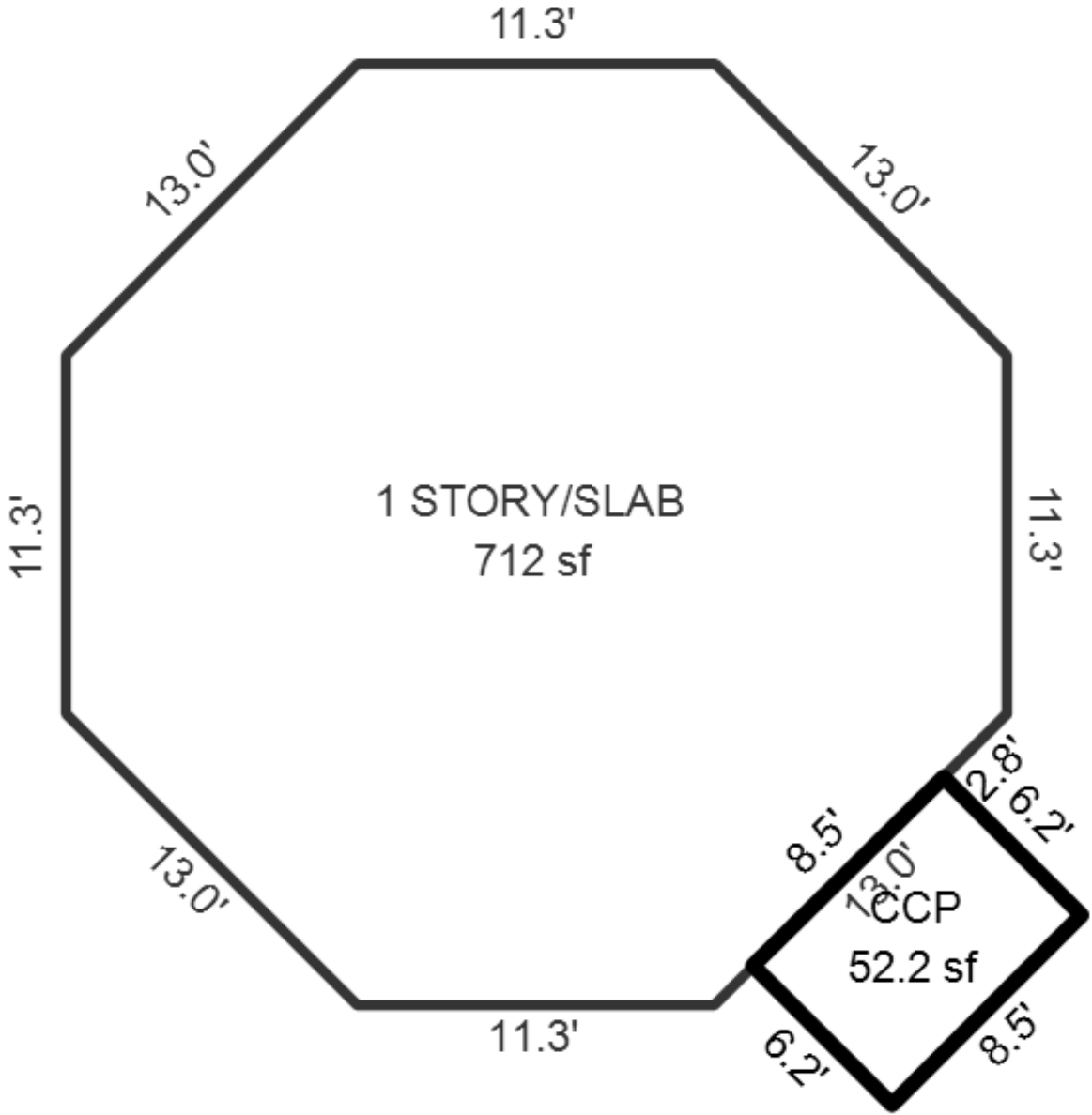
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	94,900	108,600	203,500			166,162C
2023	75,900	100,500	176,400			158,250C
2022	55,000	0	55,000			55,000S
2021	55,000	0	55,000			55,000S

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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	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 Block		(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			Class: C +5 Effec. Age: 1 Floor Area: 712 Total Base New : 128,939 Total Depr Cost: 127,659 Estimated T.C.V: 217,020			E.C.F. X 1.700			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 = 712 SF Floor Area = 712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C 5 Blt 2022								
	Yr Built 2022	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 Lg Ord Small	(12) Electric 0 Amps Service			1 Story Block Slab 712 Total: 108,621 107,545											
	Room List	Doors	Solid H.C.	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Stone Veneer 88 3,383 3,349 Plumbing Average Fixture(s) 1 1,494 1,479 Water/Sewer 1000 Gal Septic 1 4,926 4,877 Water Well, 100 Feet 1 6,055 5,994 Porches CCP (1 Story) 52 1,576 1,560 Built-Ins Appliance Allow. 1 2,884 2,855 Totals: 128,939 127,659											
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: POURED CONCRETE WALLS ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 217,020											
	(1) Exterior		(6) Ceilings	(10) Floor Support														
	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 712 S.F. Height to Joists: 0.0	Lump Sum Items:														
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
	Many Avg. Few Large Avg. Small		(9) Basement Finish															
	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		(11) Heating/Cooling															
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric															
X	Asphalt Shingle		(13) Plumbing															
	Chimney:		(14) Water/Sewer															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUTETTE JOAN F	EWING ROBERT & STEPHANIE	155,000	06/01/2005	WD	03-ARM'S LENGTH	856:390	OTHER	100.0
BOUTETTE JOAN F	EWING ROBERT & STEPHANIE	155,000	05/31/2005	OTH	33-TO BE DETERMINED		REALTOR	100.0
LUKE	LESCH	49,500	08/04/1995	WD	03-ARM'S LENGTH	408:247	OTHER	0.0

Property Address: MANITOU BLVD  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 52

Owner's Name/Address: EWING ROBERT & STEPHANIE  
 6152 S LAKE ST  
 GLEN ARBOR MI 49636

2024 Est TCV 213,469  
 Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

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

D 200' @ 1000/ 246.24 302.50 0.9493 0.9132 1000 100 213,469  
 246 Actual Front Feet, 1.71 Total Acres Total Est. Land Value = 213,469

Tax Description: L408 P247-249/95 L856 P390/05 COM N 1/4 COR SEC 27 TH S 41 DEG 0'0" E 1842.71 FT TO PT ON C/L LAKE ST TH ALG S LN OF NESSON LUMBER CO R/R R/W N 83 DEG 54'30" W 592.44 FT TO POB TH S 20 DEG 46'40" W 292.66 FT TH N 74 DEG 42'20" W 245.24 FT TH N 06 DEG 05'30" E 243.87 FT TH ALG SLY LN ARBOR ESTATES S 83 DEG 54'30" E 316.33 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W.

Comments/Influences



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	106,700	0	106,700			60,637C
2023	85,400	0	85,400			57,750C
2022	55,000	0	55,000			55,000S
2021	55,000	0	55,000			55,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SUMMIT PARTNERS	PLK NORTH LLC	975,000	05/25/2021	WD	03-ARM'S LENGTH	2021004629	PROPERTY TRANSFER	100.0				
SUMMIT PARTNERS	BESIO SUZANNE K TRUST	350,000	09/21/2016	WD	32-SPLIT VACANT	1273P548	DEED	0.0				
GLEN LAKE ASSOCIATES PART	SUMMIT PARTNERS	1,200,000	04/29/2005	WD	03-ARM'S LENGTH	852:478	OTHER	100.0				
SUMMIT PARTNERS	LEELANAU CONSERVANCY	0	04/29/2005	OTH	03-ARM'S LENGTH	852P480	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-3 (	Building Permit(s)		Date	Number	Status			
S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		DECK/PORCH		06/12/2021	LU21-19	100% FINIS				
Owner's Name/Address		P.R.E. 0%		ZONING		05/13/2021	LU21-9999	100% FINIS				
PLK NORTH LLC 5905 E GALBRAITH RD SUTIE 4100 CINCINNATI OH 45236		MAP #: 52,55		2024 Est TCV 1,209,634								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
9/2016 EXEMPT BOUNDY ADJUSTMENT TRANSFER TO ADJ PIN THAT PART OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 41° 11'38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54 '58" WEST, ALONG SAID CENTERLINE, 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 04°54 '58" WEST, 486.71 FEET; THENCE NORTH 5J044 '26" WEST. 258.06FEET; THENCE 99.91 FEET; EAST, 325.03 FEET SET DRIVE; THENCE CENTERLINE ON THE IUS CURVE TO THE 46°31'32" WEST, H 58°37'12" WEST, 7.04 FEEL; THENCE N ON FILE***		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 2000/	754.37	662.32	0.5074	1.1108	2000	50	SURPLUS: ZONING & CE	425,
		Paved Road		B 100' @ 2000/	754.37	454.44	0.5074	1.0110	2000	100		773,941
		Storm Sewer		1509 Actual Front Feet, 19.34 Total Acres Total Est. Land Value = 1,199,124								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description								
		Sewer		Rate								
		Electric		Size % Good								
		Gas		Cash Value								
		Curb		Description								
		Street Lights		Rate								
		Standard Utilities		Size % Good								
		Underground Utils.		Cash Value								
		Topography of Site		/CI16/YARI/CHALF/04' /211								
		Level		Total Estimated Land Improvements True Cash Value = 10,510								
		Rolling		Year								
		Low		Land Value								
		High		Building Value								
		Landscaped		Assessed Value								
		Swamp		Board of Review								
		Wooded		Tribunal/ Other								
		Pond		Taxable Value								
		Waterfront		Who								
		Ravine		When								
		Wetland		What								
		Flood Plain		2024								
		TION EASEMENT IN 127-029-40		2023								
				2022								
				2021								
				448,497C								
				427,140C								
				406,800S								
				91,886C								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TONAWATHYA PROPERTIES INC	DAVIS KARL R & DEBORAH N	100	01/17/2018	QC	09-FAMILY	1319P44	PROPERTY TRANSFER	0.0				
TONAWATHYA PROPERTIES INC	DAVIS	0	12/30/2008	QC	09-FAMILY	2008 995/531QC	DEED	0.0				
DAVIS KARL R & DEBORAH N	TONAWATHYA PROPERTIES INC	0	12/30/2008	QC	09-FAMILY	995/511	DEED	0.0				
JONES HELEN H TRUST	TONAWATHYA PROPERTIES INC	10	12/23/1991	WD	09-FAMILY	333P756	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status			
6525 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		10/26/2017	PB17-0655	100% FINIS				
Owner's Name/Address		P.R.E. 0%		REPAIR		10/12/2017	LU17-39	100% FINIS				
DAVIS KARL R & DEBORAH N 312 WALNUT ST SUITE 2310 CINCINNATI OH 45202		MAP #: 55		Res. Add/Alter/Repair		05/19/2017	PB17-0215	100% FINIS				
		2024 Est TCV 2,723,408 TCV/TFA: 1248.1		ADDITION/ALTERATION		04/30/2017	LU17-07	100% FINIS				
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	322.85	0.9924	0.8964	19000	100		1,690,320
		Paved Road		GRADE A 19000	3.08	322.85	0.9924	0.8964	19000	50	SURPLUS: ZONING 100 ft	2
		Storm Sewer		103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,716,351								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	48.91	200	50	4,891				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 12,391								
		Standard Utilities										
		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				
		Who	When	What	2024	858,200	503,500	1,361,700			703,301C	
		TPC 11/13/2017	INSPECTED		2023	722,700	380,000	1,102,700			669,811C	
		TPC 07/19/2017	INSPECTED		2022	482,800	311,600	794,400			637,916C	
		TPC 12/03/2015	INSPECTED		2021	482,800	304,400	787,200			617,538C	

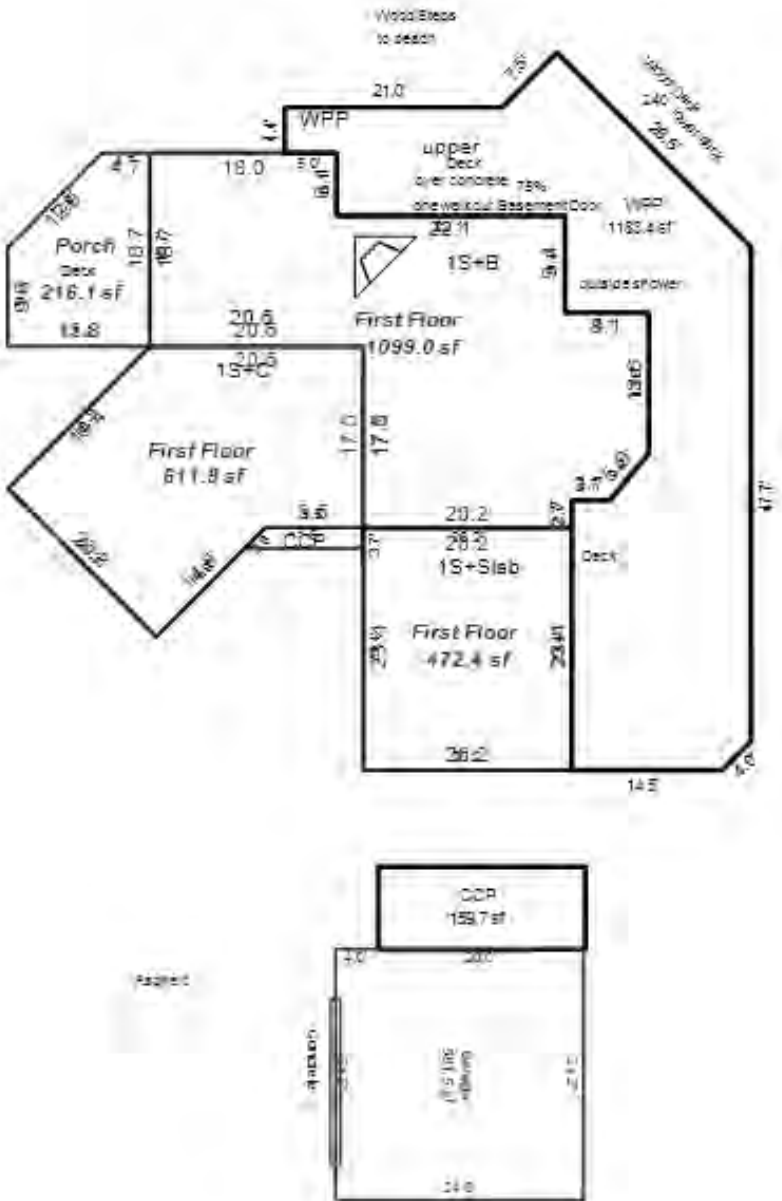


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																														
X	Single Family 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: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 581 % 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			1183 WPP 28 CCP (1 Story) 160 CCP (1 Story) 240 Treated Wood 130 Treated Wood 216 Treated Wood		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																														
Building Style: 1 STORY		Trim & Decoration		Ex X Ord Min			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 2,182 Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			Storage Area: 0 No Conc. Floor: 0																																																																																																																
Yr Built 1977	Remodeled 2004	Size of Closets		Lg X Ord Small			No. Heating/Cooling			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
Room List		(5) Floors		Kitchen: Tile Other: Carpeted Other:			(12) Electric			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
5	Basement	Kitchens: Tile		Other: Carpeted			200 Amps Service			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
1	1st Floor	Other:					No./Qual. of Fixtures			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
2	2nd Floor						Ex. X Ord. Min			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
4	Bedrooms						No. of Elec. Outlets			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
(1) Exterior		(6) Ceilings		X Drywall			Many X Ave. Few			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1099 S.F. Crawl: 611 S.F. Slab: 472 S.F. Height to Joists: 0.0			(13) Plumbing			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
(2) Windows		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
X	Many Avg. X Few	Large Avg. X Small		1042 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X12X16 Unsupported Len: 12 Cntr.Sup:			Lump Sum Items:			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
(3) Roof		1042 Recreation SF Living SF 1 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			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
Chimney: Brick		Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Total Base New : 519,851 Total Depr Cost: 382,564 Estimated T.C.V: 994,666			E.C.F. X 2.600																																																																																																																
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1977</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 2182 SF Floor Area = 2182 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75</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 Story</td> <td>Siding</td> <td>Basement</td> <td>1,099</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>611</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>472</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>370,891</td> <td>278,166</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>1042</td> <td>29,280</td> <td>14,640</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,695</td> <td>2,771</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,675</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>14,051</td> <td>10,538</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>4,347</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,421</td> <td>4,816</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>28</td> <td>1,200</td> <td>900</td> </tr> <tr> <td>CCP (1 Story)</td> <td>160</td> <td>5,731</td> <td>4,298</td> </tr> <tr> <td>WPP</td> <td>1183</td> <td>24,902</td> <td>18,676</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>240</td> <td>5,098</td> <td>3,823</td> </tr> <tr> <td>Treated Wood</td> <td>130</td> <td>3,400</td> <td>2,550</td> </tr> <tr> <td>Treated Wood</td> <td>216</td> <td>4,776</td> <td>3,582</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>581</td> <td>30,473</td> <td>22,855</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,099			1 Story	Siding	Crawl Space	611			1 Story	Siding	Slab	472			Total:				370,891	278,166	Description	Area	Cost	Depr. Cost	Recreation Room	1042	29,280	14,640	Basement, Outside Entrance, Below Grade	1	3,695	2,771	Plumbing				Average Fixture(s)	1	2,234	1,675	3 Fixture Bath	2	14,051	10,538	Water/Sewer				1000 Gal Septic	1	5,796	4,347	Water Well, 100 Feet	1	6,421	4,816	Porches				CCP (1 Story)	28	1,200	900	CCP (1 Story)	160	5,731	4,298	WPP	1183	24,902	18,676	Deck				Treated Wood	240	5,098	3,823	Treated Wood	130	3,400	2,550	Treated Wood	216	4,776	3,582	Garages				Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	581	30,473	22,855
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL RICHARD J JR	DUNN KATHLEEN R	0	01/08/2020	QC	09-FAMILY	2020000561	PROPERTY TRANSFER	0.0
6497 SUNSET DRIVE LLC	CAMPBELL RICHARD J & DUNN	2,100,000	10/16/2013	WD	03-ARM'S LENGTH	1182P426 WD	PROPERTY TRANSFER	100.0
CAMPBELL BRIAN P & MARY L	6497 SUNSET DRIVE LLC	1	12/20/2012	WD	03-ARM'S LENGTH	1148P666	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6497 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		REPAIR	12/03/2015	PB15-6497	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	06/10/2015	PP15-0133	
DUNN KATHLEEN R 708 WAGNER RD GLENVIEW IL 60025	MAP #: 55		WELL/SEPTIC	11/04/2014	L14 - 246	100% FINIS
	2024 Est TCY 2,684,573 TCY/TFA: 1067.8					

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

Tax Description  
 L1182P426 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: PARCEL A: THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 41°11 '38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54'48" WEST, ALONG SAID CENTERLINE, 699.47 FEET; THENCE 365.55 FEET ALONG SAID CENTERLINE ON THE ARC OF

X	Dirt Road		GRADE A 19000	100.00	379.48	0.9609 0.9334	19000 100		1,704,012
X	Gravel Road		GRADE A 19000	17.31	379.48	0.9609 0.9334	19000 50	SURPLUS: ZONING 100 ft	14
X	Paved Road		117 Actual Front Feet, 1.02 Total Acres			Total Est. Land Value =	1,851,520		
X	Storm Sewer		Land Improvement Cost Estimates						
X	Sidewalk		Description	Rate	Size	% Good	Cash Value		
X	Water		D/W/P: Crushed Rock	2.33	2750	0	0		
X	Sewer		Wood Frame	25.36	200	50	2,536		
X	Electric		Residential Local Cost Land Improvements						
X	Gas		Description	Rate	Size	% Good	Cash Value		
X	Curb		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000		
X	Street Lights		Total Estimated Land Improvements True Cash Value =			12,536			
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

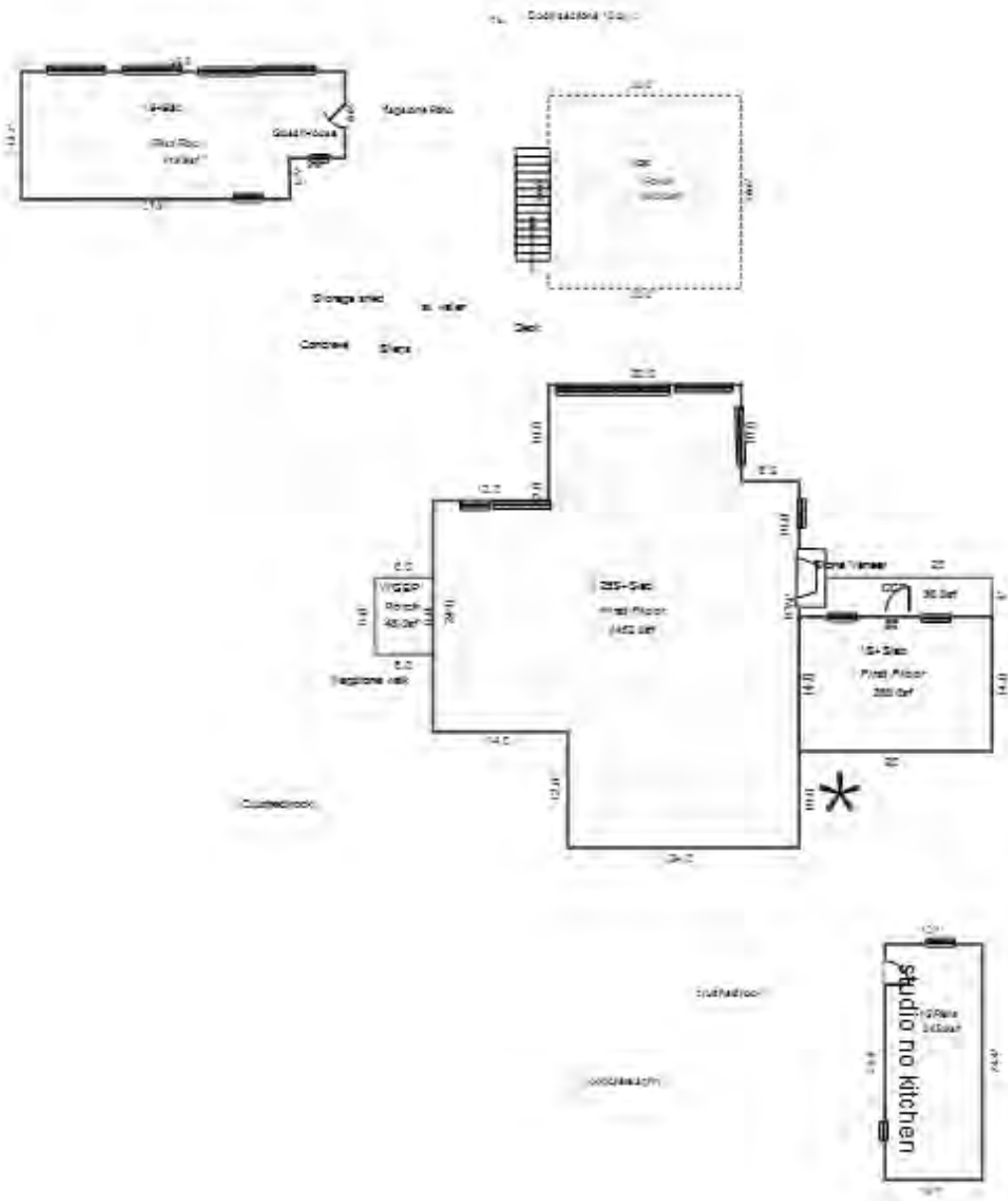
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	925,800	416,500	1,342,300			687,440C
2023	659,700	314,700	974,400			654,705C
2022	509,100	258,400	767,500			623,529C
2021	509,100	237,600	746,700			603,610C

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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		X	Eavestrough		X	Gas		1	Appliance Allow.			Interior 1 Story		Area	Type	Year Built:		
	Mobile Home		X	Insulation			Oil			Cook Top			Interior 2 Story		48	WGEP (1 Story)	Car Capacity:		
	Town Home		0	Front Overhang			Coal			Dishwasher			2nd/Same Stack		400	Treated Wood	Class: BC		
	Duplex		0	Other Overhang			Elec.			Garbage Disposal		1	Two Sided				Exterior: Siding		
	A-Frame		(4) Interior				Steam			Bath Heater			Exterior 1 Story				Brick Ven.: 0		
X	Wood Frame		X	Drywall			Forced Air w/o Ducts			Vent Fan			Exterior 2 Story				Stone Ven.: 0		
				Plaster			Forced Air w/ Ducts			Hot Tub			Prefab 1 Story				Common Wall: Detache		
	Building Style:			Paneled	Wood T&G		Forced Hot Water			Unvented Hood			Prefab 2 Story				Foundation: 18 Inch		
	LOG		Trim & Decoration				Electric Baseboard			Vented Hood			Heat Circulator				Finished?: Yes		
	Yr Built	Remodeled		Ex	X Ord	Min		Elec. Ceil. Radiant			Intercom			Heat Circulator				Auto. Doors: 0	
	1927	1915						Radiant (in-floor)			Jacuzzi Tub			Wood Stove				Mech. Doors: 0	
	Condition:	Average	Size of Closets				Wall/Floor Furnace			Jacuzzi repl.Tub			Direct-Vented Ga				Area: 245		
				Lg	X Ord	Small		Forced Heat & Cool			Oven							% Good: 0	
	Room List			Doors	Solid	X H.C.		No Heating/Cooling			Microwave							Storage Area: 0	
	Basement		(5) Floors				Central Air			Standard Range							Bsmnt Garage:		
	4 1st Floor		Kitchen:				Wood Furnace			Self Clean Range							Carport Area:		
	2 2nd Floor		Other:				(12) Electric			Sauna							Roof:		
	3 Bedrooms		Other:				150 Amps Service			Trash Compactor									
	(1) Exterior		No./Qual. of Fixtures				No Heating/Cooling			Central Vacuum									
				Ex.	X Ord.	Min		Central Air			Security System								
X	Wood/Shingle		(6) Ceilings				Central Air			Wood Furnace									
	Aluminum/Vinyl		X	Drywall				Wood Furnace											
	Brick		No. of Elec. Outlets				(12) Electric												
X	Insulation			Many	X Ave.	Few		150 Amps Service											
	(2) Windows		(13) Plumbing				1000 Gal Septic												
				1	Average Fixture(s)			2000 Gal Septic											
X	Many	Large	(7) Excavation				Lump Sum Items:												
	Avg.	X Avg.	Basement: 0 S.F.																
	Few	Small	Crawl: 0 S.F.																
			Slab: 1732 S.F.																
X	Wood Sash		Height to Joists: 0.0																
	Metal Sash		(8) Basement																
	Vinyl Sash																		
	Double Hung																		
	Horiz. Slide																		
	Casement																		
	Double Glass																		
	Patio Doors																		
	Storms & Screens																		
	(3) Roof		(9) Basement Finish																
X	Gable	Gambrel																	
	Hip	Mansard																	
	Flat	Shed																	
X	Asphalt Shingle		(10) Floor Support																
	Chimney: Brick		Joists:																
			Unsupported Len:																
			Cntr.Sup:																

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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: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home													0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 419 Total Base New : 63,646 Total Depr Cost: 41,369 Estimated T.C.V: 107,561
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	Cls C	Blt 0				
Duplex														Wood Frame	Ex	Ord	Min
A-Frame	(6) Ceilings	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:								
GARAGE										Yr Built 0	Remodeled 2001	Condition: Average	Room List	(5) Floors	Kitchens: Other: Other:	No. of Elec. Outlets	Many
	Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 419 S.F. Height to Joists: 0.0	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(1) Exterior										(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
	Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Insulation										(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
	(2) Windows	Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Many Avg. Few										Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 419 S.F. Height to Joists: 0.0	No. of Elec. Outlets	Many	Ave.	Few	(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	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof										Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
	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.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Asphalt Shingle										Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
	Chimney:	Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								

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6497 SUNSET DRIVE LLC	CAMPBELL RICHARD J & DUNN	2,100,000	10/16/2013	WD	03-ARM'S LENGTH	1182P426 WD	PROPERTY TRANSFER	100.0					
CAMPBELL BRIAN P & MARY L	6497 SUNSET DRIVE LLC	1	12/20/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 53		2024 Est TCV 1,826,057 TCV/TFA: 0.00					
Owner's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN									
DUNN KATHLEEN R 708 WAGNER RD GLENVIEW IL 60025		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L1182P426 IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: AND PARCEL C: THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 41 0 11 '3 8" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54'58" WEST, ALONG SAID CENTERLINE, 699.47 FEET; THENCE 365.55 FEET ALONG SAID CENTERLINE ON THE ARC OF		X	Gravel Road	GRADE A 19000	100.00	349.69	0.9926	0.9145	19000	100			1,724,666
		X	Paved Road	GRADE A 19000	3.02	349.69	0.9926	0.9145	19000	50	SURPLUS: ZONING 100 ft	2	
		X	Storm Sewer	103 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 1,750,683									
		X	Sidewalk	Land Improvement Cost Estimates									
		X	Water	Description	Rate	Size	% Good	Cash Value					
		X	Sewer	D/W/P: Crushed Rock	2.55	250	0	0					
		X	Electric	Residential Local Cost Land Improvements									
		X	Gas	Description	Rate	Size	% Good	Cash Value					
			Curb	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500					
			Street Lights	Total Estimated Land Improvements True Cash Value = 1,500									
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
			Rolling	2024	875,300	37,700	913,000			543,074C			
			Low	2023	623,800	28,500	652,300			517,214C			
			High	2022	488,500	23,500	512,000			492,585C			
			Landscaped	2021	488,500	21,600	510,100			476,849C			
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What									
				TPC 04/30/2021 INSPECTED									
				TPC 04/30/2015 INSPECTED									
				WAS 10/25/2007 INSPECTED									



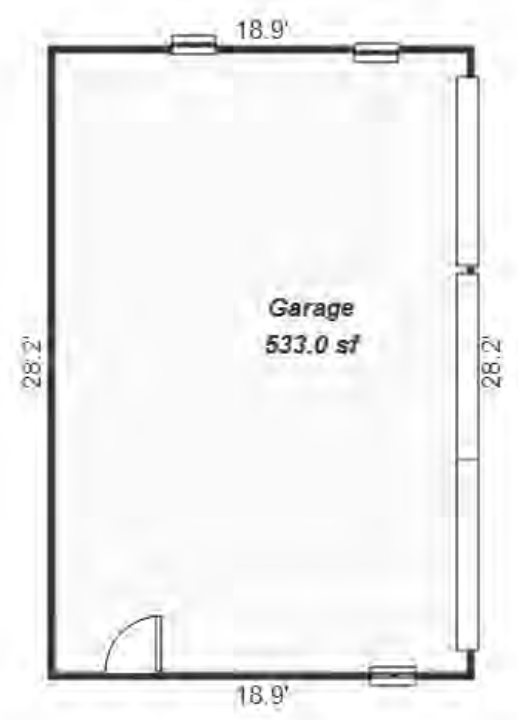
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 533 % 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			Class: BC Effec. Age: 15 Floor Area: 0 Total Base New : 33,427 Total Depr Cost: 28,413 Estimated T.C.V: 73,874			E.C.F. X 2.600		Bsmnt Garage:	Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace								
Yr Built 2001		Remodeled 0		Trim & Decoration			No./Qual. of Fixtures								
Condition: Average		Ex	X Ord	Min	Size of Closets			Amps Service							
Room List		Lg	X Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls BC		Blt 2001		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			Ground Area = 0 SF Floor Area = 0 SF.								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			Building Areas								
Insulation				Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments								
X	Many Avg. X Avg. Few	Large Small		1			Garages								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 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			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 533 31,319 26,621 Door Opener 3 2,108 1,792 Totals: 33,427 28,413								
(3) Roof		(8) Basement		(14) Water/Sewer			Notes: GARAGE ONLY								
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4080 BIG GLEN) 2.600 => TCv: 73,874								
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:											
Chimney: Brick		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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

006-122-029-16



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.
MLC BPC LLC	PLK NORTH LLC	1,150,000	08/20/2015	WD	03-ARM'S LENGTH	1237P541	PROPERTY TRANSFER	100.0
BARR ASHLEY E & BARR LAUR	MLC BPC LLC	1	10/04/2013	QC	09-FAMILY	1180P847 & 118	OTHER	0.0
BARR LAURA JOHNSON	MLC/BPC LLC	1,100,000	02/11/2004	WD	03-ARM'S LENGTH	789:279	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6511 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	12/06/2018	PP18-0386	100% FINIS
	P.R.E. 0%		Electrical	10/05/2017	PE17-0555	100% FINIS
Owner's Name/Address	MAP #: 55		Electrical	09/21/2017	PE17-0518	100% FINIS
PLK NORTH LLC 8680 SHAWNEE RUN RD CINCINNATI OH 45243	2024 Est TCV 6,351,663 TCV/TFA: 982.77		Mechanical	12/08/2016	PM16-0758	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
L384 P904 L504 P217/99 L562 P39/00 L789 P279/04 PARCEL B- PRT OF GOVT LOT 2 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11'38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 54'58" W ALG SD C/L 699.47 FT TH 365.55 FT ALG SD C/L ON ARC OF 390.00 FT RAD CRV TO RIGHT (CHORD=S 31 DEG 46'05" W 352.31 FT) TH S 58 DEG 37'12" W ALG SD C/L 67.04 FT TH 176.60 FT ALG SD C/L ON ARC OF 1308.75 FT RAD CRV TO LEFT (CHORD=S 54 DEG 45'16" W 176.46 FT) TO POB TH 100.72 FT ALG SD C/L ON ARC OF 1308.75 FT RAD CRV TO LEFT	X			GRADE A 19000	100.00	329.33	0.9891	0.9009	19000	100		1,692,958
	X			GRADE A 19000	4.49	329.33	0.9891	0.9009	19000	50	SURPLUS: ZONING 100 ft	3
				104 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 1,730,990								
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
	X			D/W/P: 4in Ren. Conc.					13.69	456	100	6,243
	X			Residential Local Cost Land Improvements								
				Description					Rate	Size	% Good	Cash Value
				LAND IMPROVEMENTS 10					10,000.00	5	100	50,000
				Total Estimated Land Improvements True Cash Value = 56,243								



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	865,500	2,310,300	3,175,800			1,639,687C
X	Rolling		2023	728,800	1,744,100	2,472,900			1,561,607C
X	Low		2022	485,600	1,433,700	1,919,300			1,487,245C
X	High		2021	485,600	1,331,800	1,817,400			1,439,734C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
	Who	When	What						
	TPC	11/15/2018	INSPECTED						
	TPC	11/13/2017	INSPECTED						
	TPC	12/28/2016	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		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	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 Wood Stove Direct-Vented Ga	1343	WCP (1 Story)		Year Built: 2018 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 718 % 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			1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: A -10 Effec. Age: 3 Floor Area: 6,463 Total Base New : 1,809,854 Total Depr Cost: 1,755,550 Estimated T.C.V: 4,564,430			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:															
Building Style: 3 STORY			Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 3 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3546 SF Floor Area = 6463 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Cls A-10 Blt 2019														
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																	
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			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 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 2,244 2 Story Siding Basement 254 3 Story Siding Basement 1,048 1 Story Siding Overhang 567 Total: 1,452,208 1,408,633			Other Additions/Adjustments Recreation Room 290 10,594 10,276 Basement, Outside Entrance, Below Grade 2 10,375 10,064																	
Room List		Doors	Solid	H.C.	(5) Floors			(13) Plumbing			Plumbing			Water/Sewer			Porches														
	Basement 1st Floor 2nd Floor 5 Bedrooms				(6) Ceilings			1 1000 Gal Septic 1 2000 Gal Septic			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			1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			CPP 183 5,669 5,499 CCP (1 Story) 134 7,970 7,731 WCP (1 Story) 1343 91,727 88,975			Balcony Wood Balcony 124 8,003 7,763 Wood Balcony 175 11,295 10,956			Garages								
(1) Exterior					(7) Excavation			(14) Water/Sewer			Public Water Public Sewer Water Well			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				(8) Basement			Public Water Public Sewer Water Well			1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			Recreation Room 290 10,594 10,276 Basement, Outside Entrance, Below Grade 2 10,375 10,064			Average Fixture(s) 3 Fixture Bath 4 53,113 51,520 2 Fixture Bath 1 8,852 8,586			Water/Sewer 1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			CPP 183 5,669 5,499 CCP (1 Story) 134 7,970 7,731 WCP (1 Story) 1343 91,727 88,975			Balcony Wood Balcony 124 8,003 7,763 Wood Balcony 175 11,295 10,956			Garages		
(2) Windows		Many Avg. Few	Large Avg. Small		Basement: 3546 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well			1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			Recreation Room 290 10,594 10,276 Basement, Outside Entrance, Below Grade 2 10,375 10,064			Average Fixture(s) 3 Fixture Bath 4 53,113 51,520 2 Fixture Bath 1 8,852 8,586			Water/Sewer 1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			CPP 183 5,669 5,499 CCP (1 Story) 134 7,970 7,731 WCP (1 Story) 1343 91,727 88,975			Balcony Wood Balcony 124 8,003 7,763 Wood Balcony 175 11,295 10,956			Garages		
(3) Roof		290	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Public Water Public Sewer Water Well			1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			Recreation Room 290 10,594 10,276 Basement, Outside Entrance, Below Grade 2 10,375 10,064			Average Fixture(s) 3 Fixture Bath 4 53,113 51,520 2 Fixture Bath 1 8,852 8,586			Water/Sewer 1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			CPP 183 5,669 5,499 CCP (1 Story) 134 7,970 7,731 WCP (1 Story) 1343 91,727 88,975			Balcony Wood Balcony 124 8,003 7,763 Wood Balcony 175 11,295 10,956			Garages		
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support			Public Water Public Sewer Water Well			1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			Recreation Room 290 10,594 10,276 Basement, Outside Entrance, Below Grade 2 10,375 10,064			Average Fixture(s) 3 Fixture Bath 4 53,113 51,520 2 Fixture Bath 1 8,852 8,586			Water/Sewer 1000 Gal Septic 1 6,920 6,712 2000 Gal Septic 1 13,419 13,016 Water Well, 100 Feet 1 7,146 6,932			CPP 183 5,669 5,499 CCP (1 Story) 134 7,970 7,731 WCP (1 Story) 1343 91,727 88,975			Balcony Wood Balcony 124 8,003 7,763 Wood Balcony 175 11,295 10,956			Garages		
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.				
SUMMIT PARTNERS	BESIO SUZANNE K TRUST	350,000	09/21/2016	WD	32-SPLIT VACANT	1273P548	PROPERTY TRANSFER	100.0				
BESIO SUZANNE K TRUST	BESIO SUZANNE K TRUST	0	09/21/2016	QC	09-FAMILY	1273P558	OTHER	0.0				
HILGARD JAMES H & JENNIFE	BESIO SUZANNE K TRUST	145,000	12/27/2013	WD	03-ARM'S LENGTH	1189P425	PROPERTY TRANSFER	100.0				
GLEN LAKE ASSOC	HILGARD	50,000	01/12/1996	WD	03-ARM'S LENGTH	416:812	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 08/05/2020								
Owner's Name/Address		MAP #: 52		2024 Est TCV 515,118								
BESIO SUZANNE K TRUST 425 S PARK AVE HINSDALE IL 60521		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
Tax Description		Public Improvements		* Factors *								
1273P558 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, TO WIT: THAT PART OF GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 41 °11'38" EAST, 2,531.60 FEET, ALONG THE CENTERLINE OF LAKE STREET TO THE POINT OF BEGINNING; THENCE SOUTH 41°11 '38" EAST, 270.67 FEET CONTINUING		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ALONG SAID CENTERLINE; THENCE SOUTH 04°53'01" E NORTH		X	Gravel Road	D 200' @ 1000/	157.75	358.97	0.7166	0.9531	1000	100		107,740
04°53'01" E NORTH		X	Paved Road	D 200' @ 1000/	112.92	424.34	0.7166	0.9938	1000	100		80,415
52°35'55" E NORTH		X	Storm Sewer	D 200' @ 1000/	487.87	214.29	0.7166	0.8378	1000	100		292,883
04°24'22" E NORTH			Sidewalk	759 Actual Front Feet, 4.80 Total Acres Total Est. Land Value = 481,038								
18°13'47" E NORTH			Water	Land Improvement Cost Estimates								
31°42'41" E NORTH			Sewer	Description	Rate	Size	% Good	Cash Value				
28°12'47" E NORTH			Electric	Fencing: Wd, Split, 2 Rail	15.97	2200	97	34,080				
75°38.01" E NORTH			Gas	Total Estimated Land Improvements True Cash Value = 34,080								
***BALANC			Curb									
Comments/			Street Lights									
2017 COME			Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
		X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Low	2024	240,500	17,100	257,600			218,715C		
		X	High	2023	192,400	15,900	208,300			208,300S		
		X	Landscaped	2022	185,000	14,300	199,300			199,300S		
		X	Swamp	2021	195,000	13,200	208,200			208,200S		
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	Who	When	What							
		X	TPC 11/13/2017	INSPECTED								
		X	TPC 05/31/2017	INSPECTED								
		X	TPC 05/10/2016	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.
BISHOP DOUGLAS S & VIRGIN	FOWLER JEFFREY & LESLIE H	162,000	04/17/2014	WD	03-ARM'S LENGTH	1197P763	PROPERTY TRANSFER	100.0
BISHOP DOUGLAS S & VIRGIN		0	07/31/2008	WD	03-ARM'S LENGTH	2008 984/475	DEED	0.0
LINVILL LARRY A & CARLA L	BISHOP DOUGLAS S & VIRGIN	160,000	06/04/2003	MLC	16-LC PAYOFF	737:173	OTHER	100.0
GLEN LAKE ASSOC	LINVILL	60,000	07/14/1997	LC	16-LC PAYOFF	448:524	OTHER	0.0

Property Address: S LAKE ST  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 11/01/2021

Owner's Name/Address: FOWLER JEFFREY & LESLIE  
 PO BOX 121  
 GLEN ARBOR MI 49636  
 MAP #: 52

2024 Est TCV 215,434

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/ 187.00 373.00 0.8551 0.9623 1400 100 215,434  
 187 Actual Front Feet, 1.60 Total Acres Total Est. Land Value = 215,434

Tax Description: L1197P763 THAT PART OF GOVERNMENT LOT 1 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SAID SECTION 27; THENCE SOUTH 41°11 '38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 1872.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 41°11'38" EAST, ALONG SAID CENTERLINE, 222.30 FEET; THENCE SOUTH 34°13'53" WEST, 331.02 FEET; THENCE NORTH 63°58'19" WEST, 118.30 FEET; THENCE NORTH 20°34'58" EAST, 415.58 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN

Level: Rolling

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

006-127-029-50  
 Legend:  
 - Parcelled By Act  
 - Unimproved Development  
 - Other Land Values & Taxes  
 - Other Land Values - recently revised only  
 - Unimproved  
 - 2023 Land Use  
 - Special Use



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	107,700	0	107,700			79,721C
		TPC 05/06/2018 INSPECTED	2023	84,600	0	84,600			75,925C
		TPC 10/01/2015 INSPECTED	2022	75,000	0	75,000			72,310C
		WAS 01/21/2009 INSPECTED	2021	70,000	0	70,000		70,000W	70,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLOOP JOAN C TRUST	NOBIS STEPHANIE TRUST	790,000	08/12/2019	WD	03-ARM'S LENGTH	2019004429	PROPERTY TRANSFER	100.0
SCHLOOP JOAN C	SCHLOOP JOAN C TRUST	0	12/14/2015	WD	09-FAMILY	1248P31	PROPERTY TRANSFER	0.0
SCHLOOP CLINTON P	SCHLOOP JOAN C	0	05/30/2015	AFF	07-DEATH CERTIFICATE	1244P19	OTHER	0.0
GLEN LAKE ASSOC	SCHLOOP	62,500	11/07/1997	WD	03-ARM'S LENGTH	458:143	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6271 S WHITE PINE TRL	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	05/04/1999	1999-0215	100% FINIS

Owner's Name/Address	MAP #: 52	2024 Est TCV 1,110,118 TCV/TFA: 340.74
NOBIS STEPHANIE TRUST 870 E EAGLE LAKE DR KALAMAZOO MI 49009		

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C 100' @ 1400/	182.00	263.27	0.8610	0.8820	1400 100	193,491
			182 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =						193,491

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
L458 P143/97 PARCEL 2 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR TH S41 DEG 11'38" E ALG C/L LAKE ST 2095.04 FT TO POB TH S 41 DEG 11'38" E CON ALG C/L 200 FT TH S 45 DEG 15'02" W 254.81 FT TH N 39 DEG 45'02" W 58.24 FT TH N 63 DEG 52'43" W 89.78 FT TH N 34 DEG 13'53" E 297.04 FT TO POB SEC 27 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value		
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Ren. Conc.	10.56	1034	0	0		
	X		D/W/P: Flagstone/Sand	26.87	280	0	0		
			Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
			LAND IMPROVEMENTS 5	5,000.00	1	95	4,750		
			Total Estimated Land Improvements True Cash Value =						4,750



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low High Landscaped Swamp	2024	96,700	458,400	555,100			477,191C
X Wooded Pond Waterfront Ravine Wetland Flood Plain	2023	76,000	426,900	502,900			454,468C
	2022	77,600	377,000	454,600			432,827C
	2021	70,000	349,000	419,000			419,000S

\*\*\* 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.
GINSBURG RICHARD A & ANDR	GINSBURG ANDREA L REVOCAB	0	03/19/2007	QC	09-FAMILY	934:761	OTHER	0.0
KAUFMAN	GINSBURG	119,000	05/15/2002	WD	03-ARM'S LENGTH	645:990	PROPERTY TRANSFER	0.0
GLEN LAKE ASSOC	KAUFMAN	62,500	10/30/1997	WD	03-ARM'S LENGTH	457:468	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S WHITE PINE TRL	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 52					
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GINSBURG ANDREA L REVOCABLE TRUST 1836 N CLEVELAND AVE CHICAGO IL 60614	2024 Est TCV 193,472					
-------------------------------------------------------------------------------	----------------------	--	--	--	--	--

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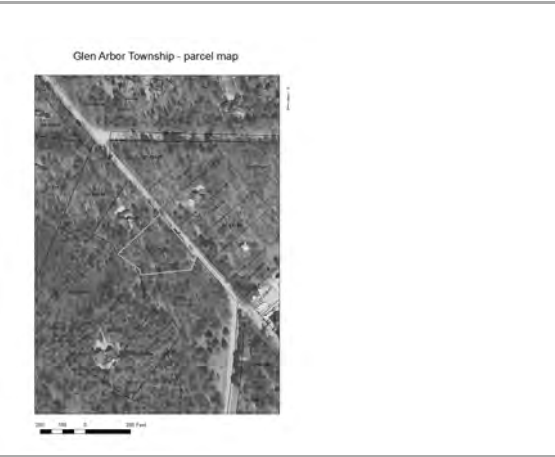
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
--	--	--	--	-------------	----------	-------	-------	-------	------------	--------	-------

				C 100' @ 1400/	189.00	235.00	0.8529	0.8573	1400	100	193,472
--	--	--	--	----------------	--------	--------	--------	--------	------	-----	---------

				189 Actual Front Feet, 1.02 Total Acres			Total Est. Land Value =	193,472
--	--	--	--	-----------------------------------------	--	--	-------------------------	---------

Tax Description	X	Dirt Road	X	Electric	Street Lights	Standard Utilities	Underground Utils.
L457 P468/97 L645 P990/02 L934 P761/07 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11' 38" E ALG C/L LAKE ST 2305.04 FT TO POB TH S 41 DEG 11' 38" E ALG SD C/L 236.57 FT TH S 53 DEG 55' 26" W 54.66 FT TH S 77 DEG 30' 00" W 221.25 FT TH N 17 DEG 42' 47" W 16.57 FT TH N 48 DEG 40' 25" W 95.27 FT TH N 45 DEG 15' 02" E 254.81 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W.							

Comments/Influences							
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	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	96,700	0	96,700			79,721C
2023	76,000	0	76,000			75,925C
2022	79,500	0	79,500			72,310C
2021	70,000	0	70,000			70,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROGERS ROBERT W III TRUST	ROGERS ROBERT W III & JOA	0	07/09/2010	QC	09-FAMILY	2010 1053-11QC	PROPERTY TRANSFER	0.0			
ROGERS ROBERT W III & JOA	ROGERS ROBERT W III & JOA	0	07/09/2010	QC	09-FAMILY	2010 1053-31QC	DEED	0.0			
ROGERS ROBERT W III & JOA		0	09/28/2005	WD	03-ARM'S LENGTH		REALTOR	0.0			
GLEN LAKE ASSOC	ROGERS	70,000	06/01/1999	WD	03-ARM'S LENGTH	514:46	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status			
6292 S WHITE PINE TRL		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/13/2017	PM17-0354				
		P.R.E. 0%		Electrical		06/08/2017	PE17-0277				
Owner's Name/Address		MAP #: 52		Res. Utility Structure		04/25/2017	PB17-0139	100% FINIS			
ROGERS ROBERT W III & JOANNA L TR 1211 MEADOWS RD GENEVA IL 60134		2024 Est TCV 1,232,720 TCV/TFA: 290.46		DETACHED RESIDENTIAL EXTEN		01/24/2017	LU17-02	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
				C 100' @ 1400/	154.00	450.00	0.8977	1.0085	1400	100	195,186
				154 Actual Front Feet, 1.59 Total Acres					Total Est. Land Value =	195,186	
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Ren. Conc.	10.56	179	0	0			
				D/W/P: Crushed Rock	2.55	67	0	0			
				D/W/P: Crushed Rock	2.55	40	0	0			
				D/W/P: 4in Ren. Conc.	10.56	974	0	0			
				Wood Frame	32.24	216	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value = 5,000							
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	97,600	518,800	616,400		388,231C	
		TPC 11/13/2017	INSPECTED		2023	76,700	483,200	559,900		369,744C	
		TPC 10/01/2015	INSPECTED		2022	45,000	424,100	469,100		352,138C	
		WAS 12/05/2008	INSPECTED		2021	45,000	401,000	446,000		340,889C	

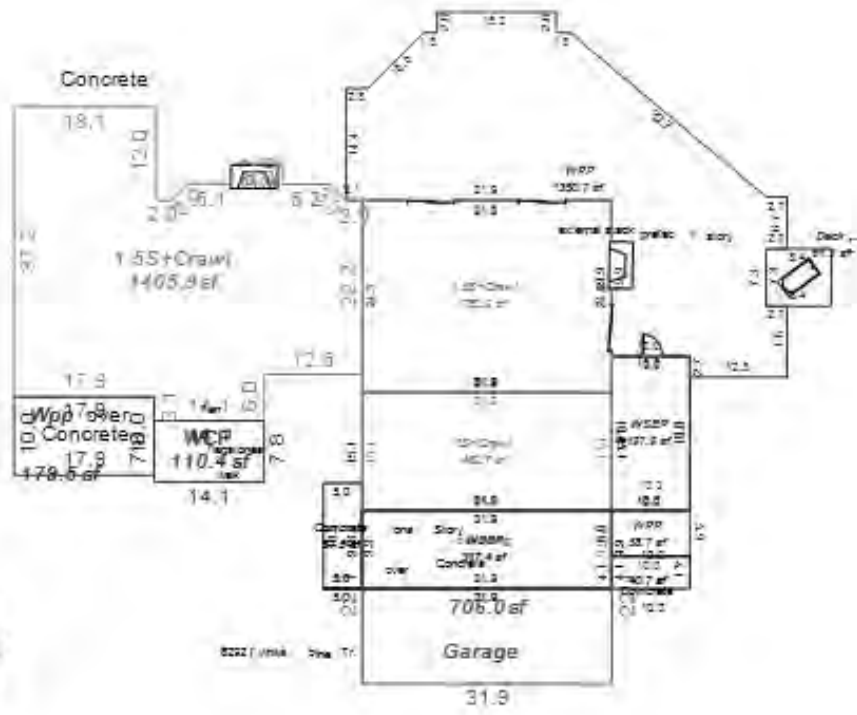
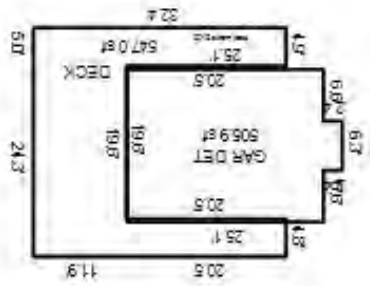


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																					
X	Single Family Mobile Home Town Home Duplex 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 2 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 317 198 1350 58 179 110 61 547	Type WSEP (2 Story) WSEP (1 Story) WPP WPP WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 706 % 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			2		Class: BC Effec. Age: 20 Floor Area: 4,244 Total Base New : 783,187 Total Depr Cost: 607,373 Estimated T.C.V: 1,032,534																																																																																									
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G																																																																																													
Yr Built 1999		Remodeled 2008			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: Other:																																																																																														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min																																																																																										
	Insulation	(7) Excavation			No. of Elec. Outlets																																																																																														
(2) Windows		Many		Large																																																																																															
X	Avg.	X	Avg.	Small																																																																																															
	Few																																																																																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Basement: 0 S.F. Crawl: 2669 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																																																																														
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support																																																																																														
X	Gable Hip Flat		Gambrel Mansard Shed		(11) Heating/Cooling																																																																																														
X	Asphalt Shingle	(12) Electric			200 Amps Service																																																																																														
	Chimney: Brick	(13) Plumbing			No./Qual. of Fixtures																																																																																														
			Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer																																																																																														
					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																														
					Lump Sum Items:																																																																																														
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2669 SF Floor Area = 4244 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80                  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>782</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>482</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,405</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>575,138</td> <td>460,111</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>102</td> <td>4,892</td> <td>3,914</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>1</td> <td>7,025</td> <td>5,620</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 WSEP (2 Story)</td> <td>317</td> <td>30,930</td> <td>24,744</td> </tr> <tr> <td>WSEP (1 Story)</td> <td>198</td> <td>13,422</td> <td>10,738</td> </tr> <tr> <td>WPP</td> <td>58</td> <td>2,917</td> <td>2,334</td> </tr> <tr> <td>WPP</td> <td>179</td> <td>5,553</td> <td>4,442</td> </tr> <tr> <td>WCP (1 Story)</td> <td>110</td> <td>6,771</td> <td>5,417</td> </tr> <tr> <td>WPP</td> <td>1350</td> <td>28,418</td> <td>22,734</td> </tr> <tr> <td>Deck Treated Wood</td> <td>61</td> <td>2,151</td> <td>1,721</td> </tr> <tr> <td>Treated Wood</td> <td>547</td> <td>8,730</td> <td>6,984</td> </tr> </tbody> </table> <p>Garages                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	782			2 Story	Siding	Crawl Space	482			1.5 Story	Siding	Crawl Space	1,405			Total:				575,138	460,111	Item	Area	Cost	Depr. Cost	Exterior Stone Veneer	102	4,892	3,914	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	Water Well, 100 Feet	1	6,421	5,137	Porches WSEP (2 Story)	317	30,930	24,744	WSEP (1 Story)	198	13,422	10,738	WPP	58	2,917	2,334	WPP	179	5,553	4,442	WCP (1 Story)	110	6,771	5,417	WPP	1350	28,418	22,734	Deck Treated Wood	61	2,151	1,721	Treated Wood	547	8,730	6,984
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACKEY ANN CARR TRUST	ROGERS JOANNA L TRUST	187,500	05/23/2006	WD	03-ARM'S LENGTH	902:152	OTHER	100.0
GLEN LAKE ASSOC	MACKEY TRUST	70,000	08/20/1999	WD	03-ARM'S LENGTH	521:204	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ROGERS JOANNA L TRUST 1211 MEADOWS RD GENEVA IL 60134-2663	MAP #: 52					
	2024 Est TCV 184,971					

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/	151.00	385.00	0.9021	0.9699	1400	100		184,971
151 Actual Front Feet, 1.34 Total Acres								Total Est. Land Value = 184,971

Tax Description  
 L521 P204/99 L902 P152/06 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11'38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 50'21" W ALG SD LN 200 FT TH N 72 DEG 59'17" W 242.43 FT TO POB TH N 28 DEG 12'47" W 73.50 FT TH N 75 DEG 37'56" W 53.24 FT TH N 43 DEG 53'26" W 38.62 FT TH S 31 DEG 35'55" W 403.12 FT TH S 58 DEG 24'05" E 151.76 FT TH N 31 DEG 35' 55" E 372.25 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 27 T29N R14W.

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



- Comments/Influences
- Topography of Site
  - Level
  - X 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	92,500	0	92,500			49,612C
2023	72,700	0	72,700			47,250C
2022	45,000	0	45,000			45,000S
2021	45,000	0	45,000			43,597C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRALY BARBARA C	BRALY BARBARA C & SCOTT A	0	11/15/2023	WD	09-FAMILY	2023005142	PROPERTY TRANSFER	0.0
BRALEY LIVING TRUST	BRALY BARBARA C	0	09/07/2022	QC	09-FAMILY	2022005121	PROPERTY TRANSFER	0.0
BRALY BARBARA C	BRALY BARBARA C	0	09/07/2022	QC	09-FAMILY	2022005122	PROPERTY TRANSFER	0.0
BRALY BARBARA C SURVIVORS	BRALY QTIP TRUST	0	12/14/2015	WD	03-ARM'S LENGTH	L1250P616	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6439 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/21/2015	PB15-0341	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 55,52	2024 Est TCV 1,051,638 TCV/TFA: 873.45
BRALY BARBARA C & SCOTT A TRUST 6841 S PIKE PLACE LARKSPUR CO 80118		

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *				PURC TEST		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE A 19000	100.00	250.36	0.8202	0.8412	19000	50	50%INT SPLIT	655,451	
GRADE C 12000/	120.97	250.36	0.8202	0.8761	12000	25	INT/SURPLUS	260,766	
221 Actual Front Feet, 1.27 Total Acres			Total Est. Land Value =					916,217	

Tax Description	X	Description	Rate	Size % Good	Cash Value
L329 P17 L346 P881 L439 P92/97 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH S 41 DEG E ALG C/L LAKE ST 2790.74 FT TO C/L SUNSET DR TH S 04 DEG 29' W ALG C/L SUNSET DR 465.20 FT FOR POB TH CONT ALG C/L SUNSET DR S 04 DEG 29' W 228.82 FT TH S 51 DEG 10' E 284.29 FT TO SHR GLEN LAKE TH N 07 DEG 08' 40" E ALG SHR 187.60 FT TH CONT ALG SHR N 32 DEG 57' 41" E 29.44 FT TH N 51 DEG W 311.84 FT TO POB UNDIVIDED 1/2 INTEREST SEC 27 T29N R14W 1.27 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric			
	X	Gas			
		Curb Street Lights Standard Utilities Underground Utils.			



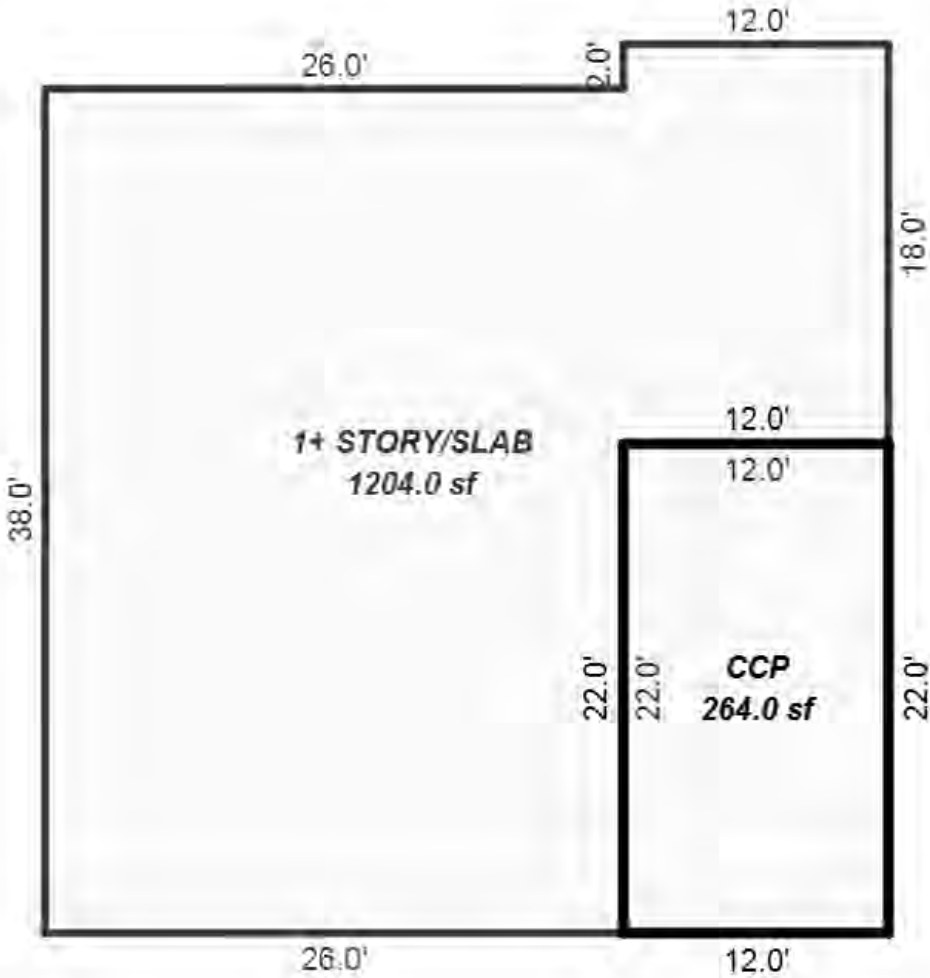
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2024	458,100	67,700	525,800			174,620C
	2023	384,600	50,800	435,400			166,305C
	2022	249,000	41,700	290,700			158,386C
	2021	249,000	38,700	287,700			153,327C

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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 264	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:			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior 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: 45 Floor Area: 1,204 Total Base New : 187,305 Total Depr Cost: 51,508 Estimated T.C.V: 133,921			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Ex Ord X Min		Size of Closets Lg Ord X Small			Central Air Wood Furnace			E.C.F. X 2.600			Bsmnt Garage:				
Yr Built 1965	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors			Kitchen: Ceramic Til Other: Carpeted Other:			Cls C Blt 1965				
(1) Exterior		(6) Ceilings X Tile			(12) Electric 100 Amps Service			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 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1204 SF Floor Area = 1204 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/50/27.5 Economic Depreciation because of: INTEREST SPLIT			
(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0			(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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,204 Total: 159,652 43,904			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,494 411 Water/Sewer 1000 Gal Septic 1 4,926 1,355 Water Well, 100 Feet 1 6,055 1,665 Porches CCP (1 Story) 264 6,729 1,850 Built-Ins Appliance Allow. 1 2,884 793 Fireplaces Interior 1 Story 1 5,565 1,530 Totals: 187,305 51,508						
(3) Roof		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 133,921									
Chimney: Block		(9) Basement Finish			Lump Sum Items:												
X Gable Hip Flat		X Gambrel Mansard Shed			X Asphalt Shingle			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:									

\*\*\* 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.
CRISSEY HEIDI H	CRISSEY STACY	1	09/13/1991	QC	06-COURT JUDGEMENT	329P017	DEED	0.0
CHRISSEY HEIDI H	CRISSEY FREDERICK H	1	08/09/1991	QC	06-COURT JUDGEMENT	328P637	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6439 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CRISSEY STACY BRALY BARBARA 6841 PIKE PLACE LARKSPUR CO 80118	MAP #: 55,52					
	2024 Est TCV 1,051,638 TCV/TFA: 873.45					

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

			GRADE A 19000	100.00	250.36	0.8202	0.8412	19000	50	50% INT SPLIT	655,451
			GRADE C 12000/	120.97	250.36	0.8202	0.8761	12000	25	INT/SURPLUS	260,766
			221 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								916,217

Tax Description			Land Improvement Cost Estimates				Residential Local Cost Land Improvements				
L328 P637/91 L329 P17/91 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH S 41 DEG E ALG C/L LAKE STREET 2790.74 FT TO C/L SUNSET DR TH S 04 DEG 29' W ALG C/L SUNSET DR 465.20 FT FOR POB TH CONT ALG C/L SUNSET DRIVE S 04 DEG 29' W 228.82 FT TH S 51 DEG 10' E 284.29 FT TO SHORE GLEN LAKE TH N 07 DEG 08' 40" E ALG SHORE 187.60 FT TH CONT ALG SHORE N 32 DEG 57' 41" E 29.44 FT TH N 51 DEG W 311.84 FT TO POB UNDIVIDED 1/2 INTEREST RESERVING A LIFE ESTATE UNTO CRISSEY FREDERICK H & CRISSEY HEIDI H SEC 27 T29N R14W 1 27 A	X	Dirt Road	Description	Rate	Size	% Good	Cash Value				
	X	Gravel Road									
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2024	458,100	67,700	525,800			143,227C
		Rolling	2023	384,600	50,800	435,400			136,407C
		Low	2022	249,000	41,700	290,700			129,912C
		High	2021	249,000	38,700	287,700			125,762C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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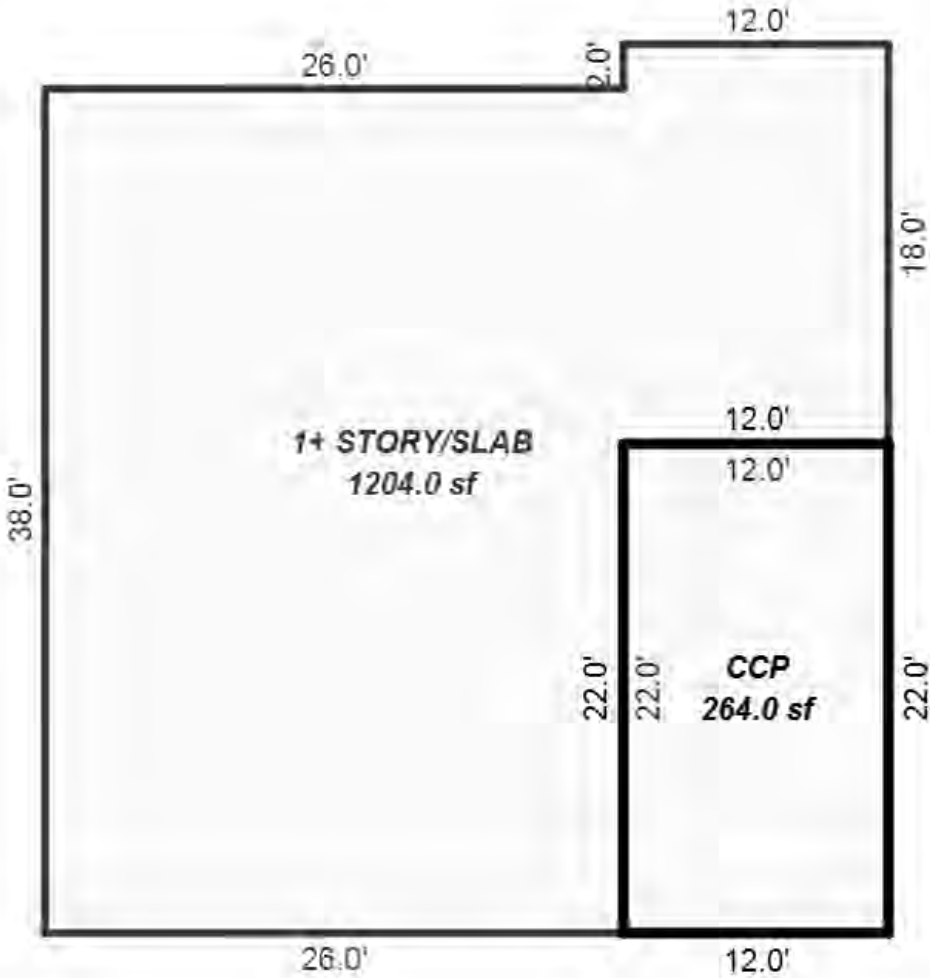
Who	When	What	2024	458,100	67,700	525,800			143,227C
	TPC 12/03/2015	INSPECTED	2023	384,600	50,800	435,400			136,407C
	TPC 09/16/2012	INSPECTED	2022	249,000	41,700	290,700			129,912C
	WAS 05/20/2009	INSPECTED	2021	249,000	38,700	287,700			125,762C

\*\*\* 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:
X	Wood Frame	X	(4) Interior Drywall Paneled	X	Plaster Wood T&G								264	CCP	(1 Story)			
Building Style: 1 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 45 Floor Area: 1,204 Total Base New : 187,305 Total Depr Cost: 51,508 Estimated T.C.V: 133,921			E.C.F. X 2.600			Storage Area: % Good: Bsmnt Garage:		
Yr Built 1965	Remodeled 0	Ex	Ord	X	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 1965			
Condition: Average		Lg	Ord	X	Small	100 Amps Service			Ex. X Ord. Min			Ground Area = 1204 SF Floor Area = 1204 SF.			Economic Depreciation because of: INTEREST SPLIT			
Room List		Doors	Solid	X	H.C.	(12) Electric			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/50/27.5			Building Areas			
4	Basement	(5) Floors				Kitchen: Ceramic Til Other: Carpeted Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Block Slab 1,204 159,652 43,904			
1	1st Floor	Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing			
3	Bedrooms	Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			3 Fixture Bath			Average Fixture(s)			Water/Sewer			
(1) Exterior		Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			2 Fixture Bath			1000 Gal Septic			Water Well, 100 Feet			
X	Wood/Shingle	Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			Softener, Auto			Porches			CCP (1 Story)			
X	Aluminum/Vinyl	Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			Softener, Manual			Built-Ins			Appliance Allow.			
X	Brick	Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			Solar Water Heat			Fireplaces			Interior 1 Story			
X	Block	Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			No Plumbing			Totals:			187,305 51,508			
X	Insulation	Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			Extra Toilet			Notes:			ECF (4080 BIG GLEN) 2.600 => TCV: 133,921			
(2) Windows		Kitchen: Ceramic Til Other: Carpeted Other:				No. of Elec. Outlets			Extra Sink									
X	Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Separate Shower									
X	Avg.	X	Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ceramic Tile Floor									
X	Few	X	Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ceramic Tile Wains									
X	Wood Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets			Ceramic Tub Alcove									
X	Metal Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets			Vent Fan									
X	Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Double Hung	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Horiz. Slide	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Double Glass	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Patio Doors	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Gable	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Hip	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Flat	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
X	Asphalt Shingle	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												
Chimney: Block		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0				No. of Elec. Outlets												

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



Sketch by Apex Sketch

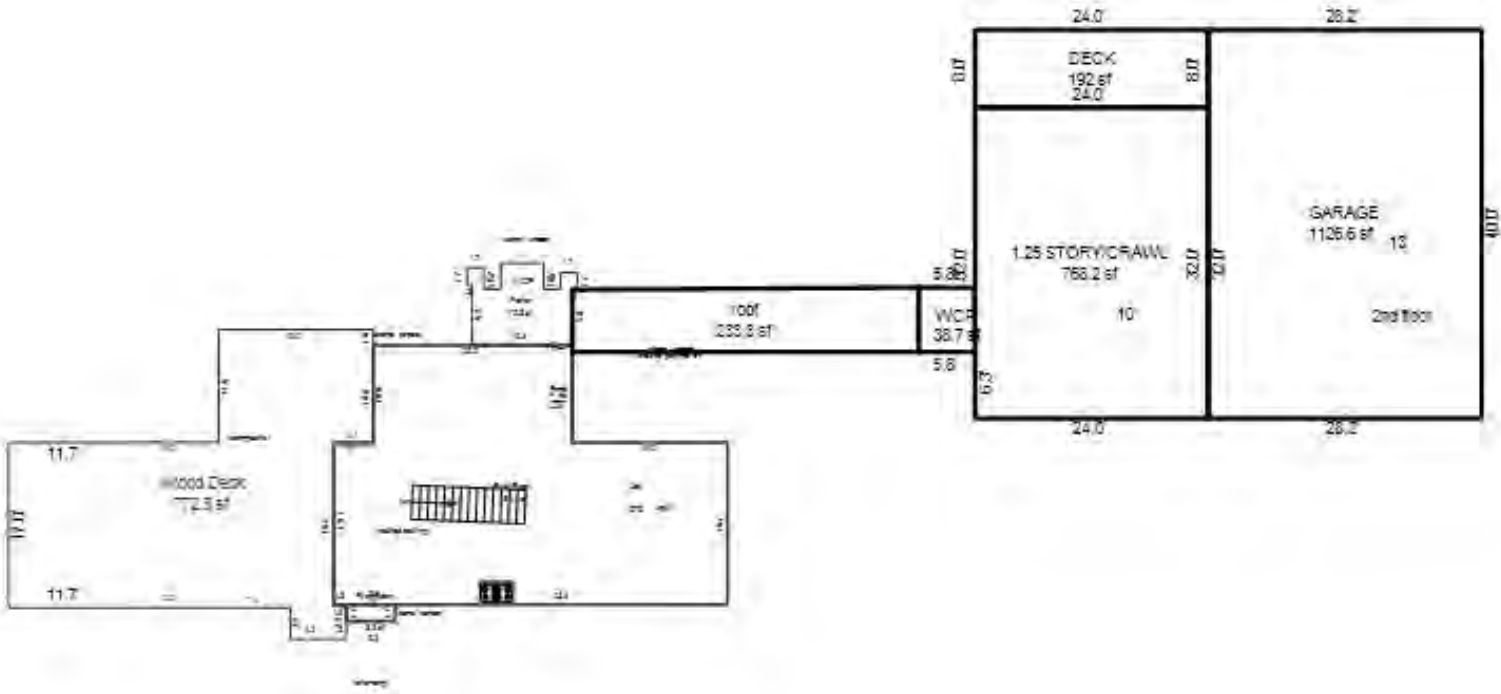
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CZERNIAWSKI BENJAMIN & KA	CZERNIAWSKI BENJAMIN J &	1	10/18/2011	QC	15-LADY BIRD	1101-542 QCD	PROPERTY TRANSFER	0.0						
CZERNIAWSKI KATHY L TRUST		0	10/16/2011	OTH	33-TO BE DETERMINED	1101-539 CERT	DEED	0.0						
CZERNIAWSKI BENJAMIN J TR		0	10/15/2011	OTH	33-TO BE DETERMINED	1101-536 CERT	DEED	0.0						
CZERNIAWSKI BENJAMIN & KA	CZERNIAWSKI BENJAMIN J LI	0	11/04/2005	QC	09-FAMILY	883:938	OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status						
6437 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/09/2022	PM22-0400	100% FINIS						
Owner's Name/Address		P.R.E. 0%		Plumbing		05/09/2022	PP22-0141	100% FINIS						
CZERNIAWSKI BENJAMIN J & KATHY L 840 SUNNINGDALE DR GROSSE POINTE MI 48236		MAP #: 55,52		Res. Add/Alter/Repair		10/08/2021	PB21-0468	100% FINIS						
		2024 Est TCV 3,177,459 TCV/TFA: 1040.7		Electrical		09/20/2021	PE21-0635	100% FINIS						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN										
		Public Improvements		* Factors *										
L280 P840/87 L308 P983/90 L199 P429 L273 P611 L883 P938/05 PRT OF GOVT LOTS 1 & 2 SEC 27 COM N 1/4 COR TH S 41 DEG 00' 00" E ALG C/L LAKE STREET 2790.74 FT TO C/L OF SUNSET DR TH S 04 DEG 29' 00" W ALG SD C/L 252.20 FT FOR POB TH CONT ALG SD C/L S 04 DEG 29' 00" W 213.00 FT TH S 51 DEG 10' 00" E 311.84 FT TO TRAV LN ALG SHR OF GLEN LAKE TH N 32 DEG 57' 41" E ALG SD TRAV LN 100 FT TH N 40 DEG 54' 11" W 428.65 FT TO POB SEC 27 T29N R14W. 1.10 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
		X	Electric	GRADE A 19000	100.00	348.06	0.9232	0.9134	19000	100		1,602,198		
		X	Gas	GRADE A 19000	37.67	348.06	0.9232	0.9134	19000	50	SURPLUS: ZONING 100 ft	30		
		X	Curb	138 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 1,903,948										
		X	Street Lights	Land Improvement Cost Estimates										
		X	Standard Utilities	Description	Rate	Size	% Good	Cash Value						
		X	Underground Utils.	Dock: Light posts	44.14	80	50	1,765						
				Residential Local Cost Land Improvements										
				Description	Rate	Size	% Good	Cash Value						
				LAND IMPROVEMENTS 15	1,500.00	1	100	1,500						
				Total Estimated Land Improvements True Cash Value = 3,265										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Who	When	What	Taxable Value	
		X	Level	2024	952,000	636,700	1,588,700							663,762C
			Rolling	2023	801,700	464,200	1,265,900	1,238,300M					557,488C	
			Low	2022	523,900	180,500	704,400						321,605C	
			High	2021	523,900	148,800	672,700						293,423C	
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	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 78 772	Type WCP (1 Story) Composite	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																
Wood Frame		(4) Interior			X			Class: C +10 Effec. Age: 14 Floor Area: 1,126 Total Base New : 217,494 Total Depr Cost: 187,058 Estimated T.C.V: 486,351			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																															
Building Style: 1.25 STORY		Drywall Paneled		Plaster Wood T&G																																								
Yr Built 2010		Remodeled 0		Ex		Ord		Min		Size of Closets			Lg		Ord		Small																											
Condition: Average		Doors		Solid		H.C.		(5) Floors																																				
Room List		Basement 4 1st Floor 1 2nd Floor 2 Bedrooms		(6) Ceilings			(12) Electric																																					
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			0 Amps Service																																					
(2) Windows		Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 882 S.F. Slab: 0 S.F. Height to Joists: 0.0			No./Qual. of Fixtures			Ex.			Ord.		Min																											
		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.			Few																												
		Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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																																
Asphalt Shingle		(10) Floor Support		(9) Basement Finish			(14) Water/Sewer			1 1000 Gal Septic 1 2000 Gal Septic																																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																								
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 882 SF Floor Area = 1126 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>882</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>8</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>163,610</td> <td>140,718</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Brick Veneer 200 3,536 3,041 Plumbing Average Fixture(s) 1 1,518 1,305 3 Fixture Bath 1 4,777 4,108 Water/Sewer 1000 Gal Septic 1 5,002 4,302 Water Well, 50 Feet 1 2,762 2,375 Porches WCP (1 Story) 78 4,302 3,700 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 19,944 17,152 Deck Composite 772 12,043 10,357 Totals: 217,494 187,058															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	882			0.5 Story	Siding	Overhang	8			1 Story	Siding	Overhang	20			Total:				163,610	140,718
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1.25 Story	Siding	Crawl Space	882																																									
0.5 Story	Siding	Overhang	8																																									
1 Story	Siding	Overhang	20																																									
Total:				163,610	140,718																																							
Notes: 2023 EXTERNAL ADDITION CONNECTED BY OUTDOOR COVERED WALKWAY ECF (4080 BIG GLEN) 2.600 => TCV: 486,351																																												

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2023 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: 1126 % Good: 0 Storage Area: 221 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 +10 Effec. Age: 1 Floor Area: 1,927 Total Base New : 304,546 Total Depr Cost: 301,498 Estimated T.C.V: 783,895			38	WCP (1 Story)	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			(12) Electric			Roof Cover Onl 192 Treated Wood											
Yr Built 2023		Remodeled 0	Trim & Decoration		0 Amps Service			No./Qual. of Fixtures			Total Base New : 304,546											
Condition: Average		Ex	Ord		Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY			Cls C 10 Blt 2023										
Room List		Doors	Solid	H.C.	(13) Plumbing			Building Areas			Total: 233,638		231,298									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		Average Fixture(s) 3 Fixture Bath		1 1,518 1,503 1 4,777 4,729					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Porches			WCP (1 Story)		2,708 2,681		Deck		Treated Wood 192 4,143 4,102 w/Roof (Roof portion) 233 3,921 3,882			
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Decks			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Storage Over Garage 221 3,123 3,092 Common Wall: 1 Wall 1 -2,762 -2,734 Door Opener 1 562 556 Base Cost 1126 50,073 49,572		Built-Ins		Appliance Allow. 1 2,845 2,817	
(2) Windows		Many Avg. Few	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Totals: 304,546		301,498		Notes: CONNECT BY OUTSIDE COVERED WALKWAY ECF (4080 BIG GLEN) 2.600 => TCV: 783,895					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Lump Sum Items:			Notes: CONNECT BY OUTSIDE COVERED WALKWAY ECF (4080 BIG GLEN) 2.600 => TCV: 783,895												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																	
X	Asphalt Shingle																					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LICHLITER BRUCE E & ANNE	ALTON BRUCE T & CHRISTIE	0	08/24/2001	WD	03-ARM'S LENGTH	598P746	DEED	0.0
CHRISTIE L ALTON	CHRISTIE L ALTON TRUST	0	12/10/1999	WD	03-ARM'S LENGTH	533P744	DEED	0.0
LICHLITER CHRISTINE & LIC	LICHLITER CHRISTINE & LIC	0	02/04/1993	QC	09-FAMILY	359P191	DEED	0.0
EVANS MARY J A/K/A LICHLI	EVANS MARY & LICHLITER C	0	09/12/1988	QC	09-FAMILY	291P611	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6559 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/22/2001	L01 -317	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 55	2024 Est TCV 1,015,685 TCV/TFA: 744.09
ALTON BRUCE T REVOC TRUST & ALTON CHRISTIE L REVOC TRUST 1444 BANNER DR LANCASTER PA 17601-4580		

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 100.00 340.00 1.0000 0.9081 19000 50 INTEREST SPLIT 862,682
		100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 862,682

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
L533 P744/00 L598 P738/01 L602 P953/01 PRT GOVT LOT 2 COM S 1/4 COR SEC 27 TH N 1549.7 FT TH E 892.5 FT TH N 50 DEG 56' E 117.45 FT TO POB TH N 50 DEG 56' E 100 FT TH S 47 DEG 35' E 341.1 FT TO SHR GLEN LAKE TH S 50 DEG 53' W ALG SHR 100 FT TH N 47 DEG 35' W 341.1 FT TO POB UND 1/4 INTEREST - BRUCE T ALTON REVOCABLE TRUST UND 1/4 INTEREST - CHRISTIE L ALTON REVOCABLE TRUST SEC 27 T29N R14W. 0.75 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.25 200 0 0 Wood Frame 27.00 96 25 648
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 25 2,500.00 1 50 1,250 Total Estimated Land Improvements True Cash Value = 1,898



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	431,300	76,500	507,800			110,719C
2023	363,200	57,800	421,000			105,447C
2022	241,800	47,300	289,100			100,426C
2021	241,800	43,500	285,300			97,218C

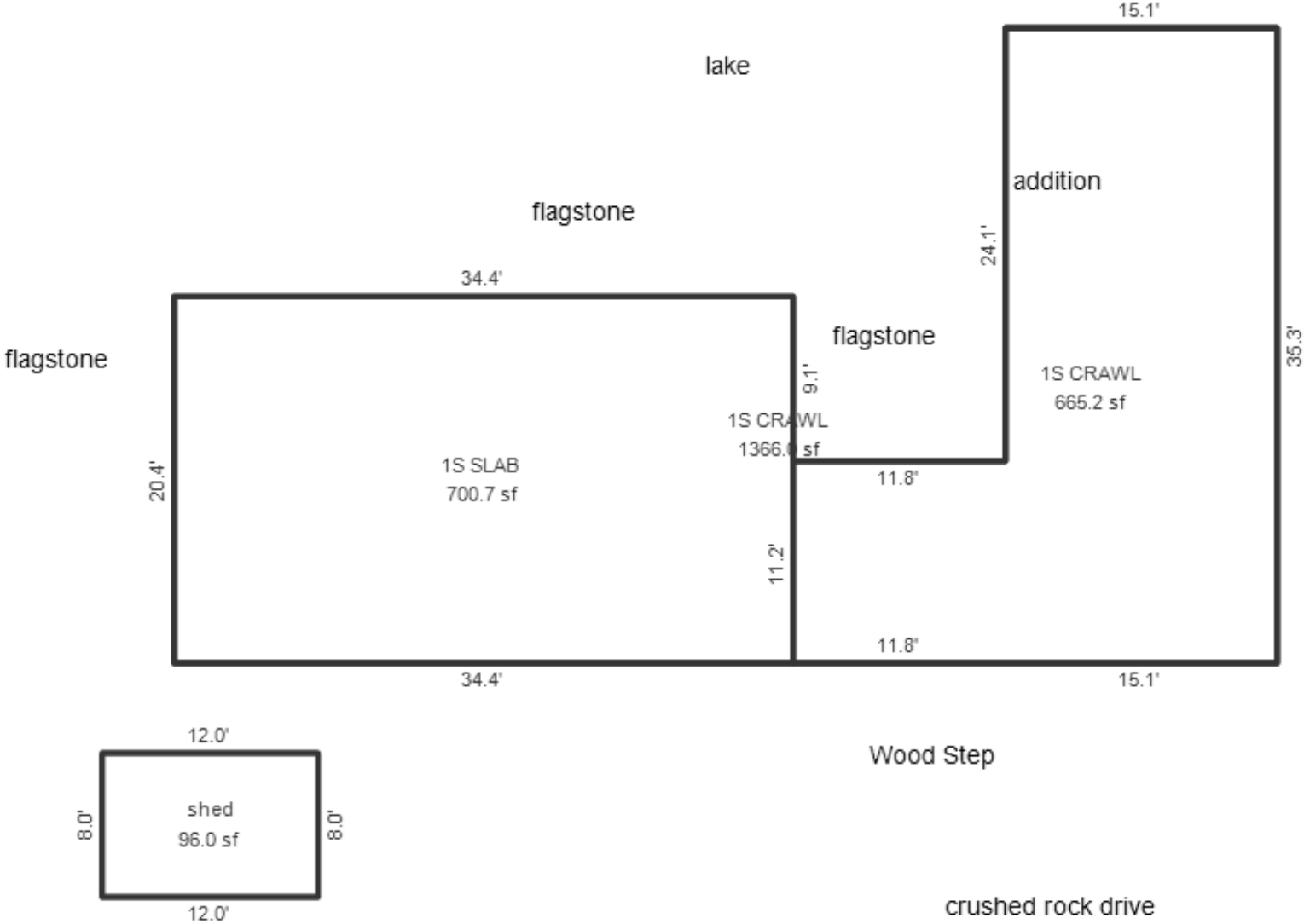
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County of Leelanau, Michigan

\*\*\* 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	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace										
Yr Built 1930	Remodeled 1975	Ex	X	Ord	Min									
Condition: Average		Size of Closets												
Room List		Doors		Solid	X	H.C.								
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Carpeted Other: Carpeted Other:		150 Amps Service										
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
X Insulation		X Drywall		Ex. X Ord. Min										
(2) Windows		(7) Excavation		No. of Elec. Outlets										
Many Avg. Large X Few X Small		Basement: 0 S.F. Crawl: 665 S.F. Slab: 700 S.F. Height to Joists: 0.0		Many X Ave. Few										
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing										
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		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										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X Gable Hip Flat		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: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1365 SF Floor Area = 1365 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/50/32.5 Economic Depreciation because of: INTEREST SPLIT Building Areas										Cls CD		Blt 1930		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Slab 700														
1 Story Siding Crawl Space 665														
Total: 155,253 50,457														
Other Additions/Adjustments														
Plumbing														
Average Fixture(s)														
3 Fixture Bath														
Water/Sewer														
1000 Gal Septic														
Water Well, 100 Feet														
Built-Ins														
Appliance Allow.														
Fireplaces														
Exterior 1 Story														
Totals: 178,824 58,117														
Notes:														
ECF (4080 BIG GLEN) 2.600 => TCv:												151,105		

\*\*\* 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.
LICHLITER BRUCE E & ANNE	ALTON BRUCE T & CHRISTIE	0	08/24/2001	WD	03-ARM'S LENGTH	598P746	DEED	0.0
EVANS MARY J A/K/A LICHLI	EVANS MARY & LICHLITER AL	0	09/12/1988	QC	09-FAMILY	291P611	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6559 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ALTON BRUCE T REVOC TRUST & ALTON CHRISTIE L REVOC TRUST 1444 BANNER DR LANCASTER PA 17601	MAP #: 55					
	2024 Est TCV 1,015,685 TCV/TFA: 744.09					

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

Tax Description	X	Dirt Road	GRADE A 19000	100.00	340.00	1.0000	0.9081	19000	50	INTEREST SPLIT	862,682
		Gravel Road	100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 862,682								

L598 P740/01 L602 P953/01 2001 INTEREST SPLIT FROM 006-127-031-00 PRT GOVT LOT 2 SEC 27 COM S 1/4 COR SD SEC TH N 1549.7 FT TH E 892.5 FT TH N 50 DEG 56' E 117.45 FT TO POB TH CONT N 50 DEG 56' E 100.0 FT TH S 47 DEG 35' E 341.1 FT TO SHR GLEN LK TH S 50 DEG 53' W ALG SHR 100.0 FT TH N 47 DEG 35' W 341.1 FT TO POB UND 1/4 INTEREST - BRUCE T ALTON REVOCABLE TRUST UND 1/4 INTEREST - CHRISTIE L ALTON REVOCABLE TRUST SEC 27 T29N R14W. 0.75 A M/L.	X	Paved Road	Land Improvement Cost Estimates								
	X	Storm Sewer	Description	Rate	Size	% Good	Cash Value				
		Sidewalk	D/W/P: Crushed Rock	2.25	200	0	0				
		Water	D/W/P: Flagstone/Sand	19.49	450	0	0				
	X	Sewer	Wood Frame	27.00	96	25	648				
		Electric	Residential Local Cost Land Improvements								
		Gas	Description	Rate	Size	% Good	Cash Value				
		Curb	LAND IMPROVEMENTS 25	2,500.00	1	50	1,250				
		Street Lights	Total Estimated Land Improvements True Cash Value = 1,898								
		Standard Utilities									
		Underground Utils.									

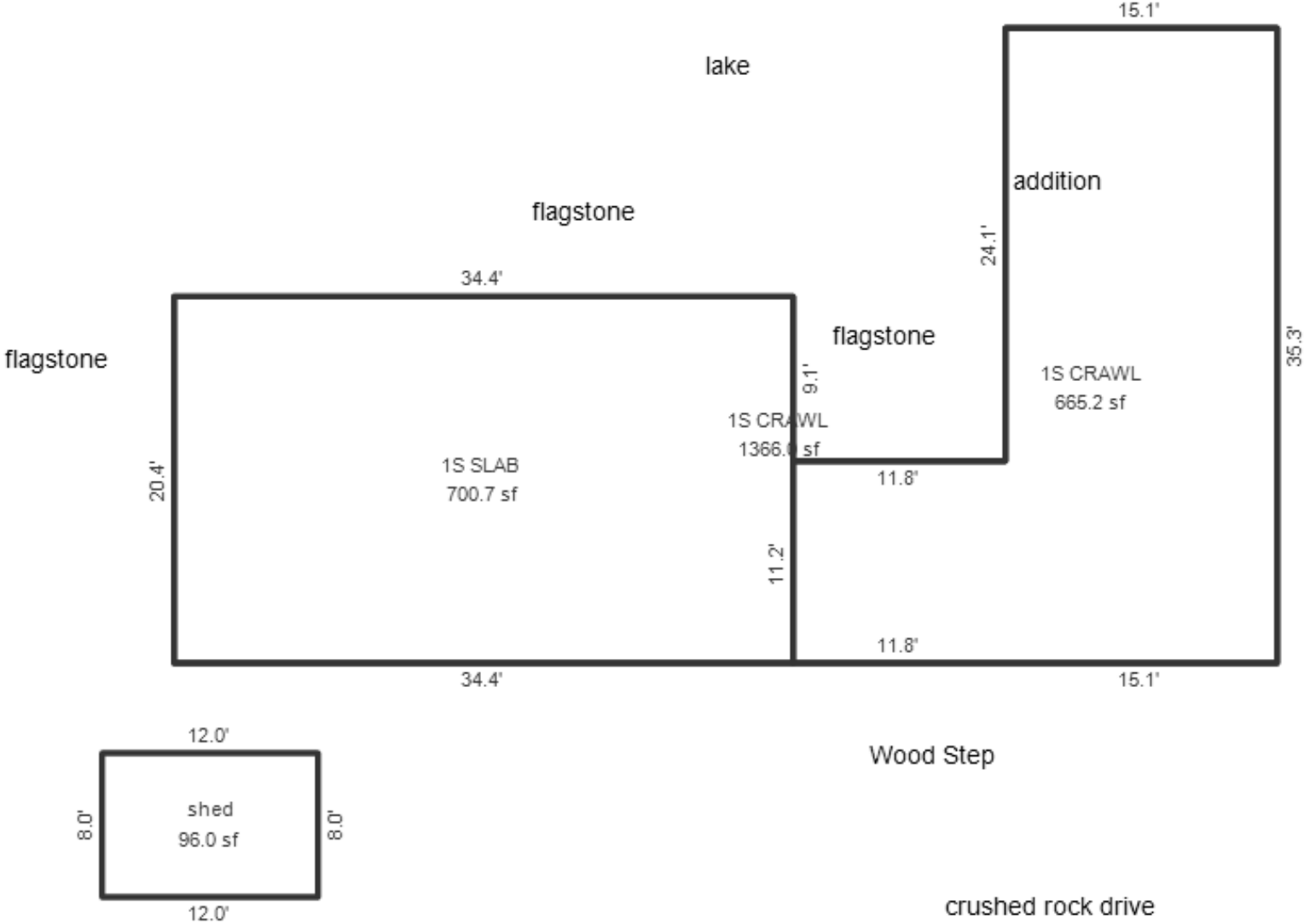


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Comments/Influences	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	431,300	76,500	507,800			181,863C
	TPC 11/13/2017	INSPECTED		2023	363,200	57,800	421,000			173,203C
	TPC 04/30/2015	INSPECTED		2022	241,800	47,300	289,100			164,956C
				2021	241,800	43,500	285,300			159,687C

\*\*\* 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.
FREEMAN JUDITH N	FREEMAN FAMILY COTTAGE TR	0	07/06/2017	QC	09-FAMILY	1303P406	PROPERTY TRANSFER	0.0
NISSEN ROBERT W TRUST	FREEMAN JUDITH N	1,200,000	10/15/2007	WD	03-ARM'S LENGTH	957:972	OTHER	100.0
NISSEN JUNE E	FREEMAN N JUDITH	600,000	10/15/2007	WD	03-ARM'S LENGTH	957/975	DEED	50.0
NISSEN ROBERT W & JUNE E	NISSEN ROBERT W TRUST	0	03/18/2004	QC	09-FAMILY	795:102	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6575 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
FREEMAN FAMILY COTTAGE TRUST 6620 PIDGEON WOODS COVE MEMPHIS TN 38119	2024 Est TCV 2,322,496 TCV/TFA: 1045.2					

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  
 L1303P406 BASED ON DESCRIPTION FROM LIBER 795, PAGE 102, LEELANAU COUNTY RECORDS. A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DBSCRIBED AS: COMMENCING AT A POINT 1549.70 FEET NORTH AND 892.50 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SBCTION 27; THENCE NORTH 50DEG55'43 EAST, 117.52 FEET (RECORDED AS NORTH 50DEG56'00" EAST, 117.45 FEET); THENCE SOUTH 47DEG32'00" EAST, 335.49 FEET (RECORDED AS SOUTH 47DEG35'00" EAST, 341 10 FEET) TO A TRAVERSE LINE ALONG THE

- 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 Utilis.

GRADE A 19000	100.00	340.75	0.9476	0.9086	19000	100			1,635,932
GRADE A 19000	24.00	340.75	0.9476	0.9086	19000	50	SURPLUS: ZONING 100 ft 19		
124 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =									1,832,244

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Dock: Light posts	44.14	330 50	7,283
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			9,783



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

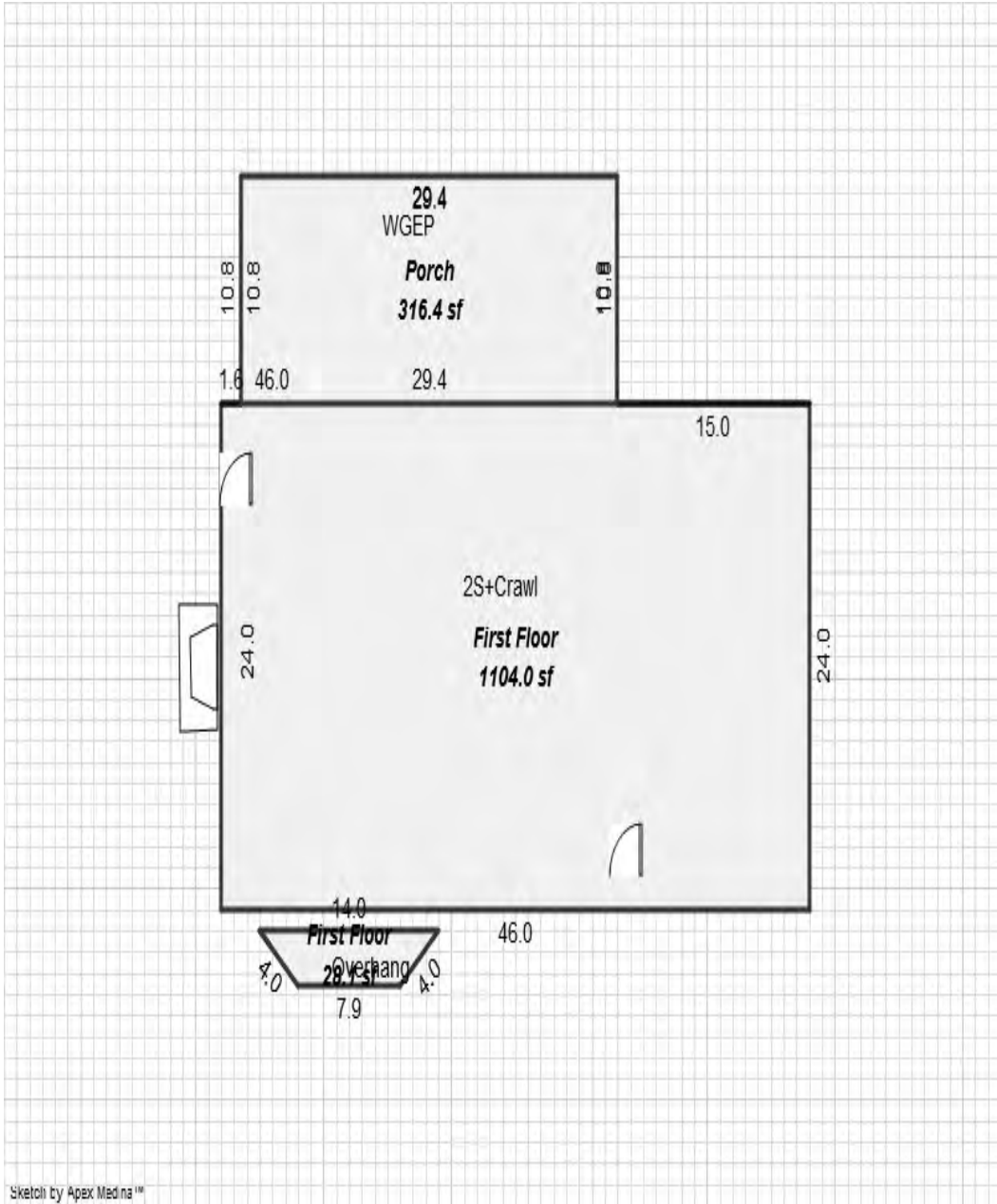
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	916,100	245,100	1,161,200			677,462C
2023	771,500	185,200	956,700			645,202C
2022	518,200	165,400	683,600			614,479C
2021	518,200	152,000	670,200			594,849C

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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 316	Type CGEP (2 Story)	Year Built: 1980 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: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		E.C.F. X 2.600		Bsmnt Garage:			
Building Style: 2 STORY		Ex X Ord		Min		Size of Closets		Lg X Ord		Small		Roof:			
Yr Built 1880		Remodeled 0		Condition: Average		Room List		Doors		Solid X H.C.					
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 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		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Electric Baseboard Ground Area = 1104 SF Floor Area = 2222 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,104 28 0.5 Story Siding Overhang Total: 251,608 138,385			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation		Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X	Insulation	(2) Windows		Many Avg. X Avg. Large Small		Wood Sash Metal Sash Vinyl Sash		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X	Wood Sash Metal Sash Vinyl Sash	(2) Windows		Many Avg. X Avg. Large Small		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)	
X	Asphalt Shingle	(3) Roof		Gable Hip Flat X Gambrel Mansard Shed		Chimney: Brick		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
Chimney: Brick		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (4080 BIG GLEN) 2.600 => TCV:		480,469			

\*\*\* 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				
6533 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST			PLUMBING	03/08/2004	PP04-0073					
Owner's Name/Address		P.R.E. 74% 05/03/2017			GARAGE	11/19/2003	2035	INSPECTED				
KARABAJAKIAN VAHAN A & MARYLIS 6533 S SUNSET DR GLEN ARBOR MI 49636		MAP #: 55			ELECTRICAL	11/10/2003	PE03-0838					
		2024 Est TCV 4,278,181 TCV/TFA: 922.42			ELECTRICAL	11/07/2003	PE03-0827					
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	200.00	275.86	0.8387	0.8618	19000	100		2,746,678
		Paved Road		GRADE A 19000	2.12	275.86	0.8387	0.8618	19000	50	SURPLUS: ZONING 100 ft	1
		Storm Sewer		202 Actual Front Feet, 1.28 Total Acres Total Est. Land Value = 2,761,256								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	48.91	400	50	9,782				
		X Electric		D/W/P: Asphalt Paving	3.71	5000	0	0				
		X Gas		Residential Local Cost Land Improvements								
		X 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 = 19,782								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X Rolling		2024	1,380,600	758,500	2,139,100			846,438C		
		X Low		2023	1,162,600	572,600	1,735,200			806,132C		
		X High		2022	762,900	469,400	1,232,300			767,745C		
		X Landscaped		2021	762,900	431,300	1,194,200			743,219C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		TPC	05/03/2017	INSPECTED								
		TPC	12/03/2015	INSPECTED								
		WAS	10/25/2007	INSPECTED								

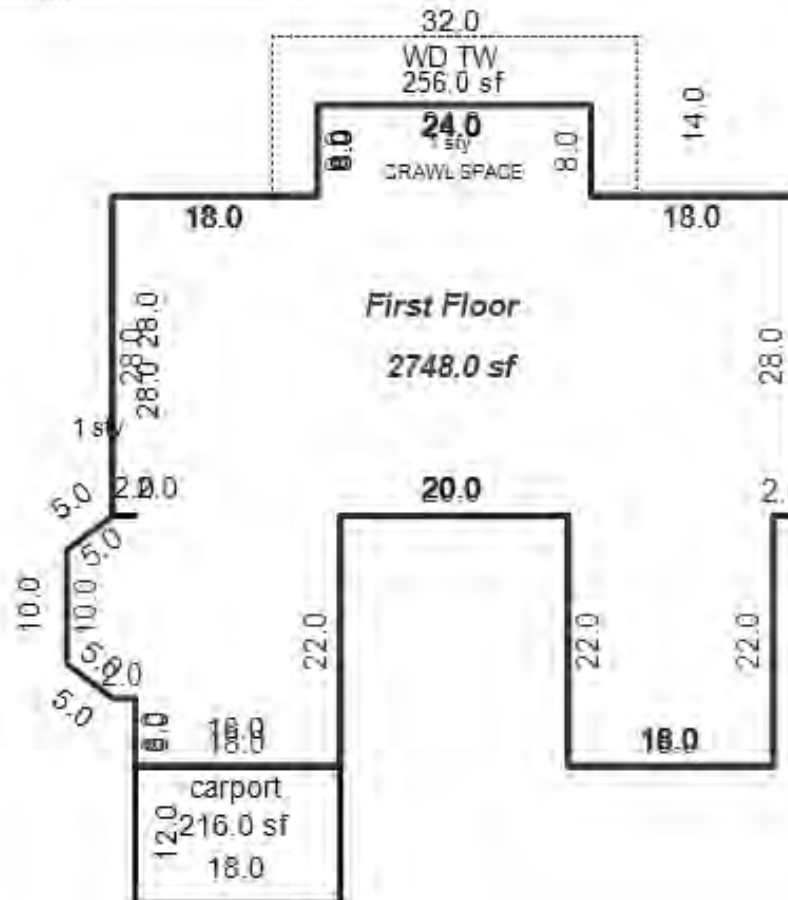
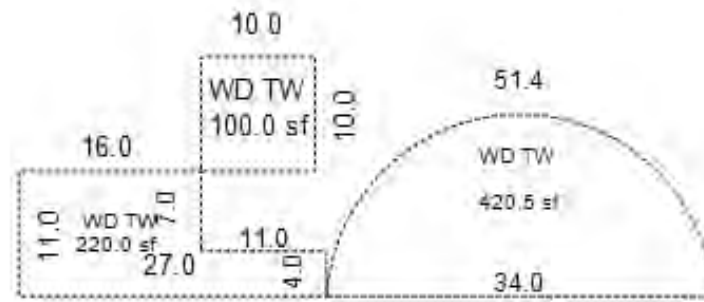
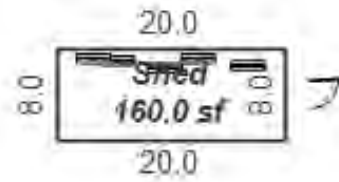


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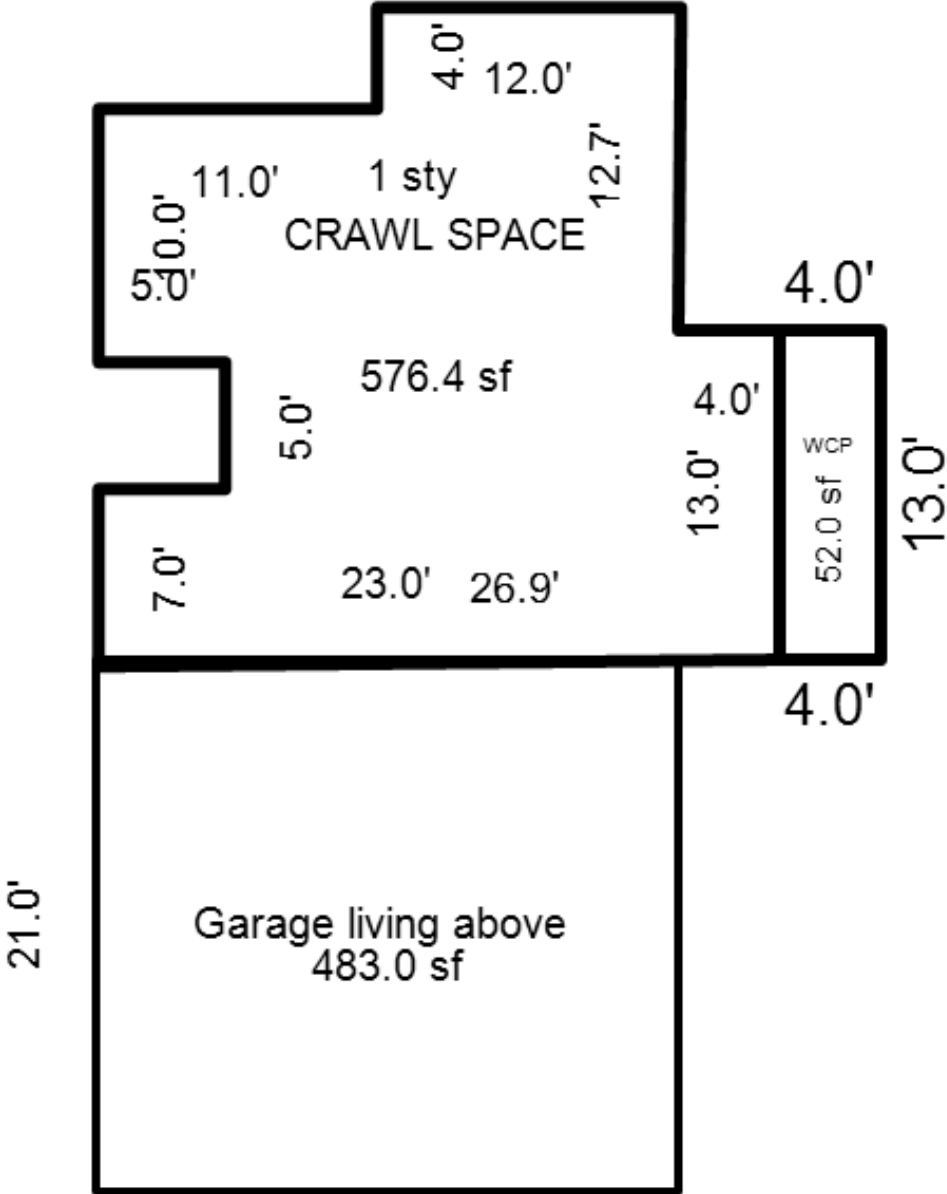






\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family	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	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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
	Mobile Home				40	WCP	(1 Story)														
	Town Home																				
	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	Class: BC Effec. Age: 10 Floor Area: 1,203 Total Base New : 210,544 Total Depr Cost: 189,491 Estimated T.C.V: 492,677	E.C.F. X 2.600				Bsmnt Garage: 2 Car										
	A-Frame	Drywall	Plaster																		
	Wood Frame	Paneled	Wood T&G																		
	Building Style: 1.5 STORY		Trim & Decoration			(12) Electric	0 Amps Service				No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY		Cls BC	Blt 2004						
	Yr Built	Remodeled	Ex		Ord											Min					
	2004	GUE	0		Size of Closets						(13) Plumbing	No. of Elec. Outlets		Ground Area = 576 SF Floor Area = 1203 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
	Condition: Average		Lg		Ord	Small															
Room List		Doors	Solid	H.C.	Central Air Wood Furnace	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 1.25 Story 1 1 Story	Siding	Siding	Crawl Space	Overhang	576 483	Total:	166,662	149,996						
Basement	(5) Floors			No. of Elec. Outlets												Many	Ave.	Few			
1 1st Floor	Kitchen:				Average Fixture(s)	1	2	3													
2 2nd Floor	Other:			Plumbing					1	Average	Fixture(s)										
2 Bedrooms	Other:				Plumbing	1	Average	Fixture(s)													
(1) Exterior		(6) Ceilings							(14) Water/Sewer	Public Water	Public Sewer	Water Well									
Wood/Shingle	Doors			Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:														
Aluminum/Vinyl	Solid							Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Brick	H.C.			Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:														
Insulation	(7) Excavation							Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
(2) Windows		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing	1000 Gal Septic	2000 Gal Septic					Lump Sum Items:									
Many	Large	(8) Basement						Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Avg.	Avg.	Conc. Block			Plumbing	1000 Gal Septic	2000 Gal Septic					Lump Sum Items:									
Few	Small	Poured Conc.						Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Wood Sash	(9) Basement Finish			Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:														
Metal Sash	Recreation SF							Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Vinyl Sash	Living SF			Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:														
Double Hung	Walkout Doors (B)							Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Horiz. Slide	No Floor SF			Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:														
Casement	Walkout Doors (A)							Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Double Glass	(10) Floor Support			Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:														
Patio Doors	Joists:							Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Storms & Screens	Unsupported Len:			Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:														
(3) Roof		Cntr.Sup:						Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Gable	Gambrel	(11) Heating/Cooling			Plumbing	1000 Gal Septic	2000 Gal Septic					Lump Sum Items:									
Hip	Mansard	Gas						Plumbing	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
Flat	Shed	Oil			Plumbing	1000 Gal Septic	2000 Gal Septic					Lump Sum Items:									
Asphalt Shingle	(12) Electric			Plumbing				1000 Gal Septic	2000 Gal Septic	Lump Sum Items:											
Chimney:	(13) Plumbing				Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
(16) Porches/Decks		Average Fixture(s)						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Area		3 Fixture Bath			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Type		2 Fixture Bath						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
E.C.F.		Softener, Auto			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
X 2.600		Softener, Manual						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Bsmnt Garage: 2 Car		Solar Water Heat			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Carport Area:		No Plumbing						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Extra Toilet			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Extra Sink						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Separate Shower			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tile Floor						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Ceramic Tile Wains			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tub Alcove						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Vent Fan			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Average Fixture(s)						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		3 Fixture Bath			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		2 Fixture Bath						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Softener, Auto			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Softener, Manual						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Solar Water Heat			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		No Plumbing						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Extra Toilet			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Extra Sink						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Separate Shower			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tile Floor						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Ceramic Tile Wains			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tub Alcove						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Vent Fan			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Average Fixture(s)						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		3 Fixture Bath			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		2 Fixture Bath						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Softener, Auto			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Softener, Manual						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Solar Water Heat			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		No Plumbing						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Extra Toilet			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Extra Sink						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Separate Shower			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tile Floor						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Ceramic Tile Wains			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tub Alcove						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Vent Fan			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Average Fixture(s)						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		3 Fixture Bath			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		2 Fixture Bath						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Softener, Auto			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Softener, Manual						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Solar Water Heat			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		No Plumbing						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Extra Toilet			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Extra Sink						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Separate Shower			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tile Floor						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Ceramic Tile Wains			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tub Alcove						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Vent Fan			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Average Fixture(s)						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		3 Fixture Bath			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		2 Fixture Bath						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Softener, Auto			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Softener, Manual						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Solar Water Heat			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		No Plumbing						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
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Roof:		Separate Shower			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tile Floor						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Ceramic Tile Wains			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tub Alcove						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Vent Fan			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Average Fixture(s)						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
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Roof:		Softener, Auto			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Softener, Manual						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Solar Water Heat			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		No Plumbing						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
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Roof:		Ceramic Tub Alcove						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Vent Fan			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Average Fixture(s)						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
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Roof:		2 Fixture Bath						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Softener, Auto			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Softener, Manual						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Solar Water Heat			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
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Roof:		Extra Sink						Plumbing	1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
Roof:		Separate Shower			Plumbing	1000 Gal Septic	2000 Gal Septic				Lump Sum Items:										
Roof:		Ceramic Tile Floor						Plumbing	1000 Gal Septic	2000 Gal Septic											



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES ROBERT	JONES ROBERT C & SYLVIA A	0	01/17/2017	QC	09-FAMILY	1284P321	OTHER	0.0
JONES HELEN H TRUST B	JONES ROBERT	0	10/08/2016	QC	09-FAMILY	1278P254	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6509 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/03/2023	PM23-0002	100% FINIS
	P.R.E. 100% 11/01/2016		Mechanical	10/11/2022	PM22-0858	100% FINIS
Owner's Name/Address	MAP #: 53,52,55		Res. Porch/Deck	09/01/2022	PB22-0359	100% FINIS
JONES ROBERT C & SYLVIA A 6509 S GLEN LAKE RD GLEN ARBOR MI 49636	2024 Est TCV 746,406 TCV/TFA: 341.76		Plumbing	04/28/2022	PP22-0127	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	
L311 P388 L409 P913 L446 P87/97 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH N 88 DEG 45' 45" W 414 FT TH S 1 DEG 07' 40" E ALG C/L ST HWY M-22 2487.70 FT FOR POB TH S 83 DEG 18' 20" E 734.83 FT TH S 1 DEG 07' 40" E 140 FT TH N 80 DEG 14' 30" W 741.33 FT TH N 1 DEG 07' 40" W ALG C/L ST HWY M-22 100 FT TO POB UNRECORDED SURVEY SEC 27 T29N R14W 2.0 A.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	102	1400	738.00	0.9951	1.1413	1400	100	162,170	
		102 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	162,170
	Land Improvement Cost Estimates									
	Description	Rate	Size	% Good	Cash Value					
	D/W/P: Asphalt Paving	3.19	3300	0	0					
	Residential Local Cost Land Improvements									
	Description	Rate	Size	% Good	Cash Value					
	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000					
	Total Estimated Land Improvements True Cash Value =								5,000	

Comments/Influences  
2019 FIRE LOSS, 2022 REPLACEMENT CONSTRUC



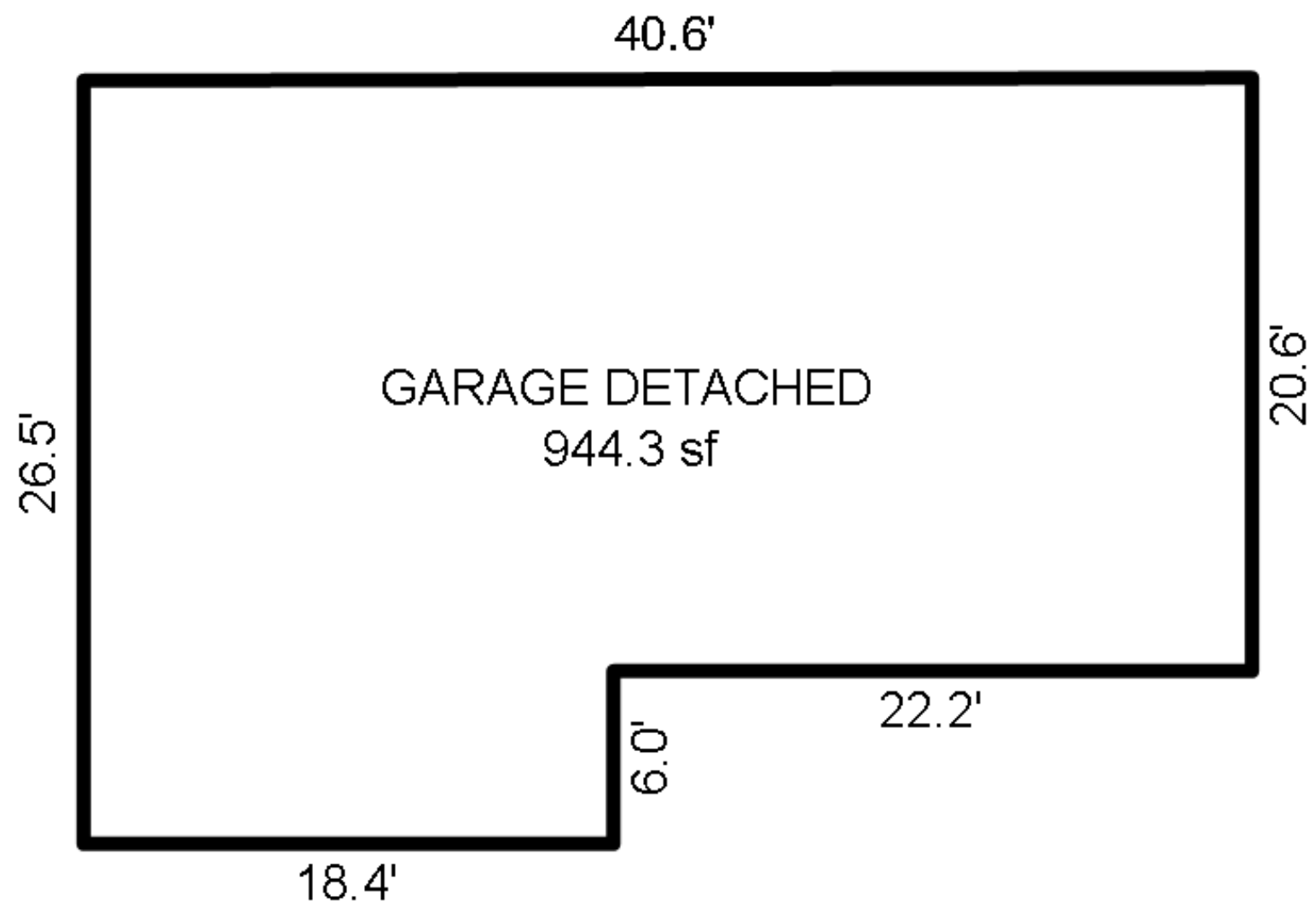
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	81,100	292,100	373,200			148,836C
2023	63,700	233,400	297,100			131,688C
2022	55,600	52,100	107,700			89,064C
2021	55,600	21,700	77,300			64,051C

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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	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: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 944 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	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	X	No Heating/Cooling	Central Air Wood Furnace	(12) Electric	200 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	(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	Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 31,615 Total Depr Cost: 20,550 Estimated T.C.V: 34,935	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Trim & Decoration	Ex X Ord Min	Size of Closets	Lg X Ord Small	Doors Solid X H.C.	(5) Floors	Kitchen: Other: Hardwood Other:	(6) Ceilings	X Wood	(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 X Concrete Floor	(9) Basement Finish	(10) Floor Support	Joists: 2X12X16 Unsupported Len: Cntr.Sup:
Yr Built 1980	Remodeled 0	Condition: Average	Room List	Basement 1st Floor 2nd Floor 4 Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar X Insulation	(2) Windows	Many Avg. Few X Large Avg. Small	X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	X Gable Hip Flat X Asphalt Shingle	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,777 -3,105 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 944 36,391 23,654 Local Cost Items GENERATOR 1 1 1 * Totals: 31,615 20,550 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 34,935

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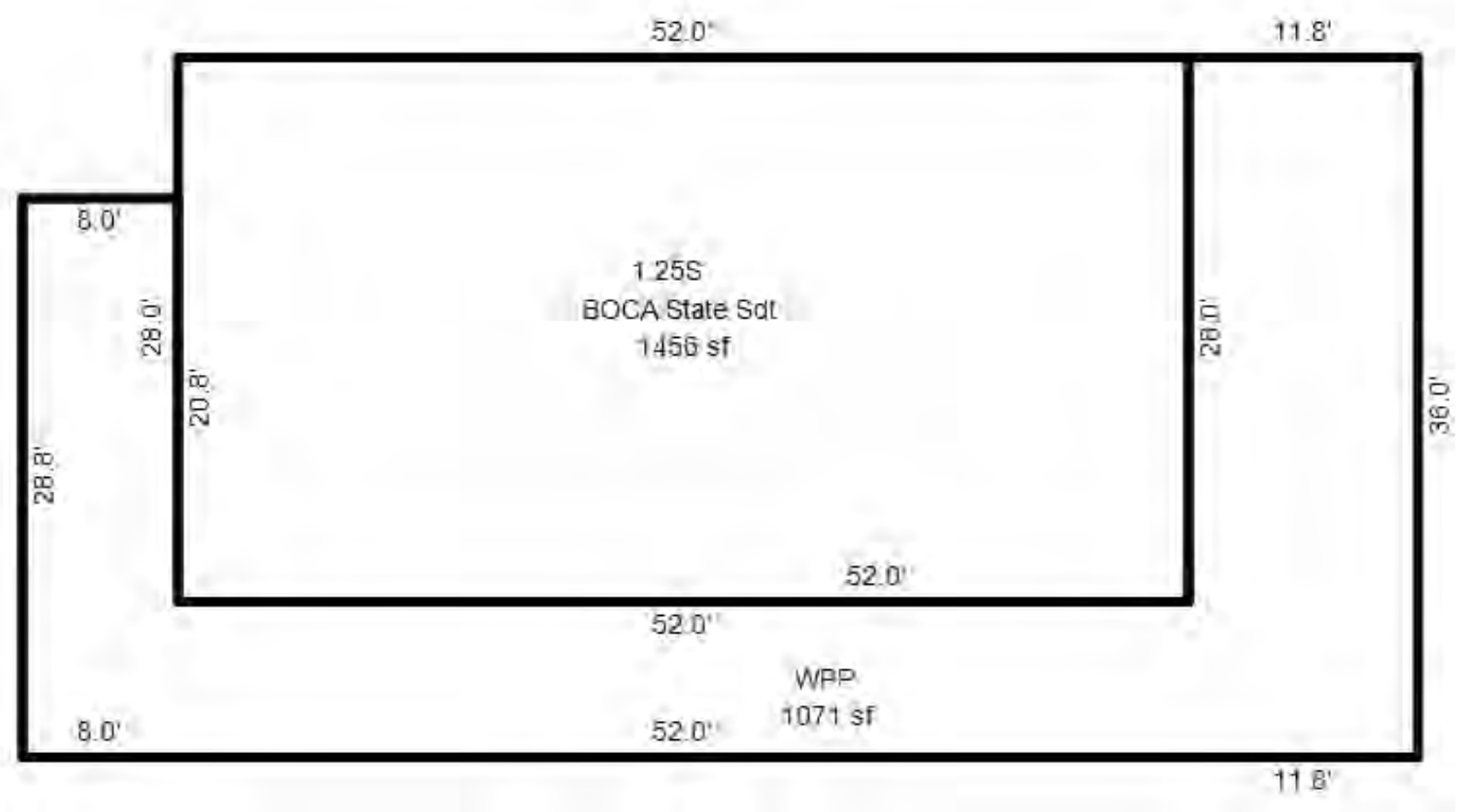


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 1071	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior				X	Central Air Wood Furnace							
	Building Style: MODULAR		Drywall Paneled			Plaster Wood T&G		(12) Electric							
	Yr Built 2022	Remodeled 0	Trim & Decoration	Ex	Ord	Min		0 Amps Service							
	Condition: Average		Size of Closets	Lg	Ord	Small		No./Qual. of Fixtures							
	Room List		Doors	Solid	H.C.			No. of Elec. Outlets							
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors					Many	Ave.	Few					
	(1) Exterior		Kitchen: Other: Other:					(13) Plumbing							
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					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							
	Insulation		(7) Excavation					(14) Water/Sewer							
	(2) Windows		Basement: 1456 S.F. Crawl: 0 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							
	Many Avg. Few	Large Avg. Small	(8) Basement					Lump Sum Items:							
	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												
	(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle		(10) Floor Support												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:												
<p>Cost Est. for Res. Bldg: 2 Single Family MODULAR Cls C Blt 2022  (11) Heating System: Forced Heat &amp; Cool  Ground Area = 1456 SF Floor Area = 2184 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99  Building Areas  Stories Exterior Foundation Size Cost New Depr. Cost  1.5 Story Siding Basement 1,456  Total: 280,010 277,210</p> <p>Other Additions/Adjustments  Basement, Outside Entrance, Below Grade 1 2,632 2,606</p> <p>Plumbing  Average Fixture(s) 1 1,518 1,503  3 Fixture Bath 1 4,777 4,729  2 Fixture Bath 1 3,197 3,165</p> <p>Water/Sewer  1000 Gal Septic 1 5,002 4,952  Water Well, 100 Feet 1 5,973 5,913</p> <p>Built-Ins  Appliance Allow. 1 2,845 2,817</p> <p>Porches  WPP 1071 17,457 17,282  Totals: 323,411 320,177</p> <p>Notes: LAKESIDE MODEL MI8X52LSBD-8511  ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 1.700 =&gt; TCV: 544,301</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.				
GLEN LAKE HOLDINGS LLC	DAVIS TRACY L	0	12/16/2016	WD	09-FAMILY	1284P638	PROPERTY TRANSFER	0.0				
DAVIS TRACY L	DAVIS TRACY L TRUST	0	12/16/2016	WD	09-FAMILY	1284P642	PROPERTY TRANSFER	0.0				
DAVIS TRACY L	GLEN LAKE HOLDINGS LLC	0	08/27/2007	WD	03-ARM'S LENGTH	954:120	OTHER	0.0				
BULLOUGH LEE ANN	DAVIS TRACY L	1,650,000	02/01/2005	WD	03-ARM'S LENGTH	841:691	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6541 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/29/2023	PM23-0581	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		07/13/2021	PM21-0580	100% FINIS				
DAVIS TRACY L TRUST 8125 BRILL RD CINCINNATI OH 45243		MAP #: 55		Mechanical		02/24/2017	PM17-0136					
		2024 Est TCV 4,170,075 TCV/TFA: 773.67		Plumbing		02/24/2017	PP17-0050	100% FINIS				
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	244.00	0.9926	0.8358	19000	100		1,576,338
		Paved Road		GRADE A 19000	3.00	244.00	0.9926	0.8358	19000	50	SURPLUS: ZONING 100 ft	2
		Storm Sewer		103 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 1,599,983								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description				Rate	Size	% Good	Cash Value	
		Sewer		Hot Tub				17,907.50	1	50	8,954	
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description				Rate	Size	% Good	Cash Value	
		X Curb		LAND IMPROVEMENTS 10				10,000.00	2	100	20,000	
				Street Lights				2,000.00	3	100	6,000	
				Standard Utilities				Total Estimated Land Improvements True Cash Value = 34,954				
				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	800,000	1,285,000	2,085,000			1,000,303C	
		TPC 08/09/2023	INSPECTED		2023	673,700	970,400	1,644,100			952,670C	
		TPC 11/13/2017	INSPECTED		2022	462,800	796,100	1,258,900			907,305C	
		TPC 04/30/2015	INSPECTED		2021	462,800	821,500	1,284,300			878,321C	



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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	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: 2006 Car Capacity: 2.5 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: 579 % 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																
	Yr Built 1999		Plaster Wood T&G																
	Remodeled 2017		Trim & Decoration																
	Condition: Average		Ex X Ord																
	Room List		Min																
	Basement 1st Floor 2nd Floor 3 Bedrooms		Size of Closets																
	(1) Exterior		Lg X Ord																
	Wood/Shingle Aluminum/Vinyl Brick		Small																
X	Pine/Cedar Insulation		Doors																
	(2) Windows		Solid X H.C.																
X	Many Avg. Few	X	(5) Floors																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Kitchen: Other: Carpeted Other:																
	(3) Roof		Basement: 3043 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Gable Hip Flat		(6) Ceilings																
	Gambrel Mansard Shed		X Drywall																
X	Asphalt Shingle		(7) Excavation																
	Chimney: Brick		Basement Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
	(10) Floor Support		(8) Basement																
	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																
	(14) Water/Sewer		(9) Basement Finish																
	Lump Sum Items:		1 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		(13) Plumbing																
	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3043 SF Floor Area = 5390 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 3,043 1 Story Siding Overhang 26 1 Story Siding Overhang 510 1 Story Brick Overhang 290 Total: 1,053,011 842,396 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 4,378 3,502 Plumbing Average Fixture(s) 1 3,407 2,726 3 Fixture Bath 3 32,247 25,798 Separate Shower 1 3,267 2,614 Water/Sewer 1000 Gal Septic 1 6,288 5,030 Water Well, 100 Feet 1 6,732 5,386 Porches CCP (1 Story) 128 5,171 4,137 CPP 81 2,462 1,970 WCP (1 Story) 787 37,815 30,252 Deck Treated Wood 27 1,413 1,130 Treated Wood 29 1,486 1,189 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 579 46,413 37,130 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		(12) Electric																
	100 Amps Service		(10) Floor Support																
	No./Qual. of Fixtures		(11) Heating/Cooling																
	Ex. X Ord. Min		Central Air Wood Furnace																
	No. of Elec. Outlets		(12) Electric																
	Many X Ave. Few		100 Amps Service																
	(13) Plumbing		Class: B +10 Effec. Age: 20 Floor Area: 5,390 Total Base New : 1,218,832 E.C.F. Total Depr Cost: 975,053 X 2.600 Estimated T.C.V: 2,535,138																
	1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3043 SF Floor Area = 5390 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 3,043 1 Story Siding Overhang 26 1 Story Siding Overhang 510 1 Story Brick Overhang 290 Total: 1,053,011 842,396 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 4,378 3,502 Plumbing Average Fixture(s) 1 3,407 2,726 3 Fixture Bath 3 32,247 25,798 Separate Shower 1 3,267 2,614 Water/Sewer 1000 Gal Septic 1 6,288 5,030 Water Well, 100 Feet 1 6,732 5,386 Porches CCP (1 Story) 128 5,171 4,137 CPP 81 2,462 1,970 WCP (1 Story) 787 37,815 30,252 Deck Treated Wood 27 1,413 1,130 Treated Wood 29 1,486 1,189 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 579 46,413 37,130 <<<<< 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.
WHITNEY TRUST	KARABAJAKIAN	1,275,000	07/30/1999	QC	03-ARM'S LENGTH	519:695	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6533 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/03/2017					
KARABAJAKIAN VAHAN & MARYLISA 6533 SUNSET DR GLEN ARBOR MI 49636	MAP #: 55					
	2024 Est TCV 1,168,859 TCV/TFA: 0.00					

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/	500.00	1339.03	0.6687	1.3246	2200 100	974,374	
			500 Actual Front Feet, 15.37 Total Acres						Total Est. Land Value =	974,374

Tax Description		Land Improvement Cost Estimates							
L519 P695/99 PRT SEC 27 COM N 1/4 COR SD SEC TH N 88 DEG 46'06" W 414.67 FT TO C/L M-22 TH S 01 DEG 08'34" E ALG SD C/L 2587.70 FT TO POB TH S 46 DEG 46'58" E 1586.82 FT TH N 51 DEG 01'39 E 217.39 FT TH S 47 DEG 02'02" E 107.70 FT TO C/L SUNSET DR TH 86.92 FT ALG ARC 1495.89 FT RADIUS CURVE LEFT CH-N 43 DEG 52'17" E 86.91 FT TH CONT ALG SD LN N 42 DEG 12'25" E 209.43 FT TH N 46 DEG 56'17" W 1200.82 FT TH S 01 DEG 08'34" E 140 FT TH N 80 DEG 14' 55" W 741.33 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC	X	Dirt Road							
		X	Gravel Road						
		X	Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
		X	Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

Topography of Site		Residential Local Cost Land Improvements						
	X	Level	Description	Rate	Size % Good	Cash Value		
		X	Rolling					
			Low					
			High					
			Landscaped					
			Swamp					
		X	Wooded	2,500.00	1 100	2,500		
			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	487,200	97,200	584,400			26,593C
2023	420,800	91,400	512,200			25,327C
2022	468,700	77,400	546,100			24,121C
2021	435,200	61,300	496,500			23,351C

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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 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: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: D Effec. Age: 15 Floor Area: 0 Total Base New : 27,468 Total Depr Cost: 23,348 Estimated T.C.V: 39,692							
	Building Style: GARAGE	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.700					Bsmnt Garage:			
	Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets									
	Condition: Average	Lg	Ord	Small	Doors			Solid			H.C.				
	Room List	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D		Blt 0		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			(11) Heating System: No Heating/Cooling							
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures			Ground Area = 0 SF Floor Area = 0 SF.							
	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
	Insulation				Many Ave. Few			Building Areas							
	(2) Windows	(7) Excavation			(13) Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost				
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages							
	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			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Base Cost 720 26,906 22,870							
	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Door Opener 1 562 478							
	Asphalt Shingle	(9) Basement Finish						Totals: 27,468 23,348							
	Chimney:	(10) Floor Support						Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 39,692							
		Joists: Unsupported Len: Cntr.Sup:													

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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 Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght						Construction Cost High Above Ave. Ave. X Low						7.57	7200	1.00	97	52,869	
Depr. Table : 2.25% Effective Age Physical %Good: 100 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:						ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.700 => TCV of Bldg: 1 = 89					
Year Built Remodeled						Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Overall Bldg Height						* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Comments:						* Sprinkler Info * Area: Type:											

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average Unfinished Typical	Few Average 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:			

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Desc. of Bldg/Section: BASKET BALL 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	5000	1.00	97	36,715
Floor Area		High		Above Ave.		Ave.		X		Low		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.700 => TCV of Bldg: 2 = 62				
Gross Bldg Area		** ** Calculator Cost Data ** **														
Stories Above Grd		Quality: Excellent														
Average Sty Hght		Heat#1: No Heating or Cooling 0%														
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%														
Depr. Table : 2.25%		Ave. SqFt/Story														
Effective Age		Ave. Perimeter														
Physical %Good: 100		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:														

(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:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BESIO GREGORY J & SUZANNE	BESIO SUZANNE K TRUST	0	10/14/2007	WD	03-ARM'S LENGTH	959:313	OTHER	0.0
BESIO GREGORY J & SUZANNE	BESIO GREGORY J & SUZANNE	0	10/14/2007	WD	03-ARM'S LENGTH	959/313	DEED	0.0
CARR JAMES RICHARD	BESIO GREGORY J & SUZANNE	1,160,000	11/23/2005	WD	03-ARM'S LENGTH	882:870	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6421 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/21/2015	L15 -188	100% FINIS
Owner's Name/Address	P.R.E. 100% 08/05/2020		Mechanical	11/07/2012	PM12-0478	
BESIO GREGORY J & SUZANNE K TR 425 S PARK AVE HINSDALE IL 60521	MAP #: 52		Electrical	10/10/2012	PE12-0425	
	2024 Est TCV 4,140,901 TCV/TFA: 730.96		Res. Add/Alter/Repair	01/14/2011	PB11-0002	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																											
L409 P8/95 SURVEY L8 P495/04 PER LDA/UNREC SURVEY L882 P870/05 2005 DESCR REVISED (REF: SPLIT 006-127-034-50) 2007 DESC REVISED (COMB 127-034-50) PRT GOVT LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 05'29" E ALG C/L LAKE STREET 2872.13 FT TH S 49 DEG 00'00" W 33.00 FT TO SWLY R/W LN LAKE STREET & POB TH S 41 DEG 00'00" E ALG SD R/W 319.47 FT ALG SD R/W TH S 40 DEG 49'13" W 59.43 FT TH S 41 DEG 00'00" E 216.26 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 60 DEG 22'00" W ALG SD TRAVERSE LN 89 75 FT TH N 41 DEG 03'17" W			<p style="text-align: center;">* Factors *</p> <p style="text-align: center;">L-SHAPED</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>GRADE A 19000</td> <td>89.75</td> <td>620.27</td> <td>1.0000</td> <td>1.0554</td> <td>19000</td> <td>100</td> <td></td> <td>1,799,665</td> </tr> <tr> <td colspan="8">90 Actual Front Feet, 1.28 Total Acres</td> <td>Total Est. Land Value = 1,799,665</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GRADE A 19000	89.75	620.27	1.0000	1.0554	19000	100		1,799,665	90 Actual Front Feet, 1.28 Total Acres								Total Est. Land Value = 1,799,665
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GRADE A 19000	89.75	620.27	1.0000	1.0554	19000	100		1,799,665																						
90 Actual Front Feet, 1.28 Total Acres								Total Est. Land Value = 1,799,665																						

Tax Description	X	Land Improvement Cost Estimates																														
L409 P8/95 SURVEY L8 P495/04 PER LDA/UNREC SURVEY L882 P870/05 2005 DESCR REVISED (REF: SPLIT 006-127-034-50) 2007 DESC REVISED (COMB 127-034-50) PRT GOVT LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 05'29" E ALG C/L LAKE STREET 2872.13 FT TH S 49 DEG 00'00" W 33.00 FT TO SWLY R/W LN LAKE STREET & POB TH S 41 DEG 00'00" E ALG SD R/W 319.47 FT ALG SD R/W TH S 40 DEG 49'13" W 59.43 FT TH S 41 DEG 00'00" E 216.26 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 60 DEG 22'00" W ALG SD TRAVERSE LN 89 75 FT TH N 41 DEG 03'17" W		<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wd, Basket, 5 ft.</td> <td>41.66</td> <td>100</td> <td>50</td> <td>2,083</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVEMENTS 75</td> <td>7,500.00</td> <td>1</td> <td>100</td> <td>7,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>9,583</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Fencing: Wd, Basket, 5 ft.	41.66	100	50	2,083	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500	Total Estimated Land Improvements True Cash Value =				9,583
Description	Rate	Size	% Good	Cash Value																												
Fencing: Wd, Basket, 5 ft.	41.66	100	50	2,083																												
Residential Local Cost Land Improvements																																
Description	Rate	Size	% Good	Cash Value																												
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500																												
Total Estimated Land Improvements True Cash Value =				9,583																												

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	899,800	1,170,700	2,070,500			1,060,990C
Rolling		2023	757,800	897,500	1,655,300			1,010,467C
Low		2022	405,200	734,700	1,139,900			962,350C
High		2021	405,200	714,300	1,119,500			931,607C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



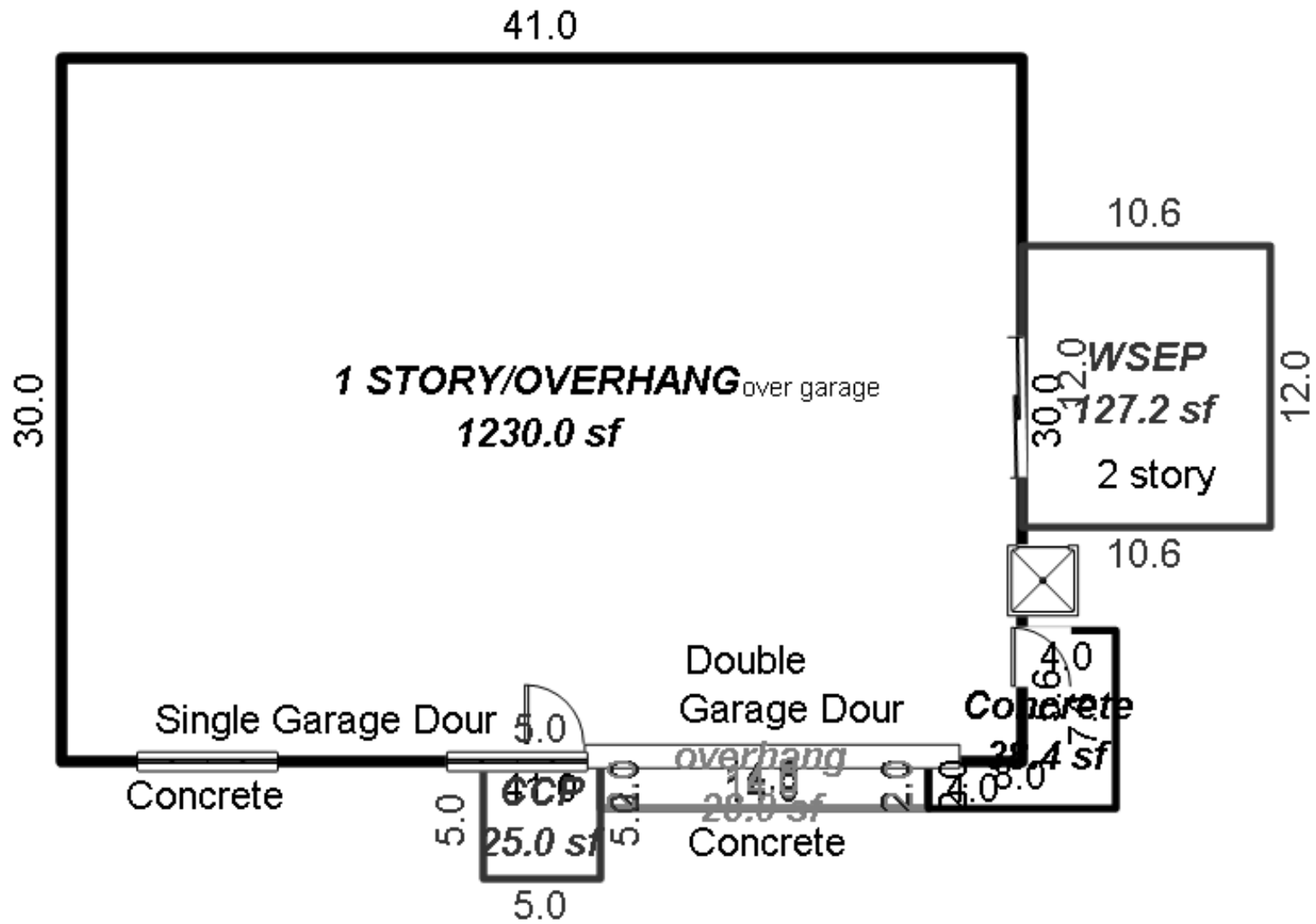
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/03/2015	INSPECTED	2023	757,800	897,500	1,655,300			1,010,467C
TPC	02/10/2011	INSPECTED	2022	405,200	734,700	1,139,900			962,350C
WAS	12/18/2009	INSPECTED	2021	405,200	714,300	1,119,500			931,607C

\*\*\* 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: 2006 Car Capacity: 3 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1230 % 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					120	WSEP (2 Story) 16 CCP (1 Story)				
	Building Style: 2 STORY	Drywall Paneled	Plaster Wood T&G												
	Yr Built 2006	Remodeled 0	Ex X Ord	Min											
	Condition: Average	Trim & Decoration													
	Room List	Size of Closets													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Lg X Ord	Small												
	(1) Exterior	Doors	Solid X H.C.												
		(5) Floors													
		Kitchen: Other: Other:													
		(6) Ceilings													
		X Drywall													
		(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 2 Walkout Doors (B) No Floor SF Walkout Doors (A)													
		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 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													
		(11) Heating System: Forced Heat & Cool													
		Ground Area = 0 SF Floor Area = 1258 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82													
		Building Areas													
		Stories Exterior Foundation Size Cost New Depr. Cost													
		1 Story Siding Overhang 28													
		1 Story Siding Overhang 1230													
		Total: 152,935 125,406													
		Other Additions/Adjustments													
		Basement, Outside Entrance, Below Grade 2 8,756 7,180													
		Plumbing													
		Average Fixture(s) 1 3,407 2,794													
		Water/Sewer													
		2000 Gal Septic 1 12,259 10,052													
		Water Well, 100 Feet 1 6,732 5,520													
		Porches													
		Ceramic Tile Floor WSEP (2 Story) 120 16,666 13,666													
		CCP (1 Story) 16 1,078 884													
		Garages													
		Class: B Exterior: Siding Foundation: 42 Inch (Finished)													
		Door Opener 3 2,361 1,936													
		Base Cost 1230 79,667 65,327													
		Built-Ins													
		Appliance Allow. 1 7,043 5,775													
		Totals: 290,904 238,540													
		Notes: GARAGE WITH LIVING ABOVE													
		ECF (4080 BIG GLEN) 2.600 => TCv: 620,204													

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

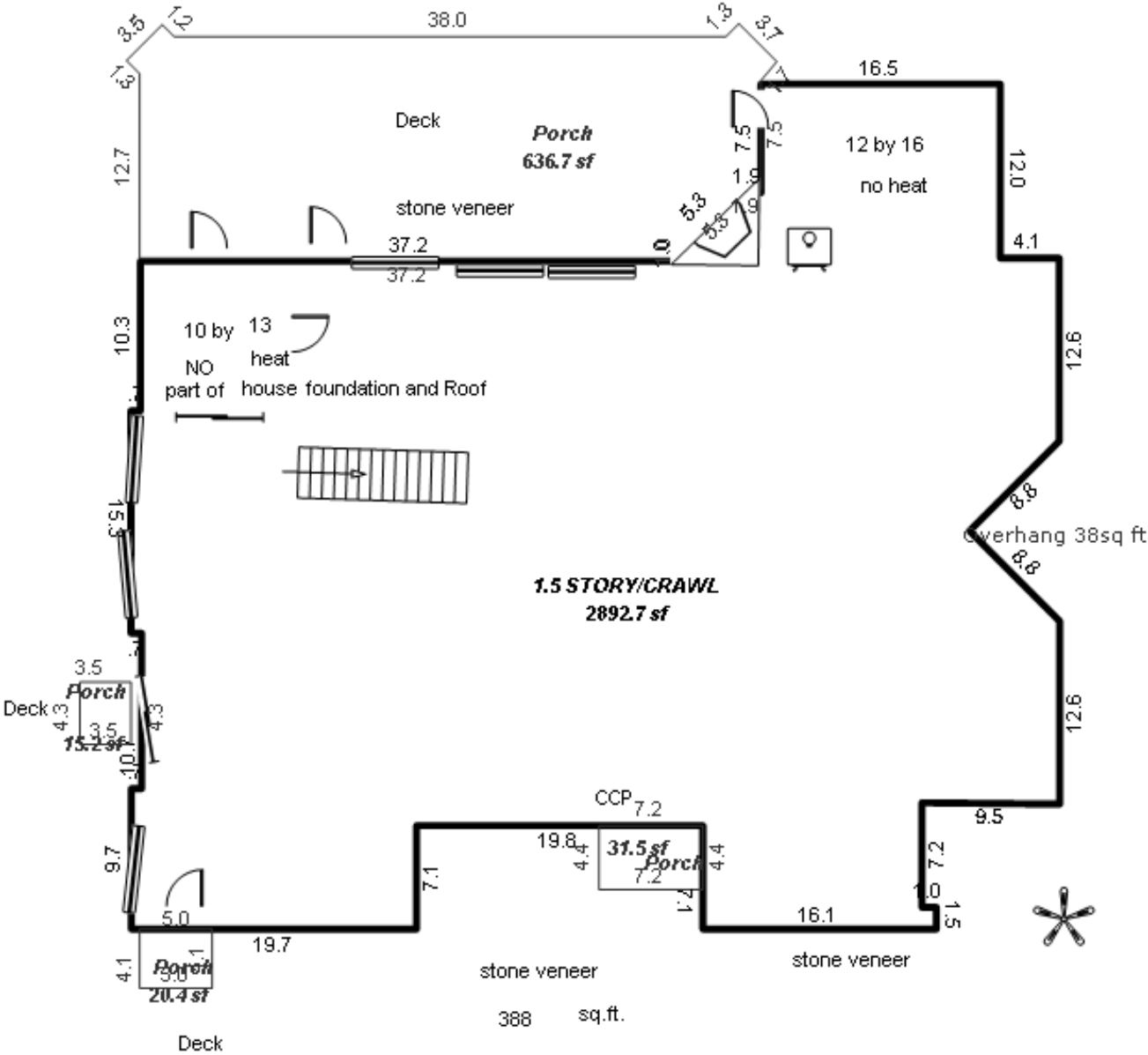


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family	0	Eavestrough	X	Gas	1	Appliance Allow.	1	Interior 1 Story	31	CCP (1 Story)	Year Built:	Car Capacity:							
	Mobile Home		Insulation		Wood								Oil	Elec.	Cook Top	Interior 2 Story	Class:			
	Town Home		Front Overhang		Coal								Steam	Dishwasher	2nd/Same Stack	Class:				
	Duplex	0	Other Overhang		Forced Air w/o Ducts					Garbage Disposal	1		Exterior 1 Story	636	Treated Wood	Exterior:				
	A-Frame	0			Forced Air w/ Ducts					Bath Heater	1		Exterior 2 Story	15	Treated Wood	Brick Ven.:				
	Wood Frame	(4) Interior			Forced Hot Water					Vent Fan	1		Prefab 1 Story	20	Treated Wood	Stone Ven.:				
	Building Style: 1.5 STORY	Drywall	Plaster		Electric Baseboard					Hot Tub	1		Prefab 2 Story			Common Wall:				
		Paneled	Wood T&G		Elec. Ceil. Radiant					Unvented Hood	1		Heat Circulator			Foundation:				
	Trim & Decoration		Radiant (in-floor)							Vented Hood			1	Raised Hearth			Finished ?:			
	Yr Built	Remodeled	Ex		Ord					Min	Electric Wall Heat			1	Wood Stove			Auto. Doors:		
2008	0	Size of Closets			Space Heater			1	Direct-Vented Ga			Mech. Doors:								
Condition: Average		Lg	Ord	Small	Wall/Floor Furnace			Class: B				% Good:								
Room List		Doors	Solid	H.C.	No Heating/Cooling			Effec. Age: 16				Storage Area:								
Basement	(5) Floors		Central Air			Microwave			Floor Area: 4,407				Bsmnt Garage:							
1st Floor	Kitchen:		Wood Furnace			Standard Range			Total Base New : 783,631		E.C.F.		Carport Area:							
2nd Floor	Other:		(12) Electric			Self Clean Range			Total Depr Cost: 658,250		X 2.600		Roof:							
3 Bedrooms	Other:		0 Amps Service			Sauna			Estimated T.C.V: 1,711,449											
(1) Exterior		No./Qual. of Fixtures			Trash Compactor			Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY		Cls B		Blt 2008								
Wood/Shingle	(6) Ceilings			No. of Elec. Outlets			Ground Area = 2892 SF			Floor Area = 4407 SF.										
	Aluminum/Vinyl	Ex.			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84												
		Brick	Ord.			Few			Building Areas											
Insulation	(7) Excavation			(13) Plumbing			Stories													
(2) Windows		Basement: 0 S.F.			1 Average Fixture(s)			1.5 Story			Exterior		Foundation		Size					
Many	Large	Crawl: 2892 S.F.			3 3 Fixture Bath			2 Story			Siding		Crawl Space		2,570					
Avg.	Avg.	Slab: 0 S.F.			2 2 Fixture Bath			1 Story			Siding		Crawl Space		192					
Few	Small	Height to Joists: 0.0			Softener, Auto			1 Story			Siding		Crawl Space		130					
Wood Sash	(8) Basement			Softener, Manual			Other Additions/Adjustments													
Metal Sash	Conc. Block			Solar Water Heat			Plumbing													
Vinyl Sash	Poured Conc.			No Plumbing			Average Fixture(s)													
Double Hung	Stone			Extra Toilet			3 Fixture Bath													
Horiz. Slide	Treated Wood			Extra Sink			Water/Sewer													
Casement	Concrete Floor			Separate Shower			2000 Gal Septic													
Double Glass	(9) Basement Finish			Ceramic Tile Floor			Water Well, 100 Feet													
Patio Doors	Recreation SF			Ceramic Tile Wains			Porches													
Storms & Screens	Living SF			Ceramic Tub Alcove			CCP (1 Story)													
(3) Roof		Walkout Doors (B)			Vent Fan			Deck												
Gable	Gambrel	No Floor SF			(14) Water/Sewer			Treated Wood												
Hip	Mansard	Walkout Doors (A)			Public Water			Treated Wood												
Flat	Shed	1 1000 Gal Septic			Public Sewer			Treated Wood												
Asphalt Shingle	(10) Floor Support			1 2000 Gal Septic			Built-Ins													
Chimney:		Joists:			Lump Sum Items:			Appliance Allow.												
		Unsupported Len:						Fireplaces												
		Cntr.Sup:						Interior 1 Story												
								Exterior 2 Story												
								Wood Stove												

<<<<< 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.
AYLSWORTH THOMAS G & KATH	AYLSWORTH KATHY A TRUST	0	11/03/2020	WD	09-FAMILY	2020007789	PROPERTY TRANSFER	0.0
SHANKS JUANITA	AYLSWORTH THOMAS G & KATH	1	05/08/2012	QC	09-FAMILY	1312P3	DEED	1.0
AYLSWORTH G THOMAS & KATH	SHANKS JUANITA 1%	1	04/25/2012	QC	09-FAMILY	1121-689	OTHER	1.0
WINGERTER ALVIN R & FRANCO	AYLSWORTH G THOMAS & KATH	820,000	06/29/2007	WD	03-ARM'S LENGTH	945:890	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6416 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	12/09/2015	L15 -252	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 52	2024 Est TCY 1,151,444 TCY/TFA: 1140.0
AYLSWORTH KATHY A TRUST 4467 W GLEN EDEN DR GLEN ARBOR MI 49636		

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	60.00	226.00	1.0000	0.8199	19000 100	934,737
60 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =						934,737

Tax Description	X	Description	Rate	Size % Good	Cash Value
L351 P66/92 L945 P890/07 PRT OF GOVT LOT 1 SEC 27 COM AT N 1/4 POST TH S 41 DEG 00' E ALG C/L LAKE ST 3191.23 FT TH S 41 DEG 00' W 33.32 FT TO POB ON SWLY R/W LN LAKE ST TH S 41 DEG 00' E ALG R/W LN 236.54 FT TO SHR GLEN LAKE TH S 60 DEG 33' W ALG SHR 60 FT TH N 41 DEG 00' W 216.26 FT TH N 41 DEG 00' E 59.38 FT TO POB SEC 27 T29N R14W .31 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	27.08	160 50	2,166
	X	Electric			
	X	Gas	1,500.00	1 100	1,500
	X	Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Topography of Site			
	X	Level			
		Rolling			
		Low			
		High			
		Landscaped			
		Swamp			
		Wooded			
		Pond			
	X	Waterfront			
		Ravine			
		Wetland			
		Flood Plain			

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
ACROSS FROM MARINA&RD END	2024	467,400	108,300	575,700			403,919C

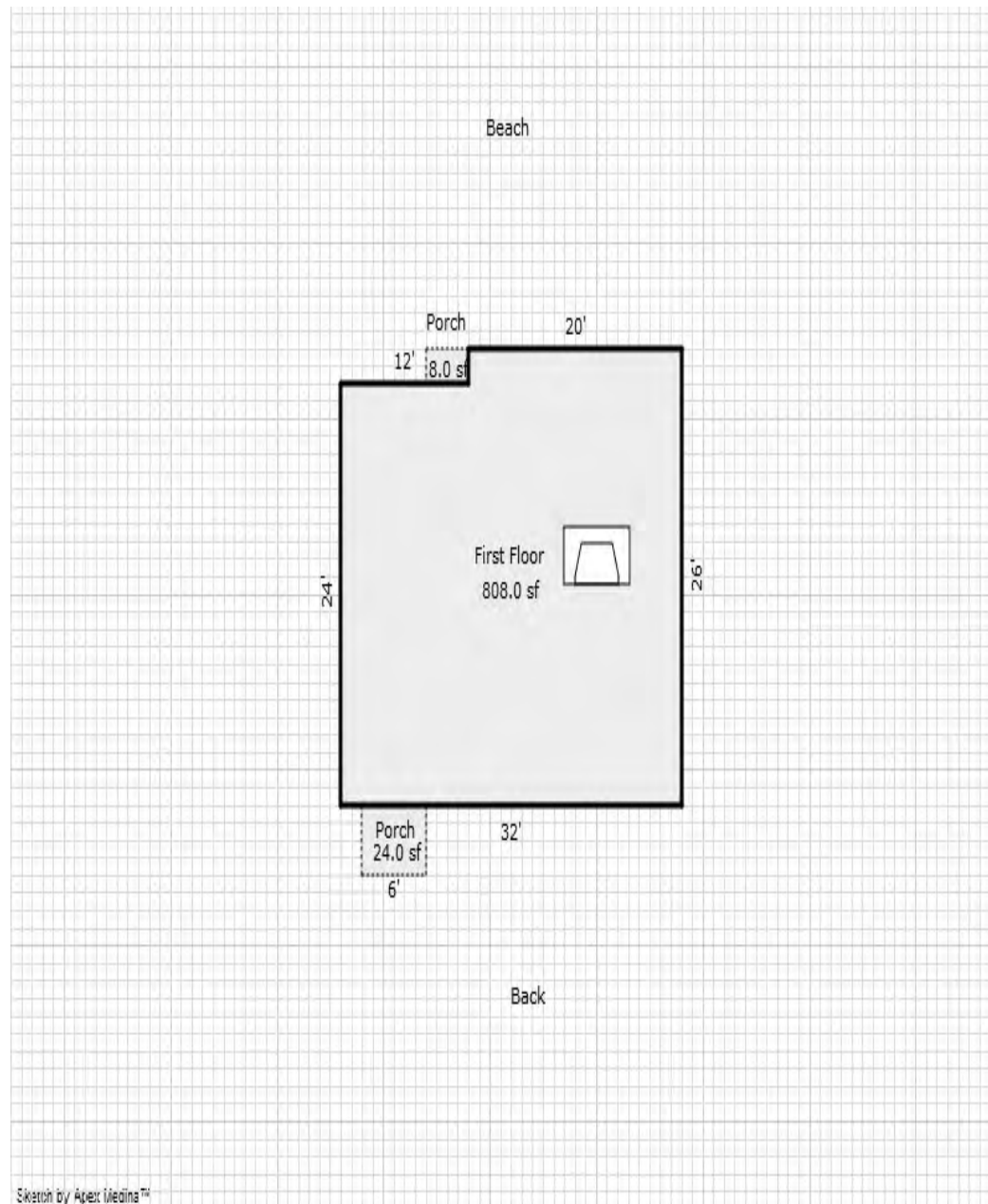


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/03/2015	INSPECTED	2023	393,600	81,800	475,400			384,685C
TPC	09/16/2012	INSPECTED	2022	318,100	67,100	385,200			366,367C
WAS	01/30/2009	DATA ENTER	2021	318,100	61,700	379,800			354,664C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							24 8	CPP CPP		
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 808 SF Floor Area = 1010 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Class: C -5 Effec. Age: 45 Floor Area: 1,010 Total Base New : 148,980 Total Depr Cost: 81,939 Estimated T.C.V: 213,041		E.C.F. X 2.600		Cls C -5 Blt 1950	
Yr Built 1950	Remodeled 1975	Ex	X Ord	Min	(12) Electric 150 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Size of Closets Lg X Ord Small		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			1.25 Story Siding Crawl Space		808 Total: 125,119 68,815			
Room List Basement 4 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 2000 Gal Septic Water Well, 100 Feet			Built-Ins Appliance Allow. Fireplaces Prefab 1 Story		CPP CPP		808 Total: 125,119 68,815	
(1) Exterior		(6) Ceilings X Drywall		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 213,041			Porches CPP CPP		24 8		689 230 379 126	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 808 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Totals: 148,980 81,939								
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
(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 X Gable Hip Flat Gambrel Mansard Shed															
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.
STEWART DAVID ALAN	STEWART DANIEL ELI	0	12/30/2009	OTH	33-TO BE DETERMINED	2009 1036-9830	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6337 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/29/2023	PM23-0265	100% FINIS
Owner's Name/Address	P.R.E. 100% 02/24/2010		WELL/SEPTIC	09/30/2008	L08-188	100% FINIS
STEWART DANIEL ELI 6337 S LAKE ST GLEN ARBOR MI 49636	MAP #: 52					
	2024 Est TCV 376,402 TCV/TFA: 176.88					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		Description	Frontage	Depth	* Factors *	ADJ TO COMMERICAL		
L330 P473/91 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR POST TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FT TH S 41' E 847.12 FT TO POB TH S 41 DEG E ALG C/L 100 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 100 FT TH S 49 DEG W 377.14 FT TO POB RESERVING A LIFE ESTATE TO RUTH STEWART SEC 27 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		100.00	377.00	1.0000 0.9649	1400 100	135,080		
	X	Electric								
	X	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	67,500	120,700	188,200		79,017C
		TPC 05/02/2019 INSPECTED			2023	53,100	112,300	165,400		75,255C
		TPC 12/03/2015 INSPECTED			2022	42,500	98,700	141,200		71,672C
		WAS 01/10/2009 INSPECTED			2021	42,500	87,900	130,400		69,383C

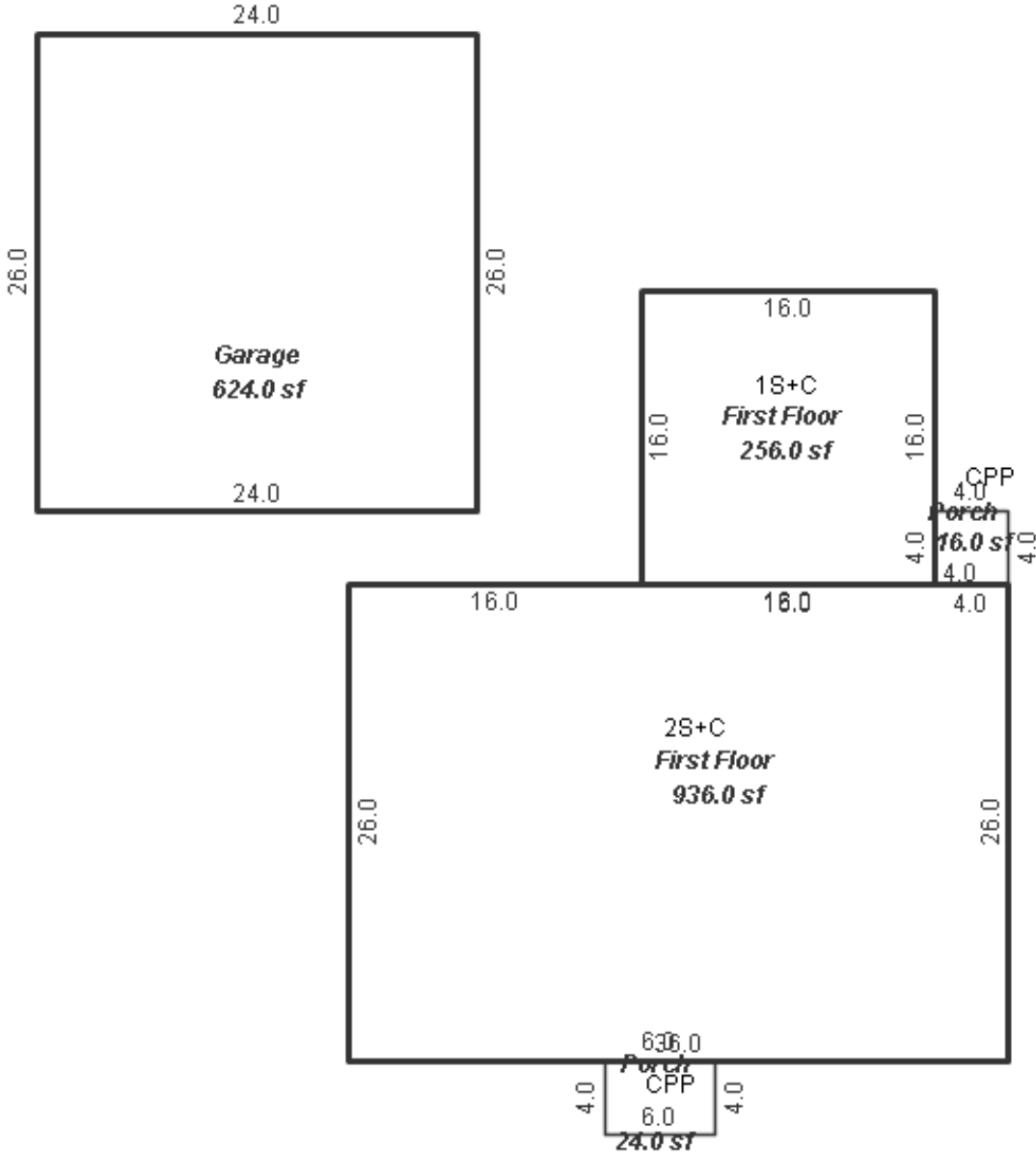


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. 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 Wood Stove Direct-Vented Ga	Area 16 24	Type CPP CPP	Year Built: 1900 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % 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: CD Effec. Age: 45 Floor Area: 2,128 Total Base New : 256,571 Total Depr Cost: 141,116 Estimated T.C.V: 239,897			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls CD Blt 1885			
Yr Built 1885	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 1192 SF Floor Area = 2128 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid	X	H.C.	(12) Electric			2 Story Siding Piers 936			217,567		119,664			
Basement 5 1st Floor 5 2nd Floor 7 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Hardwood Other:			100 Amps Service			1 Story Siding Crawl Space 256			Total: 217,567		119,664			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1 1,265 696		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	No. of Elec. Outlets			Plumbing			Water/Sewer			2 Fixture Bath		1 2,670 1,468		
X	Insulation	(7) Excavation		Many			Average Fixture(s)			Garages			2 Fixture Bath		1 2,670 1,468		
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		624 21,516 11,834	
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			1 2 Fixture Bath			Built-Ins			Appliance Allow.		1 1,989 1,094		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Porches			CPP		16 434 239		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic			CPP			24 651 358		Totals: 256,571 141,116		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv:			239,897				
Chimney: Brick		Joists: 2X8X16 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.
BARRY PATRICK J JR & CHER	BARRY PATRICK J JR & CHER	1	02/25/2011	WD	03-ARM'S LENGTH	1080-914	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6277 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/28/2016	PM16-0414	
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52					
BARRY PATRICK J JR & CHERYL L TRUST BARRY PATRICK J JR & CHERYL L TTEES 34090 PARKDALE LIVONIA MI 48150	2024 Est TCV 535,231 TCV/TFA: 396.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L284 P292 L345 P283/92 PRT GOVT LOT 1 SEC 27 COM N 1/4 POST TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FTTH S 41 DEG E ALG C/L 331.62 FT TO POB TH S 41 DEG E 200 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 200 FT TH S 49 DEG W 377.14 FT TO POB EXC N 100 FT THEREOF SEC 27 T29N R14W.	X	Dirt Road		B 100' @ 2000/	100.00	377.00	1.0000	0.9649	2000 100	192,971
	X	Gravel Road		100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 192,971						
	X	Paved Road		Land Improvement Cost Estimates						
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
	X	Sidewalk		D/W/P: 4in Concrete	7.16	297	0	0		
	X	Water		Residential Local Cost Land Improvements						
	X	Sewer		Description	Rate	Size	% Good	Cash Value		
	X	Electric		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
	X	Gas		Total Estimated Land Improvements True Cash Value = 5,000						

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Street Lights	2024	96,500	171,100	267,600			107,907C
		Standard Utilities	2023	77,200	159,500	236,700			102,769C
		Underground Utils.	2022	54,200	140,200	194,400			97,876C
			2021	54,200	129,600	183,800			94,750C

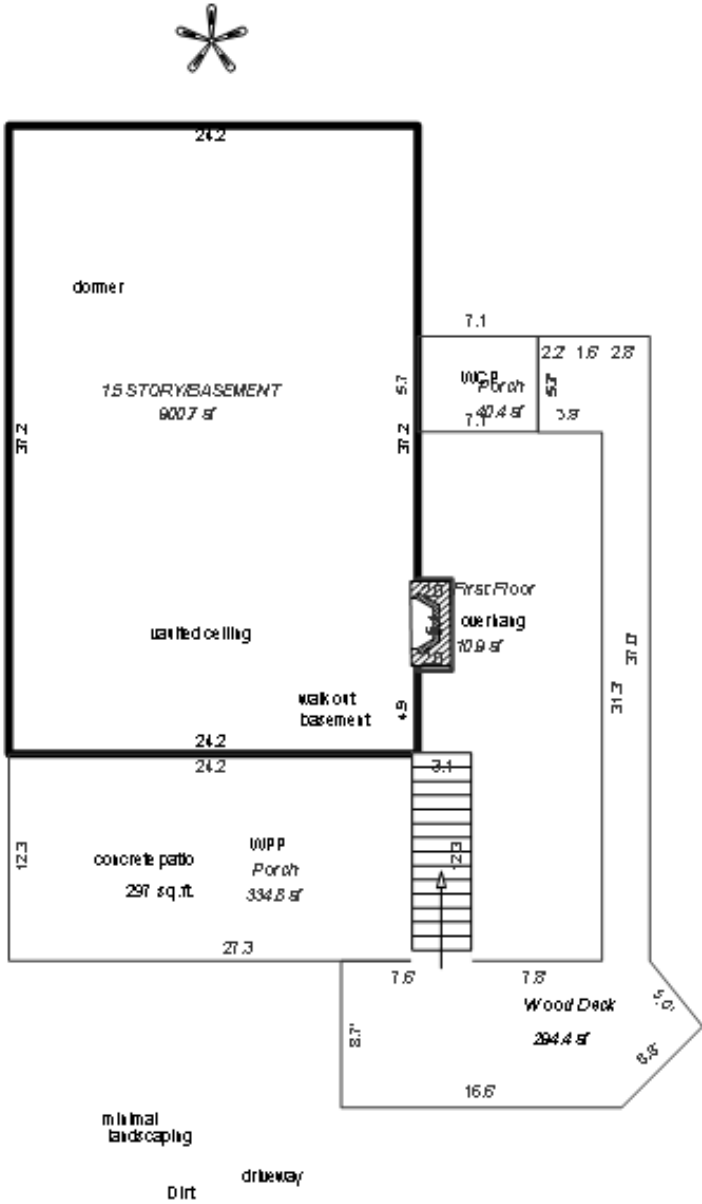


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	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			40 WCP (1 Story) 334 WPP 294 Treated Wood			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 1,350 Total Base New : 260,286 Total Depr Cost: 198,388 Estimated T.C.V: 337,260			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:			
Yr Built 1992	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1992							
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool										
Room List		Doors	Solid	X	H.C.	150 Amps Service			Ground Area = 900 SF Floor Area = 1350 SF.										
Basement	1st Floor	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
2nd Floor	3 Bedrooms	Kitchen: Vinyl Other: Carpeted Other:		150 Amps Service			Building Areas												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			1.5 Story Siding Basement												
X	Insulation	(7) Excavation		Many X Ave. Few			Other Additions/Adjustments												
(2) Windows		Basement: 900 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Recreation Room Basement, Outside Entrance, Below Grade Plumbing												
X	Many Avg. X Few	Large Avg. X Small	(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			Recreation Room Basement, Outside Entrance, Below Grade Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP Deck Treated Wood												
X	Many Avg. X Few	Large Avg. X Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Recreation Room Basement, Outside Entrance, Below Grade Plumbing											
(3) Roof		900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Built-Ins Appliance Allow. Fireplaces Prefab 1 Story												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Notes:			Totals:											
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			260,286									198,388			
Chimney: Brick																337,260			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUIT	HILGARD	49,000	05/28/1994	WD	03-ARM'S LENGTH	387:314	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52					
HILGARD JAMES H & JENNIFER REVOCABLE LIVING TRUSTS 24 FRONTENAC PL GODFREY IL 62035		2024 Est TCV 192,971				

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	377.00	1.0000	0.9649	2000	100	192,971
100 Actual Front Feet, 0.86 Total Acres						Total Est. Land Value =	192,971

Tax Description	X	Value
L272 P469/87 L387 P314/94 L557 P204/00 L562 P108/00 PRT GOVT LOT 1 SEC 27 COM N 1/4 POST SD SEC TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FT TH CONT ALG LAKE ST S 41 DEG 0' E 331.62 FT FOR POB TH CONT ALG SD C/L S 41 DEG 0' E 100 FT TH N 49 DEG 0' E 377.14 FT TH N 41 DEG 0' W 100 FT TH S 49 DEG 0' W 377.14 FT TO POB SUBJECT TO R/W REVOCABLE LIVING TRUSTS UND 1/2 INT JAMES H HILGARD TRUSTEE AND UND 1/2 INT JEFFIFER F HILGARD TRUSTEE SEC 27 T29N R14W.	X	
	X	
	X	
	X	

Comments/Influences	Topography of Site
Legend Glen Arbor Township - parcel map 	X Level X 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	96,500	0	96,500			39,845C
2023	77,200	0	77,200			37,948C
2022	54,200	0	54,200			36,141C
2021	54,200	0	54,200			34,987C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSKETT W ROBERT & VIRGIN	ISRAEL MICHENER FAMILY TR	700,000	04/02/2018	WD	03-ARM'S LENGTH	1325P236	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVOC	FOSKETT W ROBERT & VIRGIN	150,000	04/13/2011	WD	03-ARM'S LENGTH	1084-339	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6263 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	05/14/2020	PB20-0087	100% FINIS
	P.R.E. 0%		Electrical	05/06/2020	PE20-0157	100% FINIS
	MAP #: 52		SOLAR	04/18/2020	LU20-06	100% FINIS
	2024 Est TCV 934,245 TCV/TFA: 532.33		Mechanical	06/28/2013	PM13-0292	100% FINIS

Owner's Name/Address	MAP #: 52	SOLAR	04/18/2020	LU20-06	100% FINIS
ISRAEL MICHENER FAMILY TRUST 6263 S LAKE ST GLEN ARBOR MI 49636-9724					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
PER PROPERTY OWNERS REQUEST - 2011 INT 05 & 06 COMBINED L1084P346 Part of Gov Lot 1, Sec27, T29 N R14 W: Commencing at the North 1/4 corner of Sec 27; thence S 41°00'00" E, 1981.12 feet along the centerline of Lake St to the POB; thence N 00°45'43" E, 89.89 feet along the W line of said Government Lot 1; thence S 89°37'58" E, 422.47 feet along the S line of roadway deeded to Leelanau County Road Commission per Liber 277, Page 700; thence S 48°55'57" W, 376.92 feet; thence N 41°00'00" W	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value C 100' @ 1400/ 141.73 421.05 0.9165 0.9919 1400 100 180,382 142 Actual Front Feet, 1.37 Total Acres Total Est. Land Value = 180,382			
	X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 10.56 900 0 0 Wood Frame 42.52 80 50 1,701			
	X		Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 5 5,000.00 1 100 5,000 Total Estimated Land Improvements True Cash Value = 6,701			



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,200	376,900	467,100			391,599C
2023	70,900	351,100	422,000			372,952C
2022	55,000	314,000	369,000			355,193C
2021	70,000	292,100	362,100			343,847C

Who When What

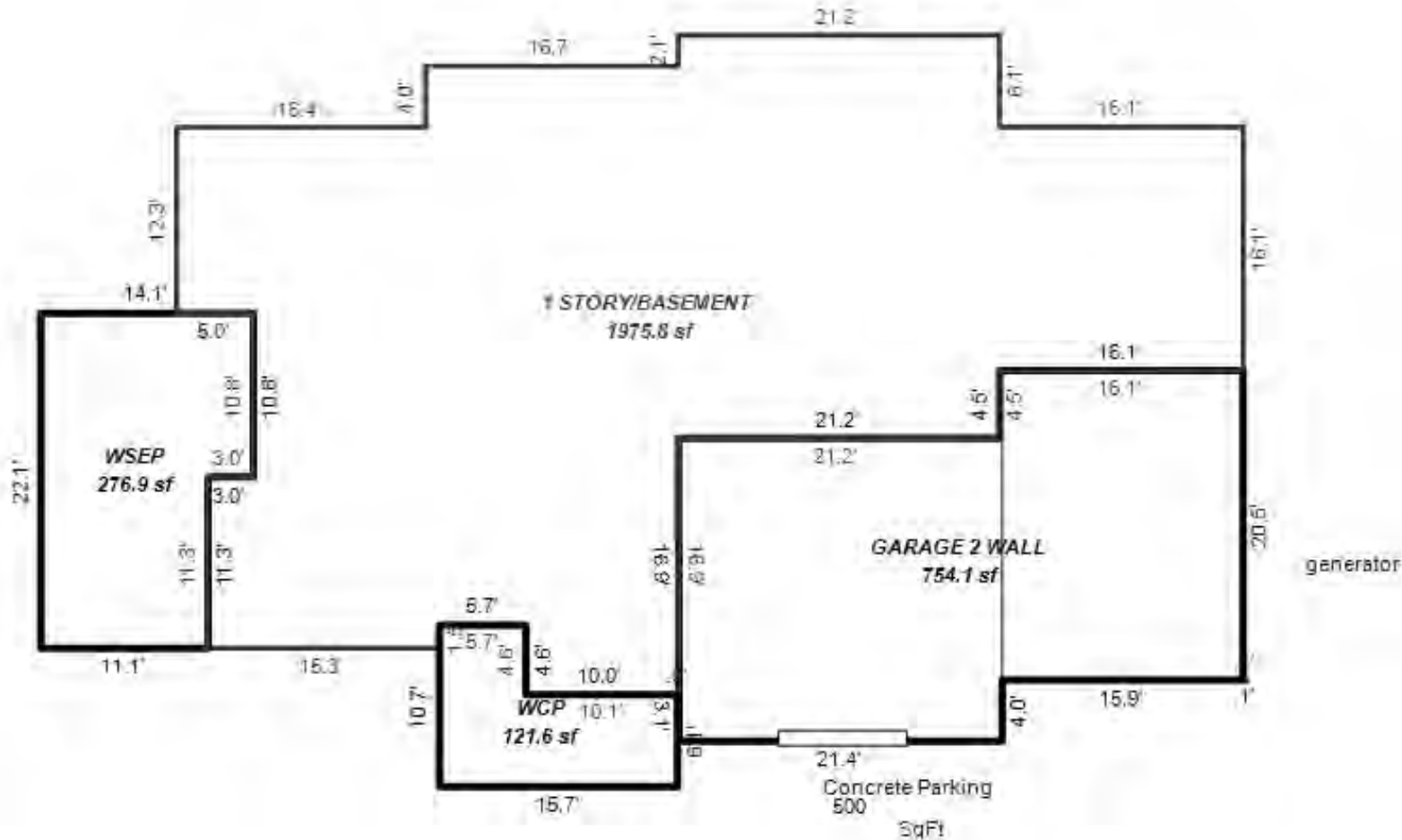
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 276 121	Type WSEP (1 Story) WCP (1 Story)	Year Built: 2013 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 754 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X			X			X			X		X			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 10 Floor Area: 1,755 Total Base New : 488,338 Total Depr Cost: 439,507 Estimated T.C.V: 747,162			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2013	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC Blt 2013				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 1755 SF Floor Area = 1755 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas				
Room List		Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation			Size			Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story Siding Basement			1,755			Total: 332,606 299,348		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room			1393			39,143 35,229		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1755 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			Plumbing			Basement, Outside Entrance, Above Grade			2 4,911 4,420		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Average Fixture(s)			Average Fixture(s)			1 2,234 2,011		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1 Average Fixture(s)			3 Fixture Bath			3 Fixture Bath			3 21,076 18,968		
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:			1 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual		
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Solar Water Heat			No Plumbing		
Gable Hip Flat	Gambrel Mansard Shed	1393 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)		1 2000 Gal Septic			1 2000 Gal Septic			Water/Sewer			2000 Gal Septic			1 11,381 10,243		
Asphalt Shingle		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			Porches			Ceramic Tile Floor			1 3,004 2,704		
Chimney:		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			Garages			WSEP (1 Story)			276 17,278 15,550		
Chimney:		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			WCP (1 Story)			121 7,330 6,597			WCP (1 Story)		
Chimney:		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			754 47,215 42,493			Common Wall: 2 Wall		
Chimney:		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			Base Cost			1 -6,403 -5,763			Door Opener		
Chimney:		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			Built-Ins			1 4,088 3,679			Appliance Allow.		
Chimney:		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			Fireplaces			1 3,770 3,393			Prefab 1 Story		
Chimney:		Chimney:		1 Lump Sum Items:			1 Lump Sum Items:			Local Cost Items			<<<<< 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.

Property Address: S NORTHWOOD DR  
 Class: RESIDENTIAL-VACAN Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 52

Owner's Name/Address: PEREZ MICHAEL & MOLLY  
 3709 EAST ST  
 CINCINNATI OH 45227

2024 Est TCV 285,991

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/ 341.63 189.98 0.7355 0.8129 1400 100 285,991  
 342 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 285,991

Tax Description  
 2022006687 A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 41 °00' 00" EAST, 1981.12 FEET, ALONG THE CENTERLINE OF LAKE STREET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 00°45' 43" EAST, 89.89 FEET, ALONG SAID WEST LINE OF GOVERNMENT LOT 1; THENCE SOUTH 89°41 '06" EAST, 422.91 FEET; THENCE SOUTH 89°41 '06" EAST, 422.91 FEET, TO THE 3 OF NORTHWOOD, REPLAT NO. 1; WEST, 380.33 E OF SAID UNIT 3; WEST, 507.17 FEET NG. SAID PARCEL N ON FILE\*\*\*



3 completed  
 1-001-01;  
 -039-07;

- 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	143,000	0	143,000			71,662C
2023	112,400	0	112,400			68,250C
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.
SUCIU SPIRIDON N & JEAN E	SUCIU JEAN E TRUST	0	11/14/2022	WD	09-FAMILY	2022006729	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5965 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SUCIU JEAN E TRUST 4524 POND APPLE DR N NAPLES FL 34119	MAP #: 52					
	2024 Est TCV 2,713,369 TCV/TFA: 1124.9					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements		* Factors *								
L193 P831 PRT GOVT LOT 1 SEC 27 & PRT GOVT LOT 4 SEC 26 COM NE COR OF GOVT LOT 1 TH S 01 DEG 22' 49" W 450.89 FT FOR POB TH S 03 DEG 09' 01" E INTO GOVT LOT 4 338.01 FT ALG SHR GLEN LAKE TH S 64 DEG 10' 00" W 30 FT TO E LN OF GOVT LOT 1 TH CONT S 64DEG 10' 00" W 115 FT TH N 17 DEG 14' 37" W 274.71 FT TH N 54 DEG 25' 20" E 237.75 TO POB SEC 27 & 26 T29N R14W. 1.23 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	100.00	343.64	0.8949	0.9105	19000	100		
	X		GRADE A 19000	55.92	343.64	0.8949	0.9105	19000	50	SURPLUS: ZONING 100 ft	43
			156 Actual Front Feet, 1.23 Total Acres		Total Est. Land Value =		1,980,988				
			Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value	
			Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value	
			LAND IMPROVEMENTS 15				1,500.00	1	100	1,500	
			Total Estimated Land Improvements True Cash Value =						1,500		

Comments/Influences



Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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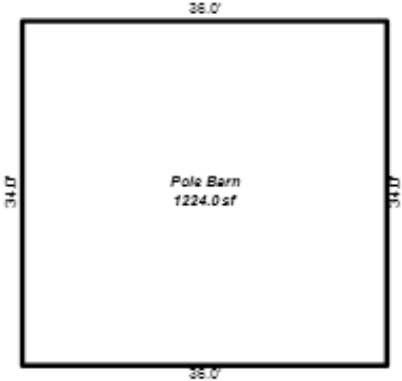
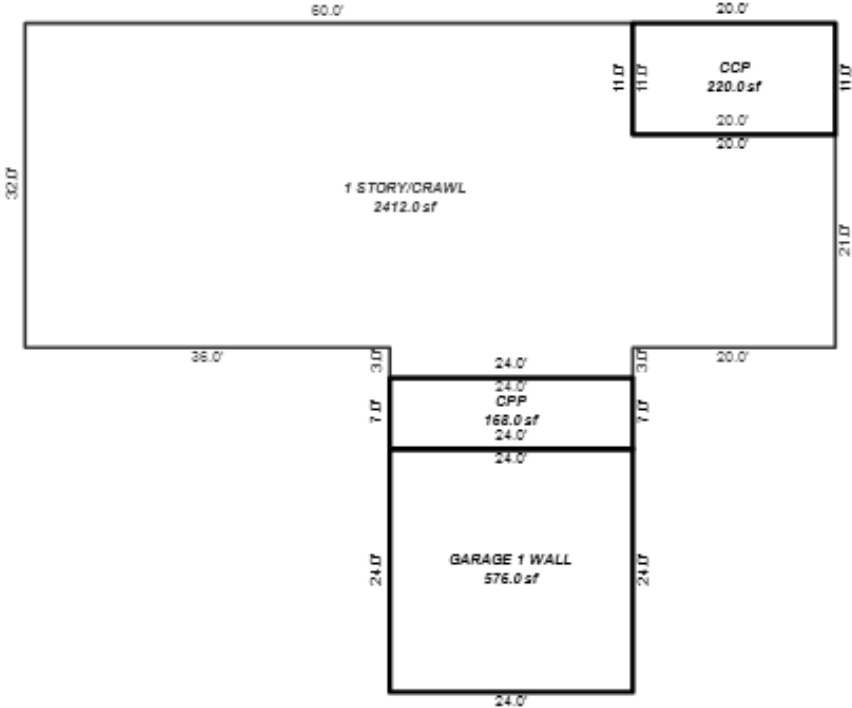
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	990,500	366,200	1,356,700			368,685C
		TPC 12/08/2022 INSPECTED	2023	834,100	275,500	1,109,600			351,129C
		TPC 10/08/2015 INSPECTED	2022	542,400	246,300	788,700			334,409C
		TPC 06/12/2013 INSPECTED	2021	542,400	226,200	768,600			323,727C

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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 168 220	Type CPP CPP	Year Built: 1965 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: 576 % 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: 2,412 Total Base New : 432,442 Total Depr Cost: 281,108 Estimated T.C.V: 730,881		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2412 SF Floor Area = 2412 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls C 10 Blt 1960					
Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		Lg	X	Ord	Small	200 Amps Service			Total: 336,815 218,952						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Crawl Space 2,412								
Basement 8 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Many X Ave. Few			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 168 3,236 2,103 CPP 220 3,982 2,588 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,913 14,893 Door Opener 2 1,124 731 Class: C Exterior: Pole (Unfinished) Door Opener 2 1,124 731 Base Cost 1296 32,154 20,900 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 2 10,979 7,136 Totals: 432,442 281,108								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(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							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,913 14,893 Door Opener 2 1,124 731 Class: C Exterior: Pole (Unfinished) Door Opener 2 1,124 731 Base Cost 1296 32,154 20,900 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 2 10,979 7,136 Totals: 432,442 281,108							
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2412 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2412 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Lump Sum Items:						
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:			Lump Sum Items:							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Lump Sum Items:								
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Lump Sum Items:							
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			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.
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
AYLSWORTH G THOMAS & KATH	AYLSWORTH KATHY A TRUST	0	11/03/2020	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
AYLSWORTH G THOMAS & KATH	CONSUMERS ENERGY 12' EASE	0	04/12/2013	OTH	33-TO BE DETERMINED	1167P646	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
6391 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	10/05/2016	PB16-0418	100% FINIS
	P.R.E. 0%		Electrical	01/29/2016	PE16-0045	
Owner's Name/Address	MAP #: 52		Post Frame Building	11/03/2015	PB15-0270	100% FINIS
GCMR REAL ESTATE LLC 6391 S LAKE ST GLEN ARBOR MI 49636	2024 Est TCY 4,705,079 TCY/TFA: 179.88		Res. Demolition	10/22/2015	PB15-0418	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
			* Factors * IRR ALONG SHORE ~170			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GRADE A 19000	113.411274.42	0.9690 1.2635	19000 105 RD END - WATERS EDGE2,770, 113 Actual Front Feet, 3.32 Total Acres Total Est. Land Value = 2,770,238

Tax Description	Public Improvements	Land Improvement Cost Estimates			
L258 P161 L394 P695 L497 P366/98 PARCEL 1- PRT OF GOVT LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 00'00" E 2909.19 FT ALG C/L LAKE ST FOR POB TH N 48 DEG 55'49" E 180.48 FT TH N 41 DEG 00'00" W 99.85 FT PARALLEL WITH LAKE ST TH N 49 DEG 01'13" E 254.46 FT TH S 37 DEG 22'16" E 76.68 FT TH CONT S 37 DEG 22'16" E 86.66 FT TH S 51 DEG 48'04" W 207.49 FT TH S 17 DEG 22'46" E 78.22 FT TH S 49 DEG 55'44" W 22.49 FT TH S 43 DEG 11'30" E 250 FT TO SHR GLEN LK TH S 18 DEG 54'44" E 160 93 FT ALG SHR TH S 43 DEG 54'51" W	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
		Commercial Local Cost Land Improvements			
		Description	Rate	Size % Good Arch Mult	Cash Value
		ASPHALT	1.80	1000 90 100	1,620
		Total Estimated Land Improvements True Cash Value =			1,620



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	1,385,100	967,400	2,352,500		2,169,930C
		TPC 10/25/2016 INSPECTED	2023	1,166,400	900,200	2,066,600		2,066,600S
		TPC 12/03/2015 INSPECTED	2022	640,900	695,500	1,336,400		756,598C
		TPC 04/15/2015 INSPECTED	2021	640,900	674,300	1,315,200		732,428C

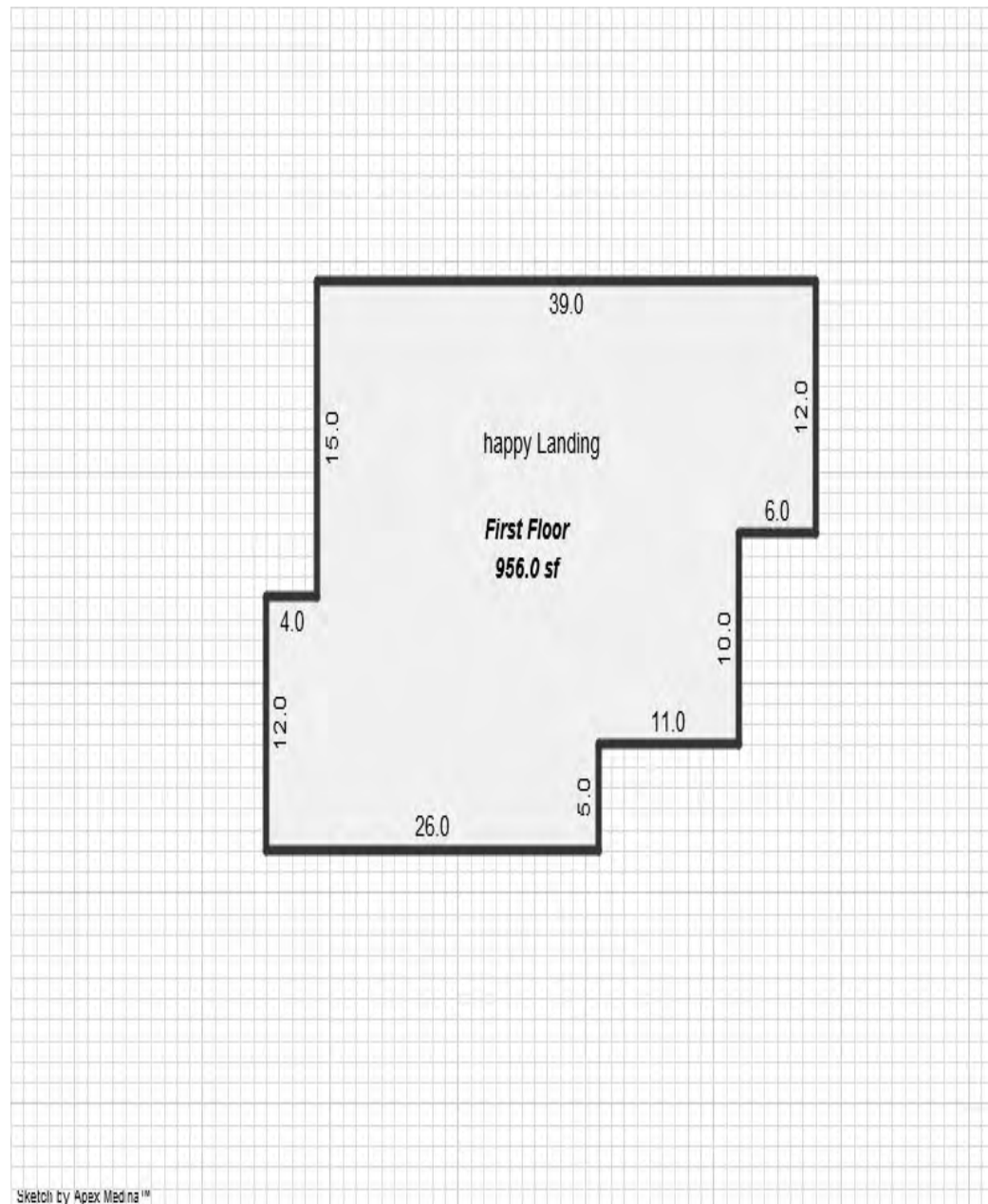
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Auto. 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: 1,195 Total Base New : 149,999 Total Depr Cost: 82,500 Estimated T.C.V: 130,350		E.C.F. X 1.580		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		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls D Blt 1950			
Yr Built	Remodeled	Size of Closets		(12) Electric			100 Amps Service		No./Qual. of Fixtures		Ground Area = 956 SF		Floor Area = 1195 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
1950 HAP	1984	Ex	X	Ord	Min	No. of Elec. Outlets		Many		X	Ave.	Few	Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		1 Average Fixture(s)		1.25 Story Siding		Crawl Space		956		Total: 127,675 70,222	
Room List		Doors		Solid	X	H.C.	1 3 Fixture Bath		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,054 580		
5	Basement	(5) Floors		Kitchen: Tile			1 2 Fixture Bath		Water/Sewer		Solar Water Heat		2000 Gal Septic		1 8,813 4,847		
1st Floor		Kitchen: Tile		Other: Carpeted			Softener, Auto		Water Well, 100 Feet		Built-Ins		Appliance Allow.		1 1,685 927		
2nd Floor		Other: Carpeted		Other:			Softener, Manual		Fireplaces		Ceramic Tile Floor		Exterior 1 Story		1 5,110 2,810		
2	Bedrooms	Other:					No Plumbing		Notes: HAPPY LANDING		Ceramic Tile Wains		Totals:		149,999 82,500		
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			Extra Toilet		ECF (2201 COMMERCIAL) 1.580 => TCY:		Ceramic Tub Alcove				130,350		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	(8) Basement			Extra Sink				Vent Fan						
X	Insulation	(7) Excavation		Conc. Block			Separate Shower										
(2) Windows		Basement: 0 S.F.		Poured Conc.			Ceramic Tile Floor										
X	Many Avg. Few	X	Large Avg. Small	Slab: 0 S.F.			Ceramic Tile Wains										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Height to Joists: 0.0		Concrete Floor			Vent Fan										
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 2000 Gal Septic										
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			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													

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





Sketch by Apex Medina™

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

Desc. of Bldg/Section: Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 6,282 Gross Bldg Area: 24,962 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: C Quality: Average Total Floor Area: 6282 # of Units: 7 Overall Building Height: 20			
		High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 3141 Total # Units: 7 Has Elevators:		Base Rate for Upper Floors = 113.66  (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.42 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.42 100% Combined Heating System adjustment: 34.84 100% Adjusted Square Foot Cost for Upper Floors = 148.50			
1950 Year Built 1997 Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 6,282  Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 662,342		Base Cost New of Upper Floors = 932,876 Reproduction/Replacement Cost = 932,876	
20 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 1,059,747 Replacement Cost/Floor Area= 148.50 Est. TCV/Floor Area= 168.70			
Comments:		* Sprinkler Info * Area: Type: Average					

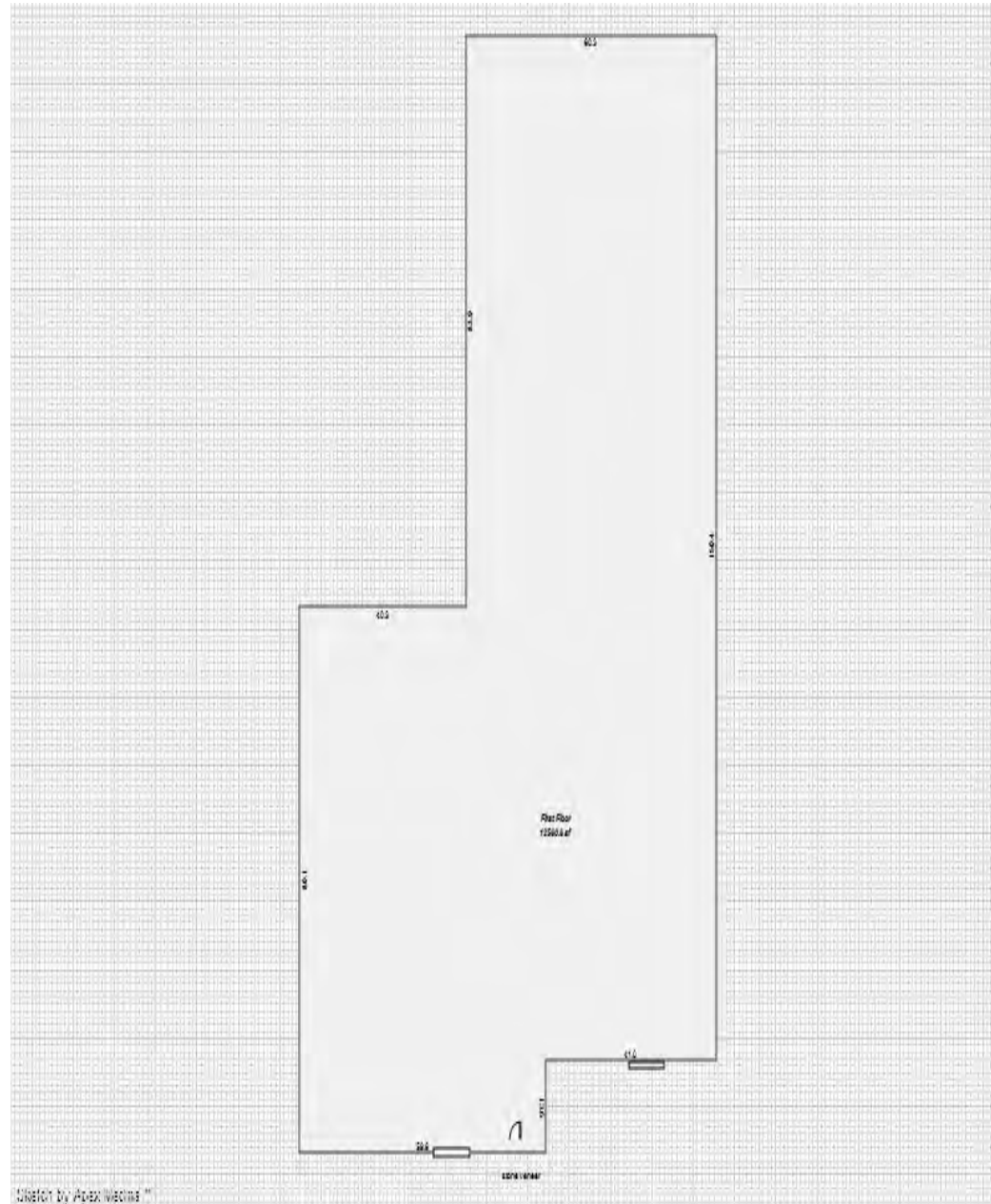
(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:			
(2) Foundation:			(8) Plumbing:			Outlets:      Fixtures:						
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical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

Desc. of Bldg/Section: BACK WAREHOUSE BLDG Calculator Occupancy: Shed - Utility Light Commercial Building		<<<< Calculator Cost Computations >>>> Class: S Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 529 Overall Building Height: 12						
Class: S Floor Area: 12,560 Gross Bldg Area: 24,962 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 18.49  (10) Heating system: Forced Air Furnace Cost/SqFt: 6.61 12% Adjusted Square Foot Cost for Upper Floors = 19.28
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 12% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 12560 Ave. Perimeter: 529 Has Elevators:		Total Floor Area: 12,560 Base Cost New of Upper Floors = 242,196  Reproduction/Replacement Cost = 242,196 Total Depreciated Cost = 159,849					
1950 Year Built 1997 Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 159,849					
12 Overall Bldg Height	*** Basement Info *** * Mezzanine Info *		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 255,759 Replacement Cost/Floor Area= 19.28 Est. TCV/Floor Area= 20.36					
Comments: ORIG BLDG WAS 9,000 SQ FT WITH ADD LATE SUMMER 2008 - 3,560	Area #1: Type #1: Area #2: Type #2:  * 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	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil	(13) Roof Structure: Slope=0	
	Coal Stoker	(14) Roof Cover:	
	Hand Fired Boiler		

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



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

Desc. of Bldg/Section: FRONT BUILDING-MORTON BLDG  
 Calculator Occupancy: Automobile Showrooms

Class: D  
 Floor Area: 2,880  
 Gross Bldg Area: 24,962  
 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

Construction Cost					
High	Above Ave.	Ave.	X	Low	
**	**			**	**

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Forced Air Furnace 0%  
 Ave. SqFt/Story: 2880  
 Ave. Perimeter: 216  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 216  
 Overall Building Height: 10

Base Rate for Upper Floors = 87.52  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 10.36 100%  
 Adjusted Square Foot Cost for Upper Floors = 97.88

Total Floor Area: 2,880 Base Cost New of Upper Floors = 281,895  
 Reproduction/Replacement Cost = 281,895  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 219,878

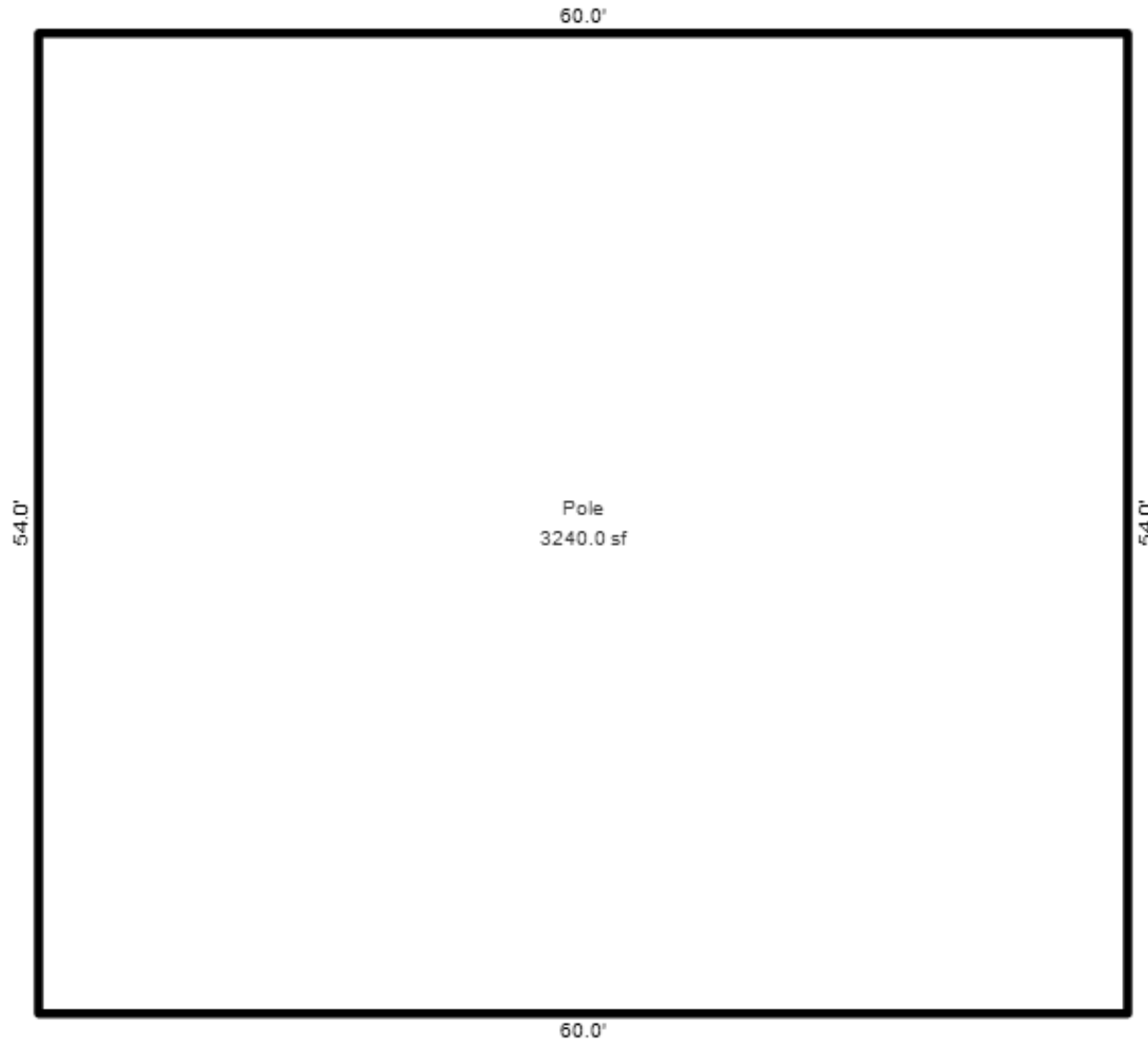
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 351,805  
 Replacement Cost/Floor Area= 97.88 Est. TCV/Floor Area= 122.15

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

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Desc. of Bldg/Section: 2016 AT RD 60'X54'X16'H Calculator Occupancy: Sheds - Equipment 4 Wall Building				<<<<< Calculator Cost Computations >>>>>																	
Class: D,Pole Floor Area: 3,240 Gross Bldg Area: 24,962 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole    Quality: Average Stories: 1    Story Height: 16    Perimeter: 228 Overall Building Height: 16																	
Construction Cost				Base Rate for Upper Floors = 28.28  (10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt: 3.61    100% Adjusted Square Foot Cost for Upper Floors = 31.89																	
<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								
	High	Above Ave.	Ave.	X	Low																
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan    100 Heat#2: Space Heaters, Gas with Fan    0% Ave. SqFt/Story: 3240 Ave. Perimeter: 228 Has Elevators:				Total Floor Area: 3,240    Base Cost New of Upper Floors = 103,323  Reproduction/Replacement Cost = 103,323 Eff.Age:5    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 84,725																	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table>				Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New =						0
Item Description	Cost	# or Height	SqFt					Adj.	Adj.	Cost											
Total Cost New =						0															
2016 Year Built Remodeled 16 Overall Bldg Height Comments:				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average																	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:															
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:		(40) Exterior Wall:															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Footings</td> </tr> </table>			Footings	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>					Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few Average</td> <td style="width:10%;">Few Average</td> </tr> <tr> <td style="width:10%;">Many Unfinished Typical</td> <td style="width:10%;">Many Unfinished Typical</td> </tr> <tr> <td style="width:10%;">Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td style="width:10%;">Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>		Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
	Footings																				
	Many Above Ave.	Average Typical	Few None																		
Few Average	Few Average																				
Many Unfinished Typical	Many Unfinished Typical																				
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer																				
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">Urinals</td> </tr> <tr> <td style="width:10%;">3-Piece Baths</td> <td style="width:10%;">Wash Bowls</td> </tr> <tr> <td style="width:10%;">2-Piece Baths</td> <td style="width:10%;">Water Heaters</td> </tr> <tr> <td style="width:10%;">Shower Stalls</td> <td style="width:10%;">Wash Fountains</td> </tr> <tr> <td style="width:10%;">Toilets</td> <td style="width:10%;">Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	(13) Roof Structure:    Slope=0		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.		
Total Fixtures	Urinals																				
3-Piece Baths	Wash Bowls																				
2-Piece Baths	Water Heaters																				
Shower Stalls	Wash Fountains																				
Toilets	Water Softeners																				
Thickness	Bsmnt Insul.																				
(4) Floor Structure:		(9) Sprinklers:																			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:																	
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>				Gas Oil	Coal Stoker	Hand Fired Boiler													
Gas Oil	Coal Stoker	Hand Fired Boiler																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PALUTKE/JOHNSON GLEN ARBO	GENDRON ERIN & WAKELING S	360,000	07/21/2020	WD	03-ARM'S LENGTH	2020004576	PROPERTY TRANSFER	100.0
AYLSWORTH G THOMAS & KATH	PALUTKE/JOHNSON GLEN ARBO	242,500	05/21/2004	WD	03-ARM'S LENGTH	805:691	OTHER	100.0
MURRELL	AYLSWORTH	106,000	07/25/1997	WD	03-ARM'S LENGTH	449:672	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6307 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52					
GENDRON ERIN & WAKELING STEPHEN 1066 ROSEDALE DR NE ATLANTA GA 30306-3117	2024 Est TCV 392,809 TCV/TFA: 371.63					

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
L449 P672/97 L805 P691/04 PRT GOVT LOT 1 SEC 27 COM AT N 1/4 COR SEC 27 TH S 41 DEG E 2495.5 FT AS POB TH S 41 DEG E ALG C/L HWY 100.0 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 100.0 FT TH S 49 DEG W 377.14 FT TO POB SEC 27 T29N R14W .87 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							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			100 Actual Front Feet, 0.87 Total Acres							
			Total Est. Land Value =							193,010

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MLS 1618744 \$265,000	Topography of Site	Rolling	2024	96,500	99,900	196,400			144,409C
		Low	2023	77,200	93,000	170,200			137,533C
		High	2022	54,200	81,600	135,800			130,984C
		Landscaped	2021	54,200	72,600	126,800			126,800S
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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County of Leelanau, Michigan

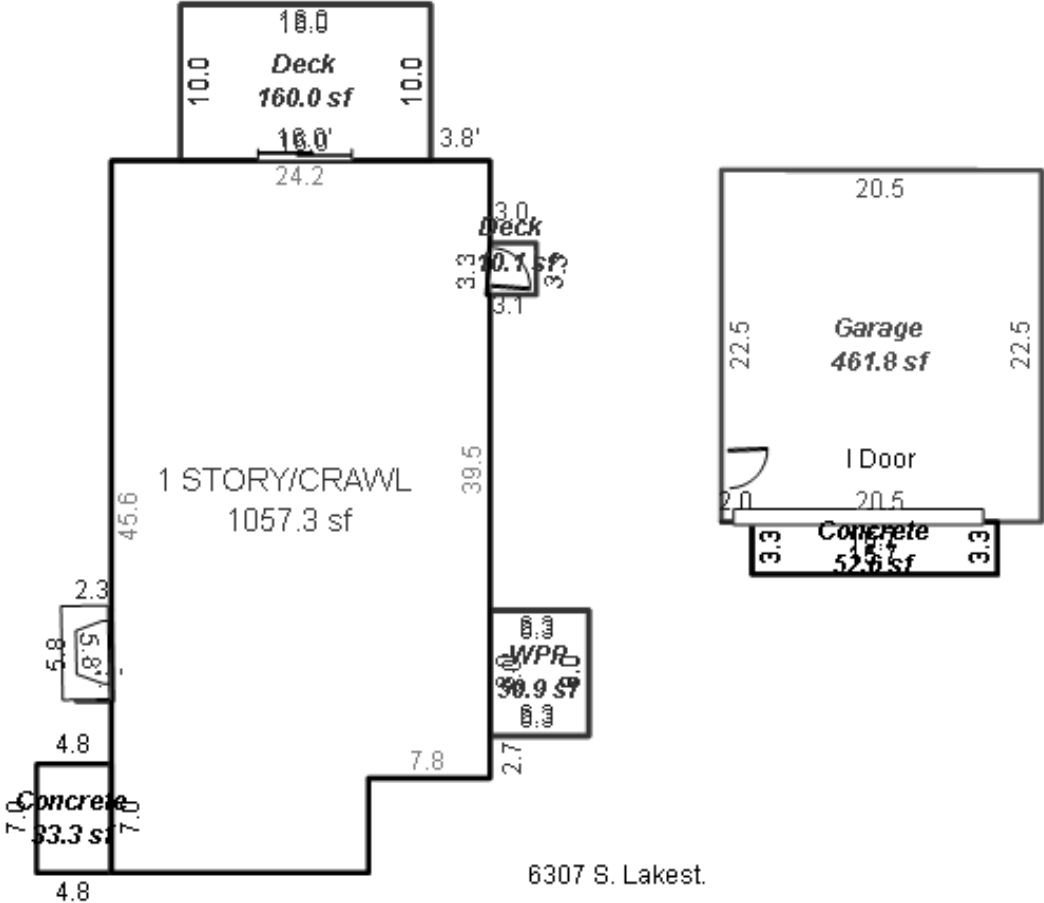
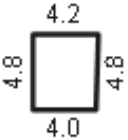
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	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 1 Direct-Vented Ga	Area 50 160	Type WPP Treated Wood	Year Built: 1955 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: 520 % 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 1950		Remodeled 1997		Ex	Ord	Min									
Condition: Average		Trim & Decoration		Size of Closets											
Room List		Lg	Ord	Small											
Basement 3 1st Floor 2nd Floor 2 Bedrooms		Doors	Solid	H.C.	Central Air Wood Furnace										
(1) Exterior		(5) Floors		(12) Electric											
X		Kitchen: Other: Other:		100 Amps Service											
X		No./Qual. of Fixtures		No. of Elec. Outlets											
X		X Ex.		Ord.		Min									
X		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Many		X Ave.		Few					
X		Insulation		(7) Excavation		(13) Plumbing									
(2) Windows		Basement: 0 S.F. Crawl: 1057 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)							
X		Many Avg.		Large Avg.		Small									
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
X		Gable Hip Flat		Gambrel Mansard Shed		1		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
X		Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: 2X8X16 Unsupported Len: Cntr.Sup:													
								Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1057 SF Floor Area = 1057 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,057 Total: 143,597 86,157 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 WPP 50 2,118 1,271 Deck Treated Wood 160 3,678 2,207 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 520 21,346 12,808 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Exterior 1 Story 1 6,698 4,019 Direct-Vented Gas 1 3,107 1,864 Totals: 195,882 117,529		E.C.F. X 1.700		Cls C Blt 1950		Bsmnt Garage: Carport Area: Roof:	
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 199,799															

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

outhouse



6307 S. Lakest.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTELS JOHN H	THE UP NORTH BURROW LLC	0	05/13/2019	QC	09-FAMILY	1360P741	DEED	100.0
FINK MARK F & SARA E	BARTELS JOHN H	350,842	04/19/2019	WD	03-ARM'S LENGTH	1358P63	PROPERTY TRANSFER	100.0
DEATRICK JOANNE J TRUST	FINK MARK F & SARA E	301,000	08/29/2014	WD	03-ARM'S LENGTH	1207P807	PROPERTY TRANSFER	100.0
WALBERG ROBERT & MARY JAN	DEATRICK JOANNE J TRUST	244,000	06/25/2004	WD	03-ARM'S LENGTH	810:687	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6289 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/07/2022	PM22-0971	100% FINIS
	P.R.E. 0%		Electrical	10/13/2022	PE22-0771	100% FINIS
Owner's Name/Address	MAP #: 52		Mechanical	04/12/2021	PM21-0279	100% FINIS
THE UP NORTH BURROW LLC 1128 HOL HI DR KALAMAZOO MI 49008	2024 Est TCV 418,096 TCV/TFA: 374.30		DECK/PORCH	03/21/2021	LU21-09	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	377.14	1.0000	0.9649	2000 100	192,989
100 Actual Front Feet, 0.87 Total Acres						Total Est. Land Value = 192,989

**Tax Description**  
 L1207P807 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: LAND IN GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 27; THENCE SOUTH 41°50' EAST ALONG THE CENTERLINE OF LAKE STREET, 1860.00 FEET TO AN INTERSECTION WITH THE EXTENDED CENTERLINE OF THE OLD RAILROAD GRADE; THENCE CONTINUING ALONG LAKE STREET CENTERLINE

- 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.

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.77	14	0	0
Sewer	6.77	15	0	0
Wood Frame	29.31	108	50	1,582
Wood Frame/Conc.	47.13	24	50	565
Total Estimated Land Improvements True Cash Value =				2,147



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

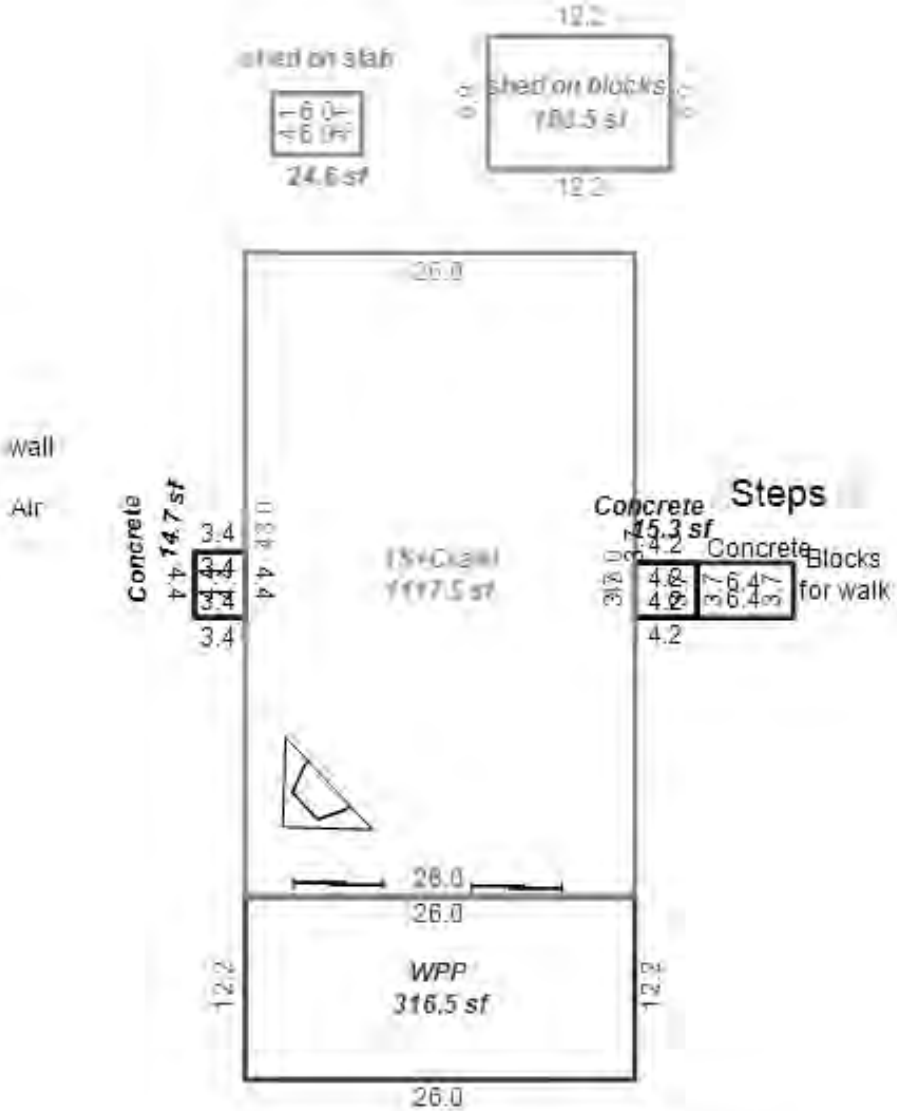
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	96,500	112,500	209,000			152,426C
2023	77,200	104,800	182,000			145,168C
2022	54,200	88,200	142,400			138,256C
2021	54,200	65,700	119,900			119,900S

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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	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 316 349	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 1961 201		Trim & Decoration												
	Remodeled 2021		Ex	X	Ord		Min								
	Condition: Average		Size of Closets												
	Room List		Lg	X	Ord		Small								
	Basement 4 1st Floor 2nd Floor 3 Bedrooms		Doors		Solid	X	H.C.								
	(1) Exterior		(5) Floors												
	X	Wood/Shingle Aluminum/Vinyl Brick													
	X	Insulation													
	(2) Windows		Kitchen: Tile Other: Carpeted Other:												
	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													
	(3) Roof		Basement: 0 S.F. Crawl: 1117 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	X	Gable Hip Flat													
	X	Gambrel Mansard Shed													
	X	Asphalt Shingle													
	Chimney: Brick		(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: 2X8X16 Unsupported Len: Cntr.Sup:												
			(12) Electric												
			100 Amps Service												
			No./Qual. of Fixtures												
			X	Ex.		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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
			Lump Sum Items:												
			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1117 SF Floor Area = 1117 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,117 Total: 155,909 109,137												
			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 Separate Shower 1 1,398 979 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Porches WPP 316 5,476 3,833 Deck Treated Wood 349 6,132 4,292 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Direct-Vented Gas 1 3,107 2,175 Local Cost Items GENERATOR 1 1 1 *												
			Totals: 187,361 131,153												
			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 222,960												

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



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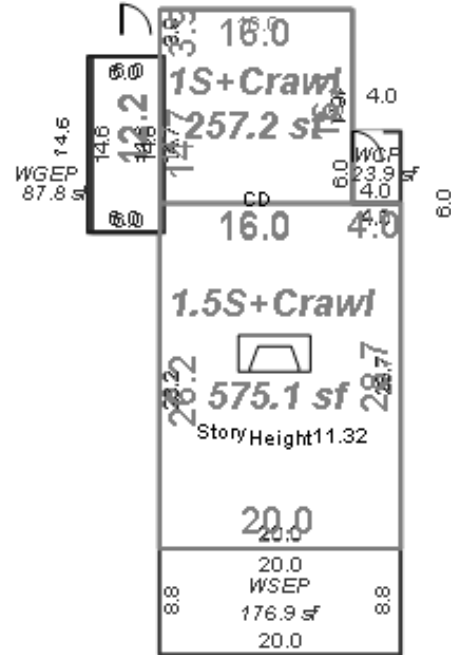
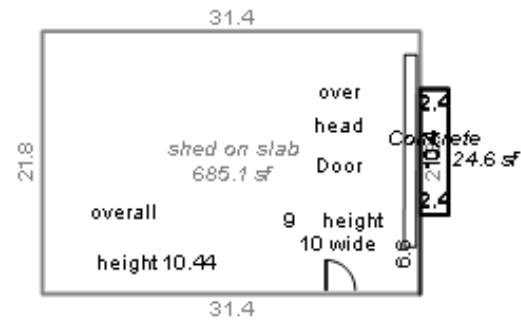
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GREENE KATHLYNE J	GREENE KATHLEEN J TRUST	0	03/19/2019	QC	09-FAMILY	1363P15	PROPERTY TRANSFER	0.0		
GREENE VIRGINIA IRENE	GREENE KATHLYNE J & GREEN	0	09/01/1987	QC	09-FAMILY	L279P890	OTHER	0.0		
GREENE RAYMOND P	GREENE KATHLYNE J & GREEN	0	08/06/1987	WD	03-ARM'S LENGTH	279P599 TO P 6	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
6327 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/28/2016	PM16-0529			
Owner's Name/Address		P.R.E. 0%		MAP #: 52		2024 Est TCV 393,019 TCV/TFA: 350.91				
GREENE KATHLYNE J TRUST & GREENE RK LANCE 31471 AVENUE E BIG PINE KEY FL 33043-4547		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Tax Description		Public Improvements		* Factors *						
L279 P599-601 L279 P890 1987 L157 P550 L259 P954 BEG ON CEN LINE HWY FROM N 1/4 POST SEC 27 IN LINE TO FOOT OF OLD DOCK ON GLEN LAKE WHICH PT IS S 41 DEG E 2595 FT FROM 1/4 POST TH AT RIGHT ANGLE TO C/L HWY N 49 DEG E 377.14 FT TH S 41 DEG E 115.5 FT TH S 49 DEG W 377.14 FT TO HWY TH N 41 DEG W 115.5 FT TO POB SEC 27 T29N R14W 1 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	B 100' @ 2000/ 115.50 377.14 0.9646 0.9649 2000 100 215,016						
		X	Gas	116 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 215,016						
		X	Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates						
		X	Topography of Site	Description	Rate	Size	% Good	Cash Value		
		X	Level	D/W/P: 3.5 Concrete	6.34	24	0	0		
		X	Rolling	Total Estimated Land Improvements True Cash Value = 0						
		X	Low	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	High	2024	107,500	89,000	196,500			75,099C
		X	Landscaped	2023	86,000	82,900	168,900			71,523C
		X	Swamp	2022	57,600	72,700	130,300			68,118C
		X	Wooded	2021	57,600	64,700	122,300			65,942C
		X	Pond	Who When What						
		X	Waterfront	TPC 05/02/2019 INSPECTED						
		X	Ravine	WAS 09/16/2007 APPRAISAL						
		X	Wetland	The Equalizer. Copyright (c) 1999 - 2009.						
		X	Flood Plain	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	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: 1997 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 685 % Good: 90 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							176 WSEP (1 Story) 87 WGEP (1 Story) 23 WCP (1 Story)				
Building Style: 1.5 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,120 Total Base New : 177,989 Total Depr Cost: 104,708 Estimated T.C.V: 178,003			E.C.F. X 1.700		Bsmnt Garage:	
Yr Built 1925	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 832 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls CD Blt 1925		
Condition: Average		Lg	X Ord	Small	60 Amps Service			No. of Elec. Outlets			Building Areas					
Room List		Doors	Solid	X H.C.	(12) Electric			X Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost					
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			X Ex. Ord. Min			1.5 Story Siding Crawl Space 575							
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			1 Story Siding Crawl Space 257			Total: 121,499		66,824			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		(13) Plumbing			Other Additions/Adjustments								
X	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			Plumbing			Average Fixture(s) 1 1,265 696					
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			1000 Gal Septic 1 4,679 2,573 Water Well, 100 Feet 1 5,800 3,190					
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			Porches			WSEP (1 Story) 176 8,490 4,669 WGEP (1 Story) 87 8,288 4,558 WCP (1 Story) 23 1,671 919					
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Garages			Class: C Exterior: Pole (Unfinished) Base Cost 685 19,475 17,527 *					
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			Built-Ins			Appliance Allow. 1 1,989 1,094				
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Fireplaces			Interior 1 Story 1 4,833 2,658					
Chimney: Brick		Joists: 2X8X10 Unsupported Len: Cntr.Sup:						Notes:			Totals: 177,989 104,708					
								ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			178,003					

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



6327 S. Lake St.



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESLIE ANITA	HUMPHREY CARLIE	170,000	10/20/2020	WD	03-ARM'S LENGTH	2020007077	PROPERTY TRANSFER	100.0
WILLIAMS ADROMEDA	LESLIE ANITA	150,000	11/03/2017	WD	03-ARM'S LENGTH	1312P443	PROPERTY TRANSFER	100.0
JT62 LIVING TRUST	WILLIAMS ADROMEDA	126,050	09/14/2012	WD	03-ARM'S LENGTH	1136P579	PROPERTY TRANSFER	100.0
VIVIAN DAVID J & MARY AMY	JT62 LIVING TRUST	1	09/01/2011	WD	33-TO BE DETERMINED	2011 1095-775	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6143 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/24/2021	PM21-0156	100% FINIS
	P.R.E. 100% 11/01/2021		Plumbing	02/24/2021	PP21-0056	100% FINIS
Owner's Name/Address	MAP #: 52		Electrical	02/09/2021	PE21-0078	100% FINIS
HUMPHREY CARLIE 6143 S LAKE ST GLEN ARBOR MI 49636	2024 Est TCV 545,190 TCV/TFA: 473.26		Res. Single Family Dwellin	12/18/2020	PB20-0456	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/	107.20	190.00	0.9828	0.8130	2000	100	171,294
107 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	171,294

Tax Description  
 L205 P430 L449 P352/97 L762 P130/03 2003  
 DESC REVISED DUE TO SPLITS PARCEL A- PRT  
 OF NE 1/4 SEC 27 COM N 1/4 COR SD SEC TH  
 ALG N LN S 88 DEG 29'34" E 693.62 FT TH S  
 36 DEG 18'47" W 293.03 FT FOR POB TH CONT  
 S 36 DEG 18'47" W 200.00 FT TO NELY R/W  
 LAKE ST TH ALG SD R/W N 40 DEG 44'59" W  
 107.20 FT TH N 36 DEG 18'47" E 173.92 FT  
 TH S 54 DEG 49'36" E 104.50 FT TO POB SEC  
 27 T29N R14W 0.45 A.

Comments/Influences



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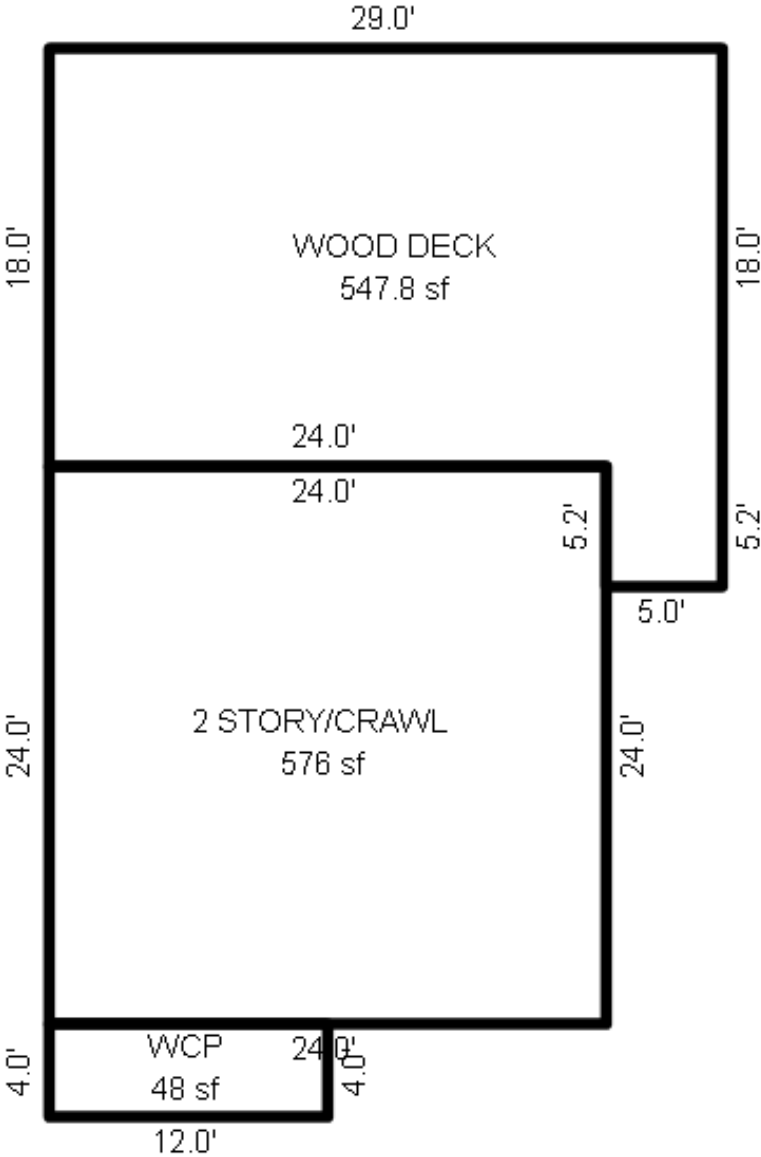
- X Topography of Site
- X Level
- X Rolling
- X Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	85,600	187,000	272,600			230,643C
2023	68,500	174,100	242,600			219,660C
2022	55,000	154,200	209,200			209,200S
2021	55,000	0	55,000	55,000D		55,000S

\*\*\* 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 48 547	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		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: 2 Floor Area: 1,152 Total Base New : 224,429 Total Depr Cost: 219,939 Estimated T.C.V: 373,896			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC		Blt 2021				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Forced Heat & Cool									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Ground Area = 576 SF Floor Area = 1152 SF.									
Insulation				Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			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		(13) Plumbing			2 Story Siding Crawl Space			Total: 188,552		184,780				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing									
Gable Hip	Gambrel Mansard	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			Average Fixture(s) 2 Fixture Bath			1 2,234 1 4,707		2,189 4,613				
X Flat	Shed	(10) Floor Support		Lump Sum Items:			Water/Sewer									
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:					Porches									
Chimney:							WCP (1 Story) Deck Treated Wood			48 3,901 547 8,730		3,823 8,555				
							Built-Ins			1 4,088		4,006				
							Appliance Allow.			Totals: 224,429		219,939				
							Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:					373,896				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR CABIN LLC	BURKE CARYL & M & LAANSMA	0	03/11/2011	WD	03-ARM'S LENGTH	1081-125	PROPERTY TRANSFER	100.0
BURKE CARYL & M & LAANSMA	GLEN ARBOR CABIN, LLC	1	03/11/2011	WD	03-ARM'S LENGTH	1081-148	OTHER	100.0
BURKE CARYL L & HAYWARD J	GLEN ARBOR CABIN LLC	0	03/17/2003	QC	09-FAMILY	715:444	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6455 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/04/2024	PM24-0175	
	P.R.E. 0%		SHED	05/01/2006	2060-06	
Owner's Name/Address	MAP #: 52		Electrical	05/31/2005	PE05-0264	
GLEN ARBOR CABIN LLC 1682 BAKER RD DEXTER MI 48130	2024 Est TCV 403,100 TCV/TFA: 311.03		Plumbing	05/23/2005	PP05-0160	

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

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

L715 P444/03 2003 SPLIT FROM 006-127-044-00 PARCEL B - PRT OF NE 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH ALG N LN SD SEC S 88 DEG 29'34" E 693.62 FT TH S 36 DEG 18'47" W 12.20 FT TO POB TH CONT S 36 DEG 18'47" W 280.83 FT TH N 54 DEG 49'36" W 97.50 FT TH N 31 DEG 16'06" E 203.36 FT TO S R/W STATE ST (L365 P20) TH ALG SD R/W S 88 DEG 29'34" E 140.50 FT TO POB TOGETHER WITH UTILITY EASEMENT ALG STATE ST WLY TO LAKE ST SEC 27 T29N R14W. 0.45 A.	X		Land Improvement Cost Estimates							
			Description	Rate	Size % Good	Cash Value				
		Wood Frame	28.79	120 50		1,727				
		Residential Local Cost Land Improvements								
	X		Description	Rate	Size % Good	Cash Value				
	X		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000				
			Total Estimated Land Improvements True Cash Value =				6,727			



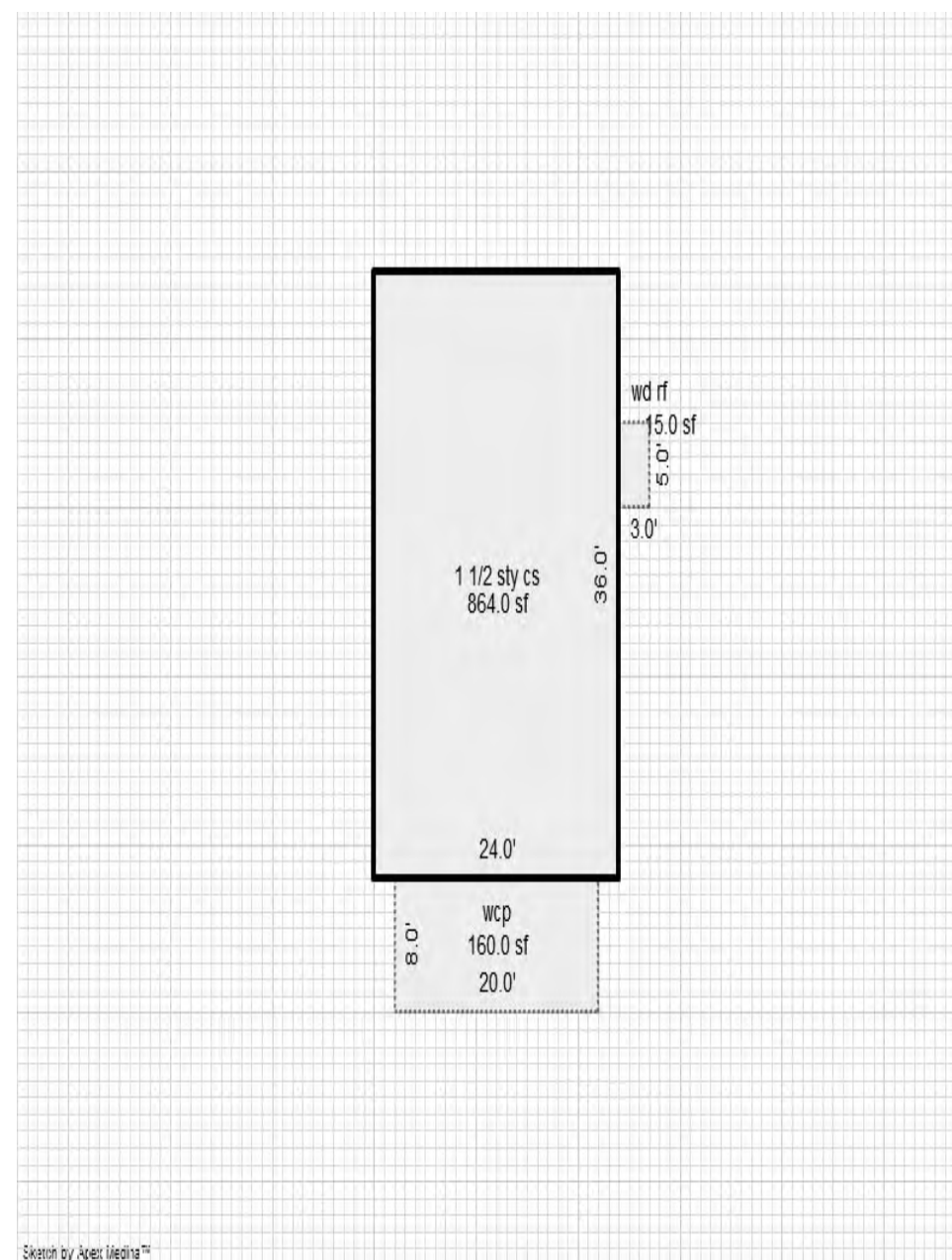
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	60,100	141,500	201,600			164,252C
X Rolling	2023	47,200	131,900	179,100			156,431C
X Low	2022	58,800	116,000	174,800			148,982C
X High	2021	58,800	109,500	168,300			144,223C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 06/29/2017 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	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 160	Type WSEP (1 Story) 15 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			1 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: C -5 Effec. Age: 15 Floor Area: 1,296 Total Base New : 191,164 Total Depr Cost: 162,488 Estimated T.C.V: 276,230		E.C.F. X 1.700		Bsmnt Garage:									
Building Style: 1.5 STORY		Yr Built 2005		Remodeled 0	Ex	X	Ord	Min	1 Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures										
Condition: Average		Size of Closets		Lg	X	Ord	Small	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C -5 Blt 2005											
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 864 SF		Floor Area = 1296 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.	Few	(13) Plumbing		1.5 Story		Siding		Crawl Space		864		Total: 149,315 126,917	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		3 Fixture Bath		1		4,777 4,060		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			2000 Gal Septic		1		9,941 8,450				
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			1000 Gal Septic			Solar Water Heat			Water Well, 200 Feet		1		11,048 9,391				
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			2000 Gal Septic			Porches			WSEP (1 Story)		160		8,840 7,514				
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1		2,845 2,418				
	Chimney: Metal	(15) Fireplaces		Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Fireplaces			Prefab 2 Story		1		3,259 2,770				
Condition: Average		Size of Closets		Lg	X	Ord	Small	Deck			Treated Wood			15		704		598		Totals: 191,164 162,488				
Room List		Doors		Solid	X	H.C.	Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 276,230																	

\*\*\* 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.
CHURCH MARY S TRUST	CHURCH MARY S TRUST	0	12/03/2021	QC	09-FAMILY	2021009444	DEED	0.0
BEARBERRY HOUSE LLC	CHURCH MARY S TRUST	589,000	08/27/2019	WD	03-ARM'S LENGTH	2019004769	PROPERTY TRANSFER	100.0
VOGEL WILLIAM JR & SUSAN	BEARBERRY HOUSE LLC	0	02/27/2015	QC	09-FAMILY	1225P461	PROPERTY TRANSFER	0.0
BEARBERRY HOUSE LLC	VOGEL WILLIAM JR & SUSAN	0	12/19/2014	QC	09-FAMILY	1218P196	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6497 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/09/2015	PB15-0334	100% FINIS
	P.R.E. 100% 08/29/2019		Res. Add/Alter/Repair	04/24/2006	PB06-0133	
Owner's Name/Address	MAP #: 52		Electrical	04/07/2006	PE06-0170	
CHURCH MARY S TRUST PO BOX 453 GLEN ARBOR MI 49636	2024 Est TCV 843,494 TCV/TFA: 348.26		Plumbing	02/15/2005	PP05-0043	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L715 P444/03 L834 P723/04 2003 SPLIT FROM 006-127-044-00 PARCEL C - PRT OF NE 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH ALG N SEC LN S 88 DEG 29'34" E 693.62 FT TH S 36 DEG 18'47" W 12.20 FT TO S R/W STATE ST (L365 P20) TH ALG SD R/W N 88 DEG 29'34" W 140.50 FT TO POB TH S 31 DEG 16'06" W 203.36 FT TH N 54 DEG 49'36" W 70.35 FT TH N 05 DEG 02'37" E 137.80 FT TO S R/W STATE ST TH S 88 DEG 29'34" E 151.00 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W. 0.40 A.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			C 100' @ 1400/	124.00	170.00	0.9476	0.7907	1400	100	130,072
			124 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =							130,072

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
L715 P444/03 L834 P723/04 2003 SPLIT FROM 006-127-044-00 PARCEL C - PRT OF NE 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH ALG N SEC LN S 88 DEG 29'34" E 693.62 FT TH S 36 DEG 18'47" W 12.20 FT TO S R/W STATE ST (L365 P20) TH ALG SD R/W N 88 DEG 29'34" W 140.50 FT TO POB TH S 31 DEG 16'06" W 203.36 FT TH N 54 DEG 49'36" W 70.35 FT TH N 05 DEG 02'37" E 137.80 FT TO S R/W STATE ST TH S 88 DEG 29'34" E 151.00 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W. 0.40 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description	Rate	Size % Good	Cash Value	
	X	Water Sewer	Wood Frame	38.86	96 50	1,865	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 75	7,500.00	1 100	7,500	
			Total Estimated Land Improvements True Cash Value =				9,365



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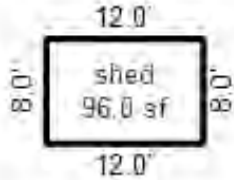
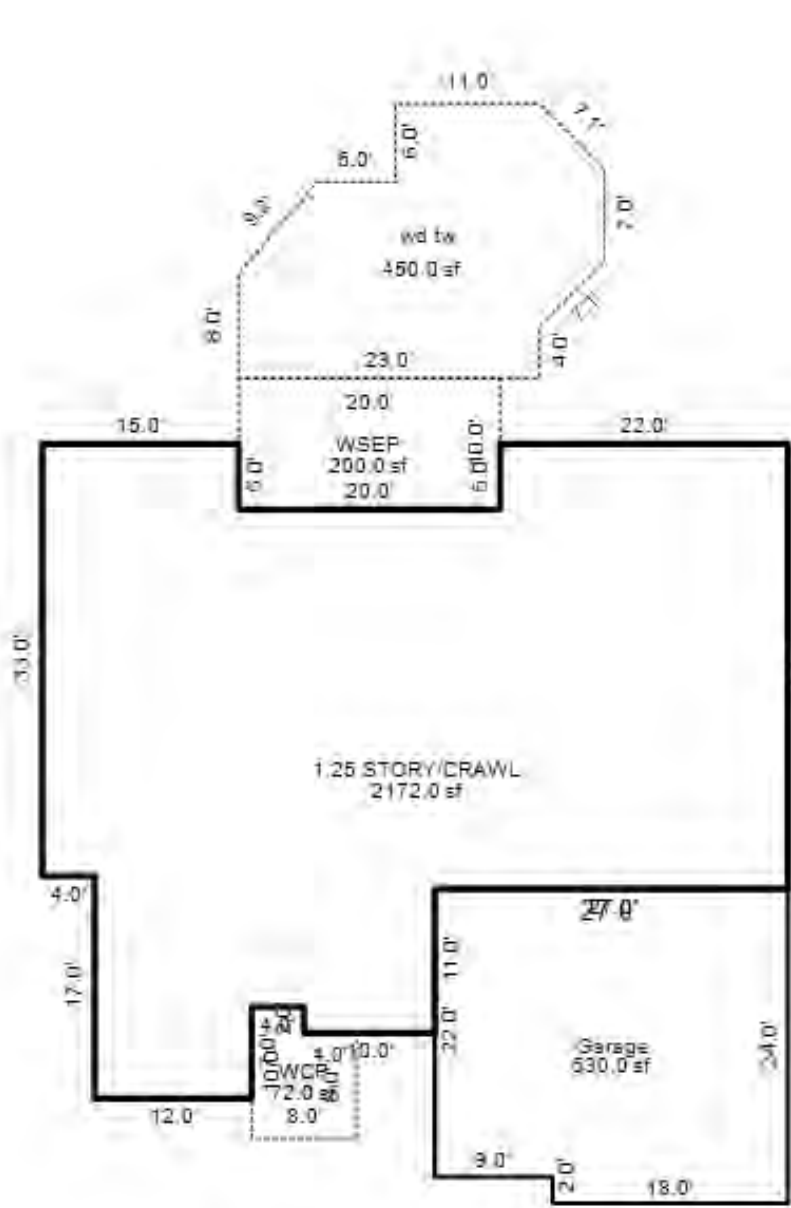
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	65,000	356,700	421,700			347,831C
		2023	51,100	332,400	383,500			331,268C
		2022	45,000	294,500	339,500			315,494C
		2021	45,000	262,800	307,800			305,416C

\*\*\* 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 630 % 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							72 200 450	WCP (1 Story) WSEP (1 Story) Treated Wood																											
	Building Style: 1.25 STORY																																							
	Yr Built 2004		Ex X Ord Min																																					
	Remodeled 0																																							
	Condition: Average		Size of Closets Lg X Ord Small																																					
	Room List		Doors Solid X H.C.		X		Central Air Wood Furnace																																	
	Basement 5 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Tile Other: Carpeted Other: Hardwood				(12) Electric 200 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) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 2172 S.F. Slab: 0 S.F. Height to Joists: 0.0																																					
X	Many Avg. X Avg. 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)				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																					
	Chimney: Brick																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004  (11) Heating System: Forced Heat &amp; Cool, Air Conditioning  Ground Area = 2172 SF Floor Area = 2422 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,172</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>250</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>403,422</td> <td>322,740</td> </tr> </tbody> </table> <p>Other Additions/Adjustments  Plumbing  Average Fixture(s) 1 2,234 1,787  3 Fixture Bath 4 28,102 22,482  Porches  WCP (1 Story) 72 5,211 4,169  WSEP (1 Story) 200 13,522 10,818  Deck  Treated Wood 450 7,673 7,520 *  Garages  Class: BC Exterior: Siding Foundation: 42 Inch (Finished)  Base Cost 630 41,574 33,259  Common Wall: 1.5 Wall 1 -4,808 -3,846  Door Opener 2 1,405 1,124  Water/Sewer  Water Well, 100 Feet 1 6,421 5,137  Built-Ins  Appliance Allow. 1 4,088 3,270  Fireplaces  Interior 1 Story 1 7,112 5,690  Local Cost Items  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	2,172			1 Story	Siding	Overhang	250			Total:				403,422	322,740
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
1 Story	Siding	Crawl Space	2,172																																					
1 Story	Siding	Overhang	250																																					
Total:				403,422	322,740																																			

\*\*\* 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	KONOLD STEVE & JODIE	640,000	07/29/2022	WD	03-ARM'S LENGTH	2022004374	REALTOR	100.0
QUICK BONNIE J & RICHARD	GLEN LAKE PROPERTIES LLC	0	07/16/2008	WD	16-LC PAYOFF	983P985	DEED	0.0
QUICK BONNIE J & RICHARD	GLEN LAKE PROPERTIES LLC	585,000	07/11/2005	MLC	16-LC PAYOFF	861P746	REALTOR	100.0
GLEN ARBOR CABIN LLC	QUICK BONNIE J & RICHARD	342,000	03/21/2003	WD	03-ARM'S LENGTH	715:449	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		LAND DIVISION	08/31/2023	LD23-04	20%
	P.R.E. 0%					

Owner's Name/Address	MAP #: 52	2024 Est TCV 668,883
KONOLD STEVE & JODIE PO BOX 695 GLEN ARBOR MI 49636		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L715 P449 L716 P250/03 L861 P746/05 2003 SPLIT FROM 006-127-044-00 REMAINDER PARCEL- PRT OF NE 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH S 88 DEG 29'34" E ALG N SEC LN 693.62 FT TH S 36 DEG 18'47" W 12.20 FT TO S R/W STATE ST (L365 P20) TH ALG SD R/W N 88 DEG 29'34" W 291.50 FT TO POB TH S 05 DEG 02'37" W 137.80 FT TH S 54 DEG 49'36" E 63.35 FT TH S 36 DEG 18'47" W 173.92 FT TO NELY R/W LAKE ST TH ALG SD R/W N 40 DEG 44'59" W 426.22 FT TO S R/W STATE ST TH ALG SD S R/W S 88 DEG 29'34" E 341.66 FT TO POB TOGETHER WITH &		X		* Factors * IRR SHAPE								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 100' @ 2200/	83.09	191.19	1.0474	0.8142	2200	100		155,894
				A 100' @ 2200/	137.80	108.85	0.9230	0.7073	2200	100		197,901
				A 100' @ 2200/	243.16	127.31	0.8008	0.7355	2200	100		315,088
				464 Actual Front Feet, 1.42 Total Acres Total Est. Land Value =								668,883

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	24.68	144	0	0
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				
Total Estimated Land Improvements True Cash Value = 0					

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Wood Frame	24.68	144	0	0
Total Estimated Land Improvements True Cash Value = 0					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	334,400	0	334,400			321,930C
X Rolling	2023	306,600	0	306,600			306,600S
X Low	2022	234,300	0	234,300			224,229C
X High	2021	234,300	0	234,300			217,066C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/02/2021	INSPECTED	2024	334,400	0	334,400			321,930C
TPC	06/29/2017	INSPECTED	2023	306,600	0	306,600			306,600S
TPC	10/01/2015	INSPECTED	2022	234,300	0	234,300			224,229C
			2021	234,300	0	234,300			217,066C

\*\*\* 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-3 (	Building Permit(s)	Date	Number	Status
S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST	DRIVEWAY	09/07/2016	2016-121	EXPIRED	

Owner's Name/Address	P.R.E. 0%	MAP #: 55,54	2024 Est TCV 147,218
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SELOKE DENNIS J & POLLY S 166 MOSS HILL RD JAMAICA PLAIN MA 02130	Improved X Vacant	Land Value Estimates for Land Table 4120.4120 RESI
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Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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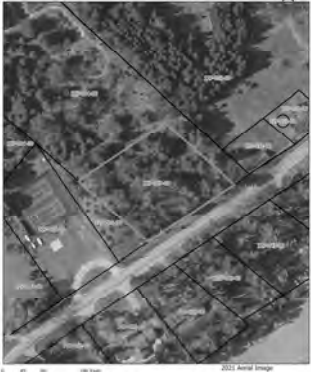
A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SECTION 27, THENCE SOUTH 88°06'46" WEST, 413.34 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 01°42'00" EAST, 2570.70 FEET; THENCE SOUTH 47°19'00" EAST, 1695.81 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 54°57'54" WEST, 39.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG

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

E 200' @ 800/	230.00	205.00	0.9657	0.8285	800	100			147,218
230 Actual Front Feet, 1.08 Total Acres									Total Est. Land Value = 147,218

057'54" WEST,  
H 47°39'38" WEST,  
54°57'54" EAST,  
H 47°39'38" EAST,  
OF BEGINNING.  
RE OR LESS.  
WAY OF SUNSET  
EMENT FOR  
N ON FILE\*\*\*

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



00  
6 completed ;  
7-045-00;  
-045-01,

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	73,600	0	73,600			6,758C
2023	46,000	0	46,000			6,437C
2022	45,000	0	45,000			6,131C
2021	45,000	0	45,000			5,936C

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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.
SELKOE CLIFFORD E TRUST	SELKOE DENNIS J & POLLY S	175,000	11/25/1998	WD	09-FAMILY	495P589	DEED	50.0
SELKOE MARY P TRUST	SELKOE DENNIS J TRUST	1	04/21/1994	QC	09-FAMILY	385P999	OTHER	0.0
SELKOE MARY P TRUST	SELKOE CLIFFORD E TRUST	0	04/21/1994	QC	09-FAMILY	386P001	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6599 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
SELKOE DENNIS J TRUST 166 MOSS HILL RD JAMAICA PLAIN MA 02130	2024 Est TCV 2,172,770 TCV/TFA: 1321.6					

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
L350 P519 L385 P999/94 PRT GOVT LOT 2 SEC 27 COM N 1/4 POST SEC TH S 88 DEG 18' W 414.62 FT TO C/L M-22 TH S 1 DEG 42' E ON C/L 2944.23 FT TH S 47 DEG 32' E 1378.84 FT TO C/L SUNSET DR & POB TH S 47 DEG 32' E 223.38 FT TO SHR GLEN LAKE TH N 54 DEG 09' 15" E 102.11 FT ALG SHR TH N 47 DEG 32' W 221.92 FT TO C/L SUNSET DR TH ALG C/L S 54 DEG 57' W 102.42 FT TO POB SEC 27 T29N R14W .52 A M/L.	X		Dirt Road	100.00	220.00	0.9951	0.8144	19000	100		1,539,809
	X		Gravel Road	2.00	220.00	0.9951	0.8144	19000	50	SURPLUS: ZONING 100 ft	1
	X		Paved Road	102 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 1,555,207							
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	777,600	308,800	1,086,400			295,684C
Rolling	2023	554,100	232,800	786,900			281,604C
Low	2022	454,800	190,800	645,600			268,195C
High	2021	454,800	183,400	638,200			259,628C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

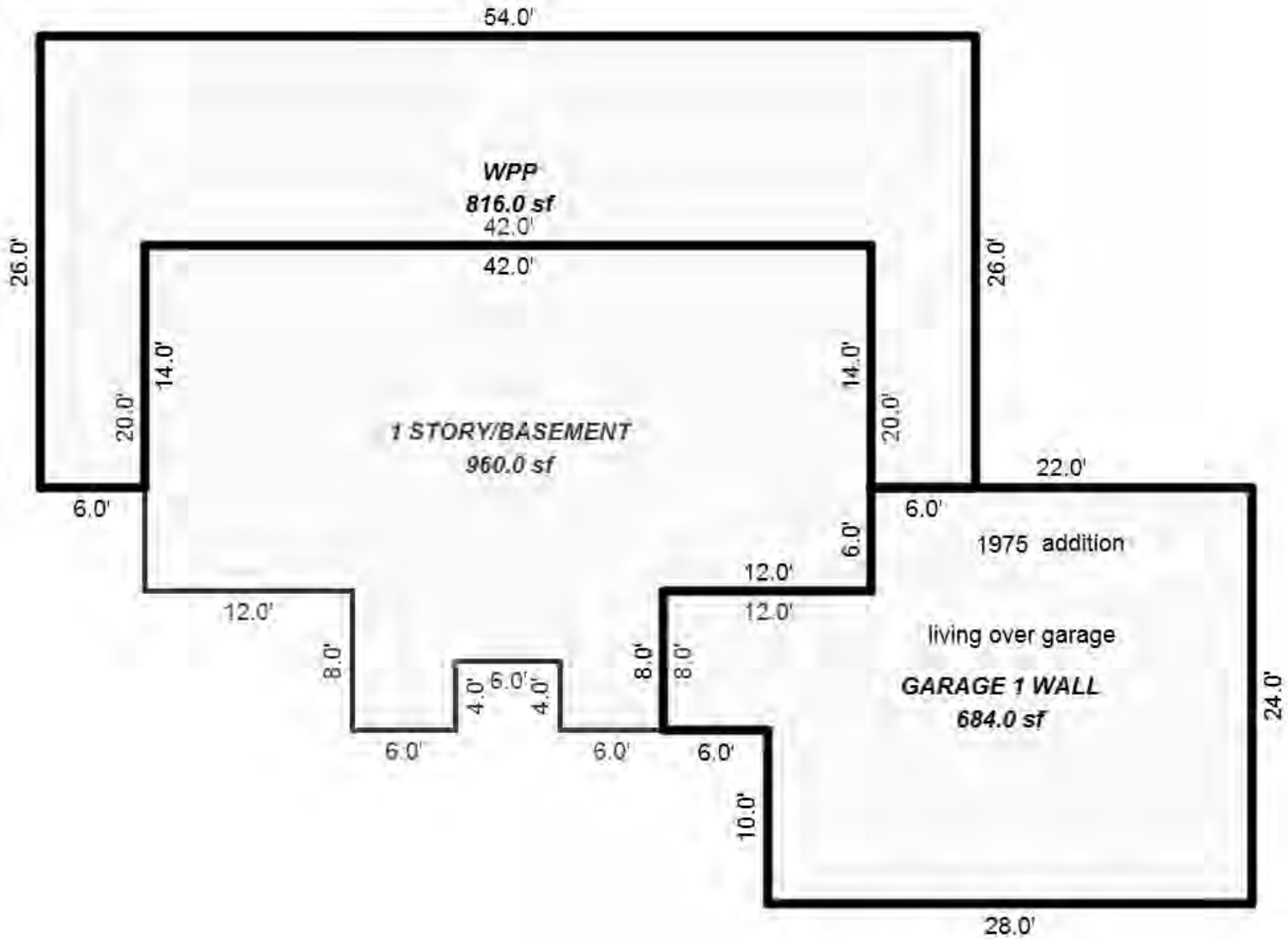
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/14/2015	INSPECTED	2023	554,100	232,800	786,900			281,604C
TPC	11/14/2013	INSPECTED	2022	454,800	190,800	645,600			268,195C
WAS	10/25/2007	INSPECTED	2021	454,800	183,400	638,200			259,628C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	816	WPP	Year Built: 1975 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: 684 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace				E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1.5 STORY		Trim & Decoration		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY				Cls BC		Blt 1965			
Yr Built 1965	Remodeled 1975	Ex	X	Ord		Min	(12) Electric				Ground Area = 960 SF Floor Area = 1644 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Building Areas					
Room List		Doors		Solid	X	H.C.	150 Amps Service				Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:				1 Story Siding Basement 960				261,232		169,801			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				1 Story Siding Overhang 684									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Total: 2 7,390 4,803					
X	Insulation	(8) Basement		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566					
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish				Water/Sewer				Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:				Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 684 44,132 28,686 Common Wall: 1 Wall 1 -3,205 -2,083 Door Opener 2 1,405 913				Built-Ins Appliance Allow. 1 4,088 2,657					
(3) Roof		X Gable X Gambrel Hip Mansard Flat Shed		Joists: Unsupported Len: Cntr.Sup:				Fireplaces Exterior 1 Story 1 8,769 5,700				Porches WPP 816 17,177 11,165					
X	Asphalt Shingle	Chimney: Brick		Notes:				Totals: 362,464 235,601				ECF (4080 BIG GLEN) 2.600 => TCV: 612,563					

\*\*\* 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: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6591 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		03/16/2023	PE23-0172	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		03/01/2013	PM13-0101	100% FINIS				
KNIGHT LESTER B III & REBECCA 657 SERIDAN RD WINNETKA IL 60093		MAP #: 55		Plumbing		03/01/2013	PP13-0034	100% FINIS				
		2024 Est TCV 2,974,267 TCV/TFA: 870.94		Electrical		12/06/2012	PE12-0537	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L625 P5/02 PRT GOVT LOT 2 SEC 27 COM N 1/4 SEC COR TH S 88 DEG 18' W 414.62 FT TO C/L ST RD M-22 TH S 1 DEG 42' E ON C/L 2570.7 FT TH S 47 DEG 19' E 1698 FT M/L TO C/L CO RD TH S 54 DEG 57' W 15 FT FOR POB TH S 47 DEG 19' E 223.38 FT M/L TO SHR GLEN LAKE TH SWLY ALG SHR 149.49 FT TH N 47 DEG 32' W 221.92 FT TO C/L CO RD TH N 54 DEG 57' E ON C/L TO POB SEC 27 T29N R14W .76 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GRADE A 19000	100.00	222.19	0.9051	0.8165	19000	100		1,404,084
		Paved Road		GRADE A 19000	49.00	222.19	0.9051	0.8165	19000	50	SURPLUS: ZONING 100 ft	34
		Storm Sewer		149 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,748,085								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	48.91	700	50	17,118				
		Electric		D/W/P: 3.5 Concrete	7.80	468	0	0				
		Gas		Wood Frame/Conc.	38.37	339	50	6,503				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Underground Utils.		BOAT HOIST	2,000.00	1	100	2,000				
		Topography of Site		Total Estimated Land Improvements True Cash Value = 30,621								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2024	874,000	613,100	1,487,100			840,819C		
		X Low		2023	736,000	464,100	1,200,100			800,780C		
		X High		2022	501,100	381,000	882,100			762,648C		
		Landscaped		2021	501,100	350,100	851,200			738,285C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
Comments/Influences		Who	When	What								
				TPC 05/14/2015 INSPECTED								
				TPC 11/14/2013 INSPECTED								
				WAS 10/25/2007 INSPECTED								



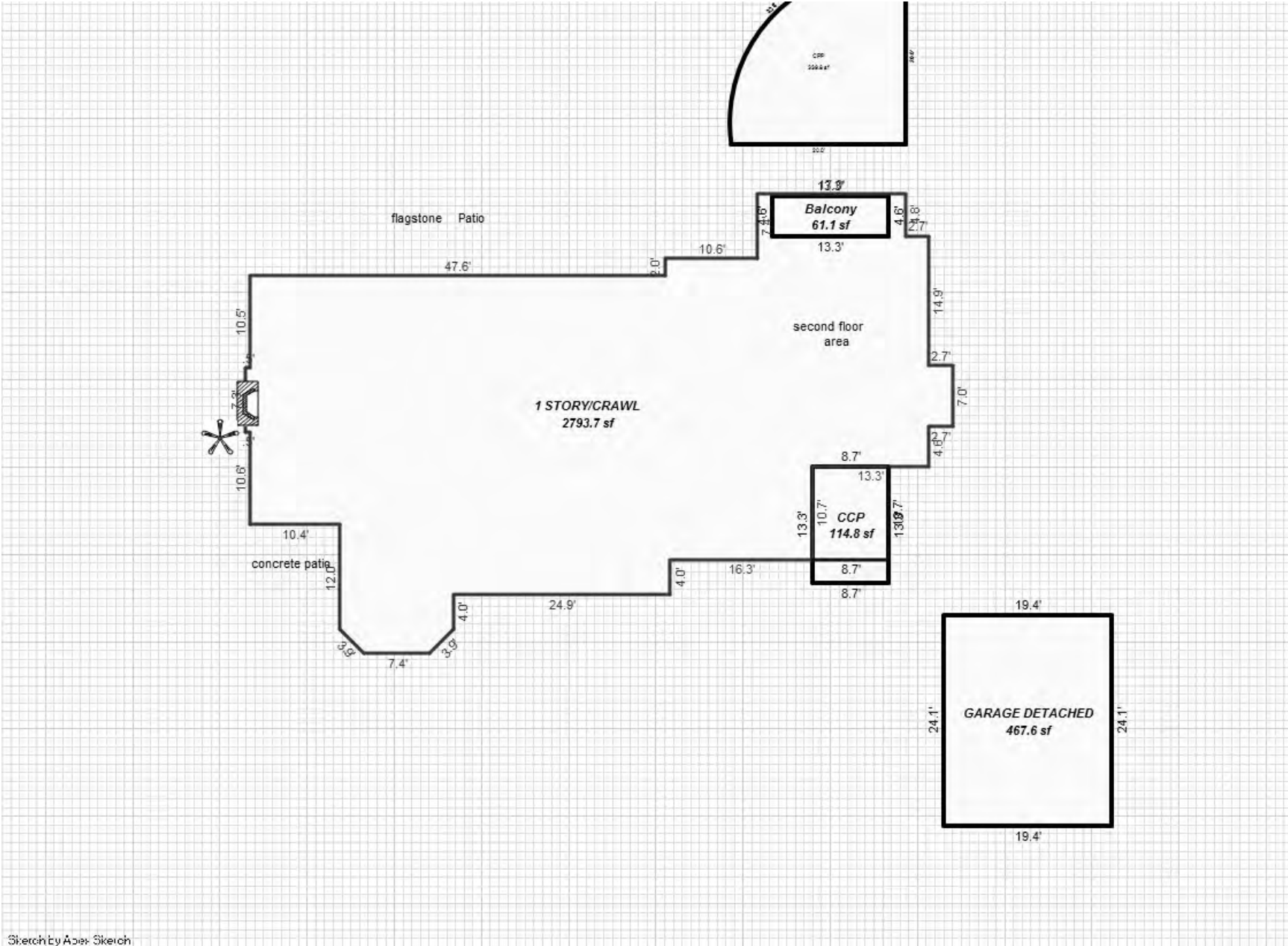
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County of Leelanau, Michigan

\*\*\* 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		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		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 78 339 189	Type CPP CPP Treated Wood	Year Built: 1987 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: 467 % 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: BC Effec. Age: 25 Floor Area: 3,415 Total Base New : 613,111 Total Depr Cost: 459,831 Estimated T.C.V: 1,195,561		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25 STORY			X Drywall Paneled		Plaster Wood T&G	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2732 SF Floor Area = 3415 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls BC		Blt 1965	
Yr Built	Remodeled		Trim & Decoration			No. of Elec. Outlets Many X Ave. Few		Building Areas		Size		Depr. Cost	
1965	1988		Size of Closets			(13) Plumbing		Stories Exterior Foundation		Total:		505,123 378,841	
Condition: Average			Ex X Ord Min			1 Average Fixture(s) 3 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		1.25 Story Siding Crawl Space		2,732			
Room List			Lg X Ord Small			(14) Water/Sewer		Other Additions/Adjustments					
Basement 6 1st Floor 2nd Floor 5 Bedrooms			(5) Floors			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet		1 2,234 2 14,051 1 2,845		1,675 10,538 2,134	
(1) Exterior			Kitchen: Other: Carpeted Other:			Porches		CPP CPP Foundation: Basement		78 2,140 339 6,987 339 10,272		1,605 5,240 7,704	
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			Deck		Treated Wood		189 4,364		3,273	
X Insulation			X Drywall			Garages		Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
(2) Windows			(7) Excavation			Average Fixture(s) 3 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		Base Cost Door Opener		467 31,191 1 703		23,393 527	
Many Avg. X Large Avg. Small			Basement: 339 S.F. Crawl: 2732 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish		Appliance Allow. Security System		1 4,088 1 8,127		3,066 6,095	
X Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Lump Sum Items:		Fireplaces					
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X Gable Hip Flat			Gambrel Mansard Shed										
X Asphalt Shingle			(10) Floor Support										
Chimney: Brick			Joists: 2X12X16 Unsupported Len: Cntr.Sup:										

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





Sketch by Alex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST										
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 #: 56		2024 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT							
L244 P959 PRT E 1/2 SEC 28 & PRT W 1/2 SEC 27 COM N 1/4 COR SEC 27 TH N 88 DEG 18' W 414.62 FT TO C/ LN ST RD M-22 TH ON C/L S 1 DEG 24' E 3558. 42 FT TH ON C/L SELY317.04 FT IN ARC OF 9 DEG CURVE LFT WITHRAD OF 636.62 FT CHD BRG & DIST S 15 DEG 47' E 313.77 FT TH S 29 DEG 53' E 197.87FT ON C/L TO POB TH S 26 DEG 21' W 650.5FT TH S 74 DEG 14' W 1146.68 FT TH N 37 DEG 14' W 4081.34 FT TH N 12 DEG 54' W 1072.78 FT TH N 78 DEG 23' E 2310 FT TH S 73 DEG 30' E 440.85 FT TH N 16 DEG 30' E 66 FT TH N 73 DEG 30' W 477.06 FT TH N11 DEG 29' W TO N LN SEC 27 TH W ON N LN TO S LN PIERCE STOCKING DEV NO 1 TH ALG S LN SD PIERCE STOCKING DEV NO 1 TO N-S 1/4 LN SEC 28 TH S ON SD 1/4 LN TO S LN SEC 28 TH E TO POINT 524 FT W OF S 1/4 COR SEC 27 TH N 27 DEG 30' E 1196.6 FT TO C/L M-22 TH N 29 DEG 53' W ON C/L TO POB SEC 27 & 28 T29N R14W 255 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		EXEMPT - PARK			255.000	Acres	10,000	100		2,550,000
		Paved Road		255.00 Total Acres		Total Est. Land Value =						2,550,000
		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Rolling		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Low		2022	0	0	0			0		
		High		2021	0	0	0			0		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
Comments/Influences		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
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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: R-1 (	Building Permit(s)		Date	Number	Status		
6084 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/13/2023	PM23-0064	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Plumbing		11/14/2022	PP22-0375	100% FINIS		
FABER PETE 7000 WINCREST ST GRAND RAPIDS MI 49546		MAP #: 53		Electrical		11/01/2022	PE22-0834	100% FINIS		
		2024 Est TCV 1,089,090 TCV/TFA: 426.09		Res. Single Family Dwellin		10/31/2022	PB22-0496	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		B 100' @ 2000/	100.00	172.46	1.0000 0.7935	2000 100	158,701	
		Paved Road		100 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =	158,701
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Ren. Conc.	10.56	1000	50	5,280		
		Sewer		Total Estimated Land Improvements True Cash Value =					5,280	
		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	79,400	465,100	544,500		492,379C
		TPC 12/12/2023	INSPECTED		2023	63,500	64,900	128,400		92,266C
		TPC 05/12/2022	INSPECTED		2022	45,000	90,800	135,800		108,904C
		TPC 12/29/2021	INSPECTED		2021	0	0	0		0

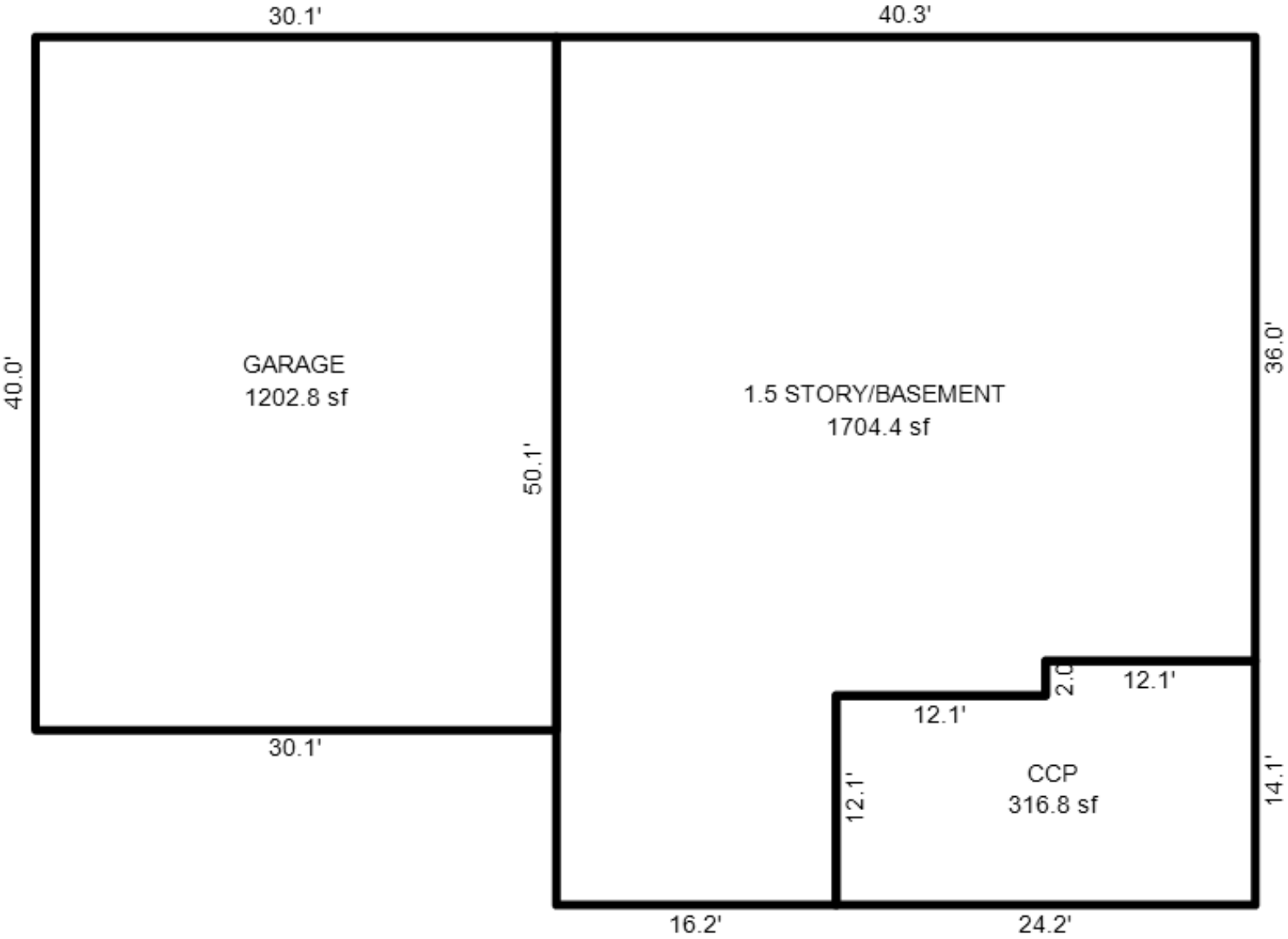


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 Wood Stove Direct-Vented Ga	Area 316	Type CCP (1 Story)			Year Built: 2023 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: BC Effec. Age: 1 Floor Area: 2,556 Total Base New : 549,677 Total Depr Cost: 544,182 Estimated T.C.V: 925,109			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1704 SF Floor Area = 2556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Cls BC Blt 2023				
Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
Condition: Average		Lg	Ord	Small	0 Amps Service			1.5 Story Siding Basement 1,704			411,077 406,968						
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Other Additions/Adjustments									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Recreation Room 1475 41,448 41,034							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many Ave. Few			Plumbing			3 Fixture Bath							
(2) Windows		(8) Basement		Basement: 1704 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			2 Fixture Bath							
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			3 Fixture Bath							
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)			Plumbing			2 Fixture Bath							
(3) Roof		(14) Water/Sewer		1475			Plumbing			Porches							
X	Gable Hip Flat	(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			CCP (1 Story)							
X	Asphalt Shingle	(16) Porches/Decks		Lump Sum Items:			Plumbing			Garages							
Chimney:		(17) Garage					Plumbing			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
							Plumbing			Common Wall: 1 Wall			-3,205 -3,173				
							Plumbing			Door Opener			2 1,405 1,391				
							Plumbing			Base Cost			1200 67,500 66,825				
							Plumbing			Totals:			549,677 544,182				
							Plumbing			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 925,109				

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

Property Address: S GLEN LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: R-1 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 53

Owner's Name/Address: FABER PETE  
 7000 WINCREST ST  
 GRAND RAPIDS MI 49546

2024 Est TCV 158,274

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	170.61	1.0000	0.7914	2000	100	158,274
			100 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =		158,274

Tax Description  
 PARCEL "B" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1 /4 COMER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE NORTH 88°59'52" WEST, 224.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°59'52" WEST, 170.87 FEET; THENCE SOUTH 01 °20'17" EAST, 100.00 FEET; THENCE SOUTH 88°59'37" EAST, 170.87 FEET; THENCE NORTH 01°20'17" EAST, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17,061 SQUARE FEET OF LAND. SUBJECT TO AND TOGETHER WITH 20 FOOT

- 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	79,100	0	79,100			28,955C
2023	63,300	0	63,300			27,577C
2022	45,000	0	45,000			26,264C
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.
FABER PETE	HRG PROPERTIES LLC	745,000	06/15/2023	WD	03-ARM'S LENGTH	2023002736	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6104 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/09/2022	PM22-0397	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	04/13/2022	PP22-0105	100% FINIS
HRG PROPERTIES LLC 1807 BRAEMAR DR FORT WAYNE IN 46814	MAP #: 53		Electrical	03/04/2022	PE22-0135	100% FINIS
	2024 Est TCV 540,353 TCV/TFA: 357.38		Res. Add/Alter/Repair	02/17/2022	PB22-0018	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
PARCEL "C" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1 /4 CORNER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE NORTH 88°59'52" WEST, 395.69 FEET; THENCE SOUTH 01 °20'17" EAST 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 °20'17" EAST, 100.00 FEET; THENCE SOUTH 88°59'12" EAST			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 100' @ 2000/	100.00	178.82	1.0000	0.8007	2000	100	160,144
			100 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =							160,144

Tax Description	Public Improvements	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
	Dirt Road	Description						
	Gravel Road	D/W/P: Crushed Rock	2.33	1000	50		1,165	
	Paved Road	Total Estimated Land Improvements True Cash Value =						1,165
	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
	Level	2024	80,100	190,100	270,200			270,200S
	Rolling	2023	64,100	164,400	228,500			191,077C
	Low	2022	45,000	0	45,000			26,264C
	High	2021	0	0	0			0
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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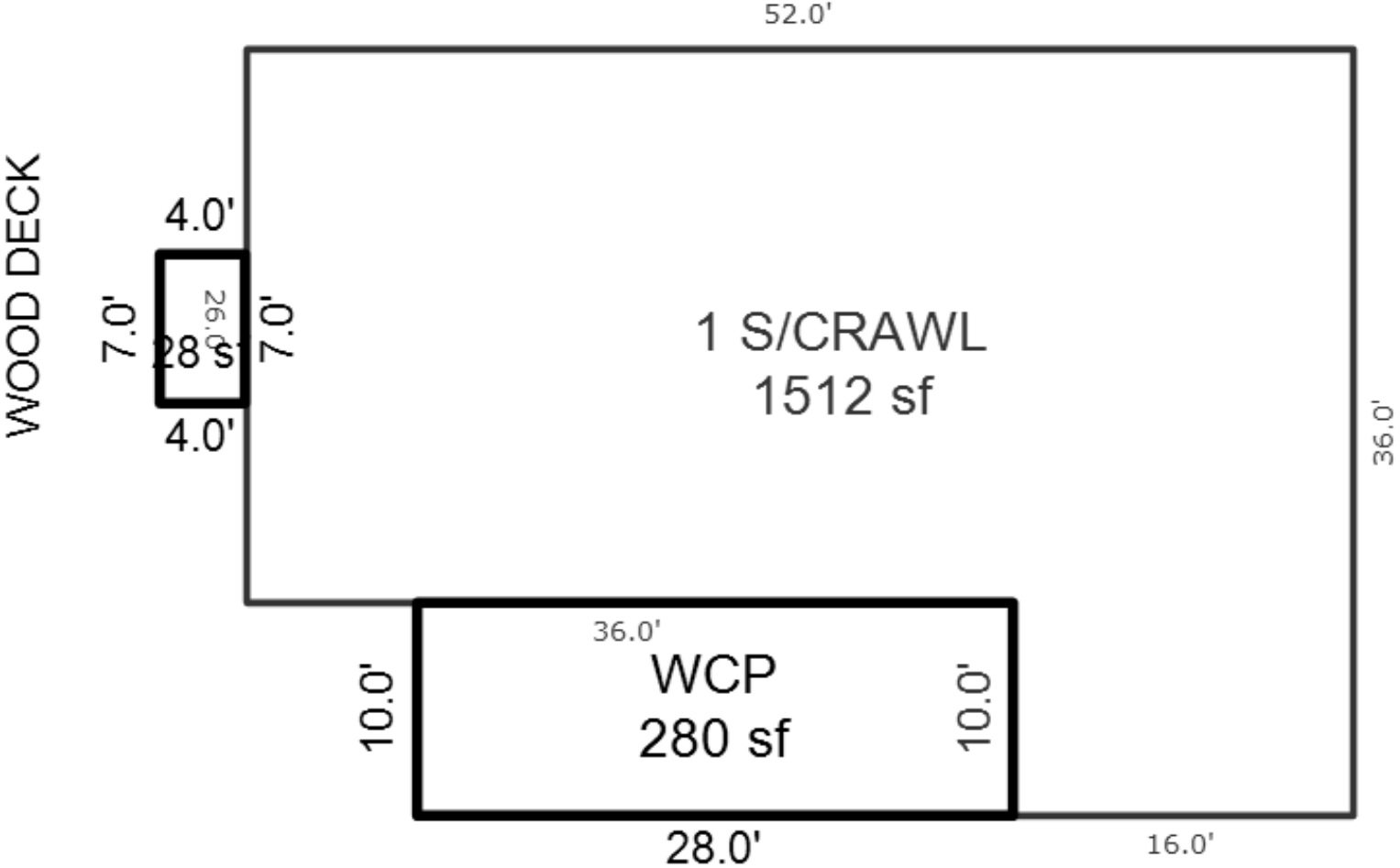
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/04/2023	INSPECTED	2023	64,100	164,400	228,500			191,077C
TPC	12/12/2022	INSPECTED	2022	45,000	0	45,000			26,264C
TPC	05/12/2022	INSPECTED	2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family 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:	
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			280 WCP (1 Story) 28 Treated Wood  Class: C +10 Effec. Age: 15 Floor Area: 1,512 Total Base New : 262,297 Total Depr Cost: 222,967 Estimated T.C.V: 379,044			E.C.F. X 1.700		Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			280 WCP (1 Story) 28 Treated Wood  Class: C +10 Effec. Age: 15 Floor Area: 1,512 Total Base New : 262,297 Total Depr Cost: 222,967 Estimated T.C.V: 379,044		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		(11) Heating System: Forced Heat & Cool Ground Area = 1512 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,512 Total: 224,113 190,511 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,290 3 Fixture Bath 1 4,777 4,060 Separate Shower 1 1,398 1,188 Water/Sewer 1000 Gal Septic 1 5,002 4,252 Water Well, 100 Feet 1 5,973 5,077 Porches WCP (1 Story) 280 9,862 8,383 Deck Treated Wood 28 1,320 1,122 Built-Ins Appliance Allow. 1 2,845 2,418 Fireplaces Interior 1 Story 1 5,489 4,666 Totals: 262,297 222,967 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 379,044			E.C.F. X 1.700								
Condition: Average		Doors		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
Room List	Basement 4 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
(1) Exterior		(6) Ceilings		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
X	Wood/Shingle Aluminum/Vinyl Brick	X	(7) Excavation	(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
X	Insulation	X	(8) Basement	(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
(2) Windows		(9) Basement Finish		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
X	Many Avg. X Avg. Few Small	(10) Floor Support		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
(3) Roof		(10) Floor Support		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
X	Gable Hip Flat	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
X	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								
Chimney:		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 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:			E.C.F. X 1.700								

\*\*\* 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.
FABER PETE	HENNESSEY JOHN M & CHRIST	260,000	06/16/2023	WD	03-ARM'S LENGTH	2023002735	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HENNESSEY JOHN M & CHRISTINE M 10754 ELDORADO CIRCLE NOBLESVILLE IN 46060	MAP #: 53					
	2024 Est TCV 168,024					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			B 100' @ 2000/ 100.00 216.70 1.0000 0.8401			2000	100	168,024
			100 Actual Front Feet, 0.50 Total Acres			Total Est. Land Value =		168,024

Tax Description

PARCEL "D" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE SOUTH 01 °29'00" EAST 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 °29'00" EAST, 100.00 FEET; THENCE NORTH 88°59'21" WEST, 217.12 FEET; THENCE NORTH 01 °20'17" WEST, 100.00 FEET; THENCE SOUTH 88°59'37" EAST.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	84,000	0	84,000			84,000S
TPC 12/02/2022 INSPECTED	2023	67,200	0	67,200			27,577C
TPC 12/29/2021 INSPECTED	2022	45,000	0	45,000			26,264C
TPC 05/05/2021 INSPECTED	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.
DOTTERWEICH ANDREW C & MA	DOTTERWEICH ANDREW C II T	0	02/04/2015	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
DOTTERWEICH ANDREW C II &	DOTTERWEICH II ANDREW TRU	1	02/04/2015	QC	09-FAMILY	1222P348	OTHER	0.0
BASCH	DOTTERWEICH	199,500	03/28/2001	WD	03-ARM'S LENGTH	575:179	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6200 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/05/2016	PM16-0007	
	P.R.E. 100% 01/24/2018		Res. Porch/Deck	09/28/2010	PB10-0292	100% FINIS
Owner's Name/Address	MAP #: 53		DECK/PORCH	09/17/2010	LU10-2196	100% FINIS
DOTTERWEICH ANDREW C II TRUST & DOTTERWEICH MARIA MICELI TRUST PO BOX 612 GLEN ARBOR MI 49636	2024 Est TCV 566,174 TCV/TFA: 308.37		Electrical	08/20/2010	PE10-0257	

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
DC L444 P655 L444 P657/97 L575 P179/01 PRT NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH N 88 DEG 45'55" W ALG N SEC LN 414.00 FT TO C/L ST HWY M-22 TH S 1 DEG 07'40" E ALG SD C/L 925.87 FT TH N 88 DEG 45'45" W 53.04 FT TO POB TH S 1 DEG 07'40" E ALG W'LY LN SD HWY 257.08 FT TH N 54 DEG 18'0" W 75.04 FT TH N 88 DEG 45'45" W 219.05 FT TH N 1 DEG 11'0" W 214.48 FT TH S 88 DEG 45'45" E 279.31 FT TO POB SEC 27 T29N R14W.	X	Dirt Road		C 100' @ 1400/	214.48	249.00	0.8263	0.8698	1400 100	215,822
		Gravel Road		214 Actual Front Feet, 1.23 Total Acres				Total Est. Land Value =		215,822
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: Asphalt Paving	2.97	2250	0	0		
		Water		Residential Local Cost Land Improvements						
		Sewer		Description	Rate	Size	% Good	Cash Value		
	X	Electric		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
	X	Gas		Total Estimated Land Improvements True Cash Value = 5,000						
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences



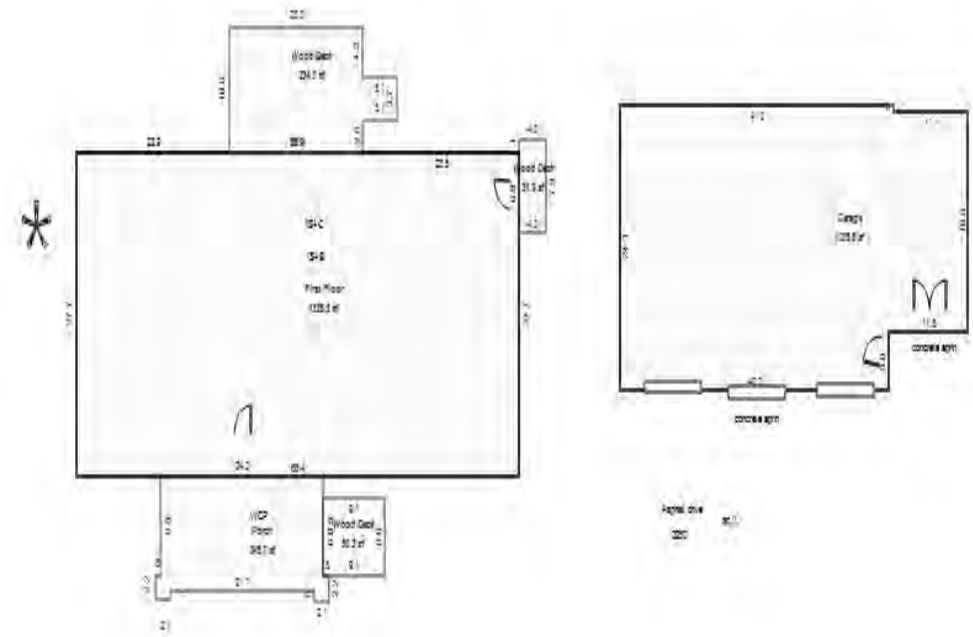
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	107,900	175,200	283,100			160,559C
Rolling	2023	84,800	164,300	249,100			152,914C
Low	2022	90,000	139,600	229,600			145,633C
High	2021	90,000	111,500	201,500			140,981C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	05/10/2016	INSPECTED					
TPC	10/01/2015	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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 245 60 234	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 1 Area: 960 % 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: 1,836 Total Base New : 312,540 Total Depr Cost: 203,148 Estimated T.C.V: 345,352			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:												
Building Style: MODULAR		X		Drywall Paneled						Plaster Wood T&G															
Yr Built 1988		Remodeled 2010		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family MODULAR			Cls CD		Blt 1988										
Condition: Average		Ex	X	Ord		Min	200 Amps Service			Ground Area = 1836 SF Floor Area = 1836 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
Room List		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
6	Basement	(5) Floors			Central Air Wood Furnace			13) Plumbing			1 Story			Siding		Basement		1,836		Total:		237,549		154,406	
2	1st Floor	Kitchen: Linoleum Other: Carpeted Other:			(12) Electric			Average Fixture(s)			Other Additions/Adjustments														
3	2nd Floor	No./Qual. of Fixtures			200 Amps Service			3 Fixture Bath			Exterior														
	3 Bedrooms	Ex. X Ord Min			No. of Elec. Outlets			2 Fixture Bath			Plumbing														
(1) Exterior		(6) Ceilings			Many X Ave. Few			Softener, Auto			Average Fixture(s)														
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile			1 Extra Sink			Softener, Manual			3 Fixture Bath														
X	Insulation	(7) Excavation			1 Extra Sink			Solar Water Heat			Extra Sink														
(2) Windows		Basement: 1836 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Separate Shower			No Plumbing			Water/Sewer														
X	Many Avg. X Few	Large Avg. X Small			1 Separate Shower			Extra Toilet			Ceramic Tile Floor														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1 Separate Shower			Ceramic Tile Floor			Water Well, 100 Feet														
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Separate Shower			Ceramic Tile Wains			Porches														
(3) Roof		(9) Basement Finish			1 Separate Shower			Ceramic Tub Alcove Vent Fan			WCP (1 Story)														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Separate Shower			Vent Fan			WCP (1 Story)														
X	Chimney: Metal	(10) Floor Support			Lump Sum Items:			Public Water			Deck														
		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Treated Wood														
					1000 Gal Septic			Water Well			Garages														
					2000 Gal Septic			1000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
								2000 Gal Septic			Base Cost														
											Door Opener														
											Built-Ins														
											Appliance Allow.														
											<<<<< 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: S GLEN LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 53  
 2024 Est TCV 0

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

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements		* Factors *						Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 1400/	245.00	289.00	0.7993	0.9028	1400	100		247,517
245 Actual Front Feet, 1.63 Total Acres						Total Est. Land Value =		247,517

Tax Description

L189 P460 4-20-77 PRT OF NW 1/4 COM N 1/4 COR TH ELY ALG N LN 414 FT TO C/L STATE HWY M-22 TH S 2 DEG 23' E ALG SD C/L 1526 FT M/L TH WLY 33 FT FOR POB TH CONT WLY TO & ALG N LN OF LOT 28 PLAT OF FOREST HAVEN 300 FT TH NELY 245.52 FT TO NE COR OF LOT 18 OF SD PLAT TH ELY 300 FT TH S 2 DEG 23' E 245.42 FT TO POB SEC 27 T29N R14W 1.69 A M/L.

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	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
TPC 04/28/2017	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
TPC 05/10/2016	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.				
THOMAS RANDALL A ET AL	BOOTH MARY M	260,000	12/16/2016	WD	03-ARM'S LENGTH	1282P805	PROPERTY TRANSFER	100.0				
THOMAS RANDALL A ET AL	THOMAS RANDALL A & MELISS	0	09/01/2007	QC	09-FAMILY	954:632	OTHER	0.0				
HARGREAVES(HARGRAVES) PAM	THOMAS RANDALL A & MELISS	0	08/31/2007	QC	09-FAMILY	954:606	OTHER	50.0				
THOMAS RANDALL A & MELISS	THOMAS RANDALL A ET AL	0	06/08/2004	QC	09-FAMILY	808:175	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6216 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		03/28/2018	PE18-0142	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		12/05/2011	PM11-0430					
BOOTH MARY M 772 EUCLAIRE AVE COLUMBUS OH 43209		MAP #: 53		2024 Est TCV 439,742 TCV/TFA: 392.63								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L285 P406/88 L695 P990/03 L808 P149&175/04 PRT NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH N 88 DEG 45' 45" W ALG N SEC LN 414.00 FT TO C/L ST HWY M-22 TH S 1 DEG 07' 40" E ALG SD C/L 1280.26 FT TH N 88 DEG 45' 45" W 53.04 FT FOR POB TH N 88 DEG 45' 45" W 278.96 FT TO SE COR LOT 17 PLAT OF FOREST HAVEN TH N 1 DEG 11' W ALG E LN SD PLAT 140.00 FT TH S 88 DEG 45' 45" E 219.05 FT TH S 54 DEG 18' 0" E 75.04 FT TH S 1 DEG 07' 40" E ALG WLY LN ST HWY M-22 97.50 FT TO POB CONSISTING OF INTEREST TO RANDALL A & MELISSA L THOMAS AND DANCE L HARGREAVES (AS TENANTS IN COMMON)		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				C 100' @ 1400/	130.00	291.52	0.9365	0.9048	1400	100	154,216	
				130 Actual Front Feet, 0.87 Total Acres							Total Est. Land Value =	154,216
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
				Total Estimated Land Improvements True Cash Value =							1,500	
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	77,100	142,800	219,900		144,561C		
		TPC 11/09/2018	INSPECTED		2023	60,600	132,900	193,500		137,678C		
		TPC 05/10/2016	INSPECTED		2022	45,000	118,400	163,400		131,122C		
		TPC 08/26/2015	INSPECTED		2021	45,000	105,500	150,500		126,934C		



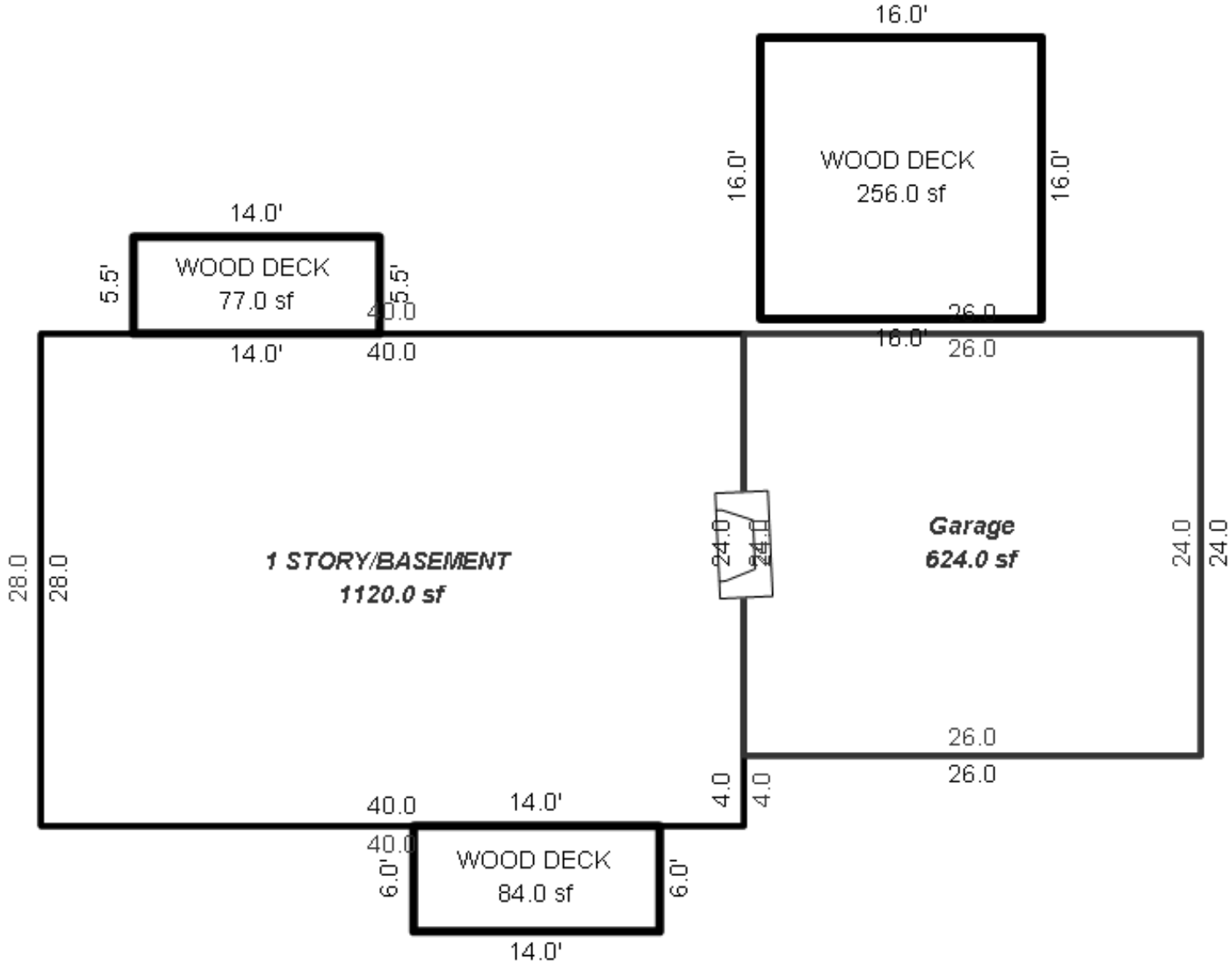
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1989 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							15 WPP 84 Treated Wood 77 Treated Wood 256 Treated Wood			
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1989		Remodeled 2018		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 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min								
X	Insulation	(7) Excavation		No. of Elec. Outlets		Many	X	Ave.	Few						
(2) Windows		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		1	Average Fixture(s)								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		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	(9) Basement Finish		(14) 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		1	1000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:										
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:		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											
Chimney: Brick															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 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 Wood Bsmnt. 1,120 Total: 177,821 124,471												E.C.F. X 1.700		Cls C 5 Blt 1989	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Deck Treated Wood 84 2,397 1,678 Treated Wood 77 2,274 1,592 Treated Wood 256 5,007 3,505 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 26,963 18,874 Common Wall: 1 Wall 1 -2,762 -1,933 Door Opener 1 562 393 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Interior 1 Story 1 5,489 3,842 Porches WPP 15 817 572												<<<<< 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.

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	MAP #: 53,54,56					
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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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Tax Description		EXEMPT - PARK			250.00 Acres	10,000	100	2,500,000
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					250.00 Total Acres		Total Est. Land Value =	2,500,000
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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.
LICHLITER ANNE S & BRUCE	LICHLITER BRUCE E	0	06/07/2022	WD	09-FAMILY	2022003500	DEED	0.0
STONE HELEN E TRUST	LICHLITER ANNE S	0	06/11/1996	QC	09-FAMILY	425P353	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6463 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	05/29/2003	PM03-0319	
Owner's Name/Address	P.R.E. 100% 02/19/2003		HOUSE	10/26/2000	2000-1837	100% FINIS
LICHLITER BRUCE E PO BOX 637 GLEN ARBOR MI 49636-0637	MAP #: 55					
	2024 Est TCV 2,579,208 TCV/TFA: 1078.2					

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
L425 P353/96 L561 P764 L559 P582/00 L562 P568/00 & SURVEY PARCEL B - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO A PT ON C/L SUNSET DR TH SWLY LONG CH-S 11 DEG 24' 11" W 111.41 FT ALG C/L SUNSET DR FOR POB TH S 52 DEG 26' 20" E 267.70 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 23 DEG 00' 56"W 103.31 FT ALG SD TRAVERSE LN TH LEAVING SD TRAVERSE LN N 52 DEG 26' 20" W 275.30 FT TO C/L SUNSET DR TH NELY LONG CH-N 27 DEG 09' 45" E 101.67 FT ALG C/L SUNSET DR TO POB	X			GRADE A 19000	100.00	262.81	0.9932	0.8515	19000	100		1,606,804
	X			GRADE A 19000	2.76	262.81	0.9932	0.8515	19000	50	SURPLUS: ZONING 100 ft	2
				103 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 1,629,002								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
	X			Wood Frame	42.52	80	50	1,701				
	X			Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
				Total Estimated Land Improvements True Cash Value = 4,201								

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	814,500	475,100	1,289,600
		TPC 05/04/2011 INSPECTED	2023	685,900	357,700	1,043,600			333,393C											
		WAS 10/25/2007 INSPECTED	2022	467,800	292,800	760,600			317,518C											
			2021	467,800	285,600	753,400			307,375C											

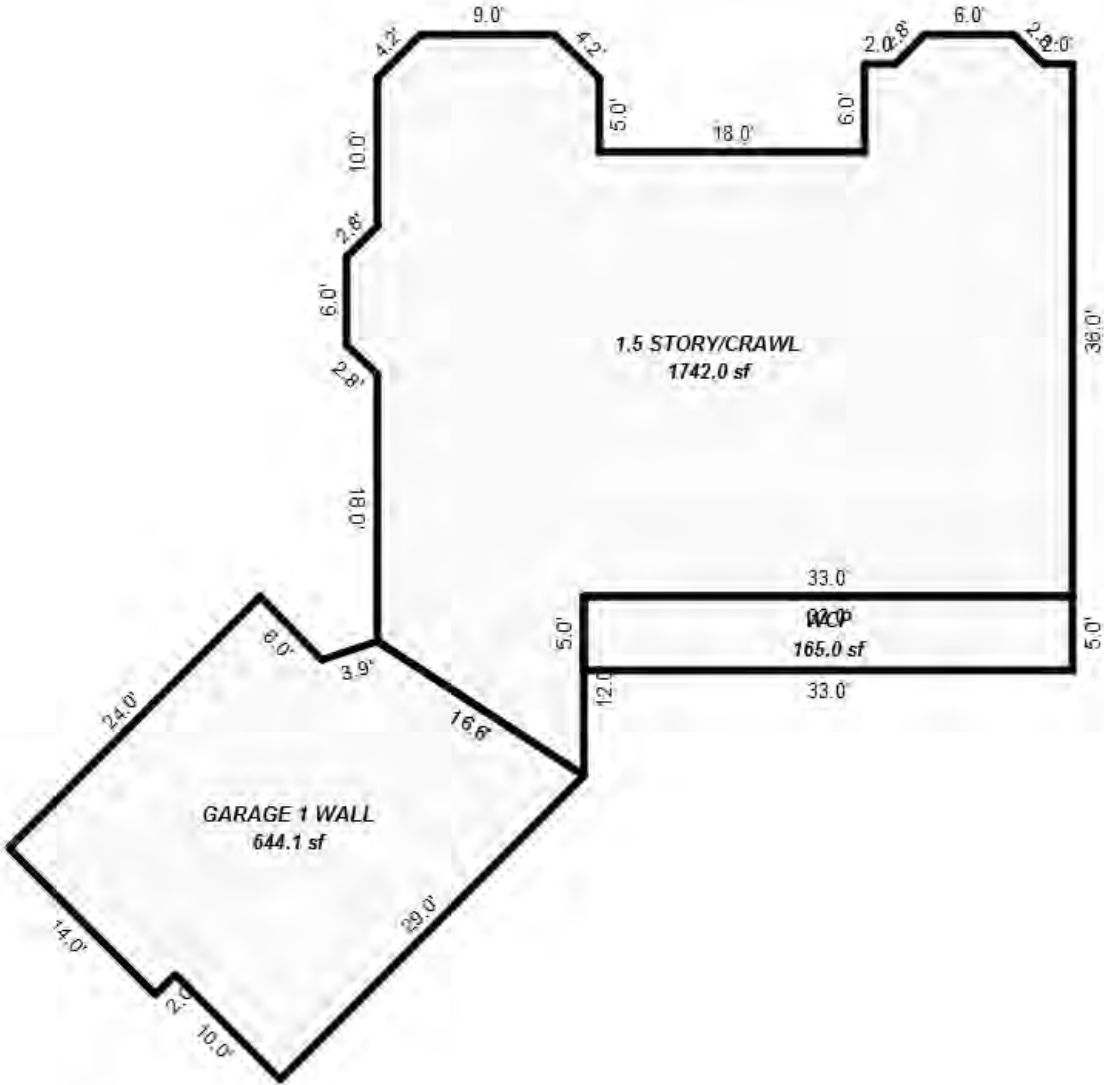


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 165 112 136	Type WCP (1 Story) Pine Treated Wood	Year Built: 2001 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: 644 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G				1						
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,392 Total Base New : 454,812 Total Depr Cost: 363,848 Estimated T.C.V: 946,005			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2001	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1742 SF Floor Area = 2392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls BC Blt 2001			
Condition: Average		Lg		X Ord	Small	No. of Plumbing			Building Areas							
Room List		Doors	Solid	X H.C.	Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
4	Basement	(5) Floors			2	3 Fixture Bath			1 Story Siding Crawl Space 1,742							
4	1st Floor	Kitchen: Hardwood Other: Carpeted Other:			2	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			1 Story Siding Overhang 650							
2	2nd Floor	No./Qual. of Fixtures			2			Other Additions/Adjustments								
2	Bedrooms	Ex.	X Ord.	Min	2			Plumbing								
(1) Exterior		No. of Elec. Outlets			2			Water/Sewer								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			2			Public Water								
X	Insulation	X	Drywall		2			Public Sewer								
(2) Windows		X	Tile		2			Water Well								
X	Many Avg. X Avg. Few Small	(7) Excavation			2			1000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1742 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			2			Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			2			Garages							
X	Asphalt Shingle	(10) Floor Support			2			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)								
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Base Cost 644 42,253 33,802 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 1 703 562								
		(14) Water/Sewer			2			Built-Ins								
		Joists: Unsupported Len: Cntr.Sup:			2			Appliance Allow. 1 4,088 3,270								
					2			Fireplaces								
					2			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LICHLITER ANNE S & BRUCE	LICHLITER BRUCE E	0	06/07/2022	WD	09-FAMILY	2022003500	DEED	0.0
STONE HELEN E TRUST	LICHLITER ANNE S	0	06/11/1996	QC	09-FAMILY	425P353	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
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S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 100% 02/19/2003					
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Owner's Name/Address	MAP #: 55					
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LICHLITER BRUCE E PO BOX 637 GLEN ARBOR MI 49636-0637	2024 Est TCV 1,630,108					
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Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

GRADE A 19000	100.00	249.69	0.9806	0.8406	19000	100	1,566,177
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GRADE A 19000	8.16	249.69	0.9806	0.8406	19000	50	SURPLUS: ZONING 100 ft 6
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108 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value = 1,630,108
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L559 P582/00 L562 P565 & SURVEY PARCEL A - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO PT ON C/L SUNSET DR & POB TH S 52 DEG 26' 20" E 280.07 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 17 DEG 23' 01" W 106.54 FT ALG SD TRAVERSE LN TH LEAVING SD TRAVERSE LN N 52 DEG 26' 20" W 267.70 FT TO C/L SUNSET DR TH NELY LONG CH-N 11 DEG 24' 11" E 111.41 FT ALG C/L SUNSET DR TO POB SEC 27 T29N R14W 0.62 A.							
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YEAR 2000 LAND DIVISION SPLIT 127-053-00	CEL B), 053-10					
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	CEL C, ACCROSS					
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Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
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Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value							
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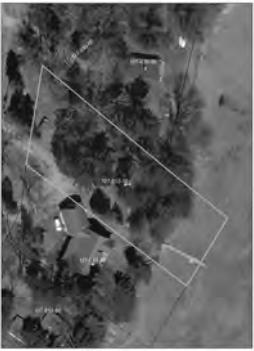
Who	When	What	2024	815,100	0	815,100		204,280C
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TPC 09/19/2018	INSPECTED		2023	686,400	0	686,400		194,553C
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WAS 10/23/2007	INSPECTED		2022	469,300	0	469,300		185,289C
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TPC 12/11/2011	INSPECTED		2021	469,300	0	469,300		179,370C
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Glen Arbor Parcel Map

53-00 (PARCEL B),  
20 (PARCEL C)

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LICHLITER ANNE S & BRUCE	LICHLITER BRUCE E	0	06/07/2022	WD	09-FAMILY	2022003500	DEED	0.0
STONE HELEN E TRUST	LICHLITER ANNE S	0	06/11/1996	QC	09-FAMILY	425P353	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 02/19/2003					
Owner's Name/Address	MAP #: 55					
LICHLITER BRUCE E PO BOX 637 GLEN ARBOR MI 49636-0637	2024 Est TCV 146,139					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *		LOW / WET	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 200' @ 800/	200.00	302.74	1.0000	0.9134	800 100	146,139
200 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =	146,139

**Tax Description**  
L559 P582 L562 P571/00 & SURVEY PARCEL C - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO PT ON C/L SUNSET DR & POB TH SWLY LONG CH-S 18 DEG 55' 13" W 211.07 FT ALG C/L SUNSET DR TH N 52 DEG 26' 20" W 326.31 FT TH N 37 DEG 35' 30" E 200.00 FT TH S 52 DEG 26' 20" E 258.72FT TO C/L SUNSET DR & POB SEC 27 T29N R14W 1.39 A.  
YEAR 2000 LAND DIVISION SPLIT 127-053-00 INTO PARCELS 053-00 (PARCEL B), 053-10 (PARCEL A) & 053-020 (PARCEL C, ACCROSS THE STREET)

- 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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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/10/2016	INSPECTED	2024	73,100	0	73,100			37,656C
WAS	02/04/2009	INSPECTED	2023	45,700	0	45,700			35,863C
TPC	12/11/2011	INSPECTED	2022	40,000	0	40,000			34,156C
			2021	40,000	0	40,000			33,065C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPAETH JANET C	SPAETH JANET C TRUST	0	07/16/2019	QC	09-FAMILY	1366P715	PROPERTY TRANSFER	0.0
CORN THOMAS R TRUST B-KME	CORN DANIEL E & SPAETH JA	0	12/23/2009	QC	03-ARM'S LENGTH	2009 1036-988T	DEED	100.0
CORN THOMAS R TRUST B		0	06/04/2008	QC	08-ESTATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6469 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
CORN DANIEL E & SPAETH JANET C TRUST 6469 S SUNSET DR GLEN ARBOR MI 49636	2024 Est TCV 2,039,699 TCV/TFA: 1140.7					

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	304.92	1.0000	0.8837	19000	100		1,679,027
			100 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								1,679,027

Taxpayer's Name/Address	X	Description	Rate	Size	% Good	Cash Value
SPAETH JANET TRUST & 35974 SOLON RD BENTLEYVILLE OH 44022	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.				

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L282 P781 L404 P885/95 L761 P433/03 PRT GOVT LOT 2 SEC 27 BEG AT PT ON GLEN LAKE S 31 DEG 10' W 655 FT FROM INT OF C/L LAKE ST WITH GLEN LAKE TH S 31 DEG 10' W 100 FT TH N 51 DEG 10' W 300 FT M/L TO CO HWY TH NELY ALG C/L CO HWY 100 FT TH S 51	X	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
		Total Estimated Land Improvements True Cash Value =				1,500

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	839,500	180,300	1,019,800			560,890C
2023	707,000	135,800	842,800			534,181C
2022	475,700	111,200	586,900			508,744C
2021	475,700	102,100	577,800			492,492C

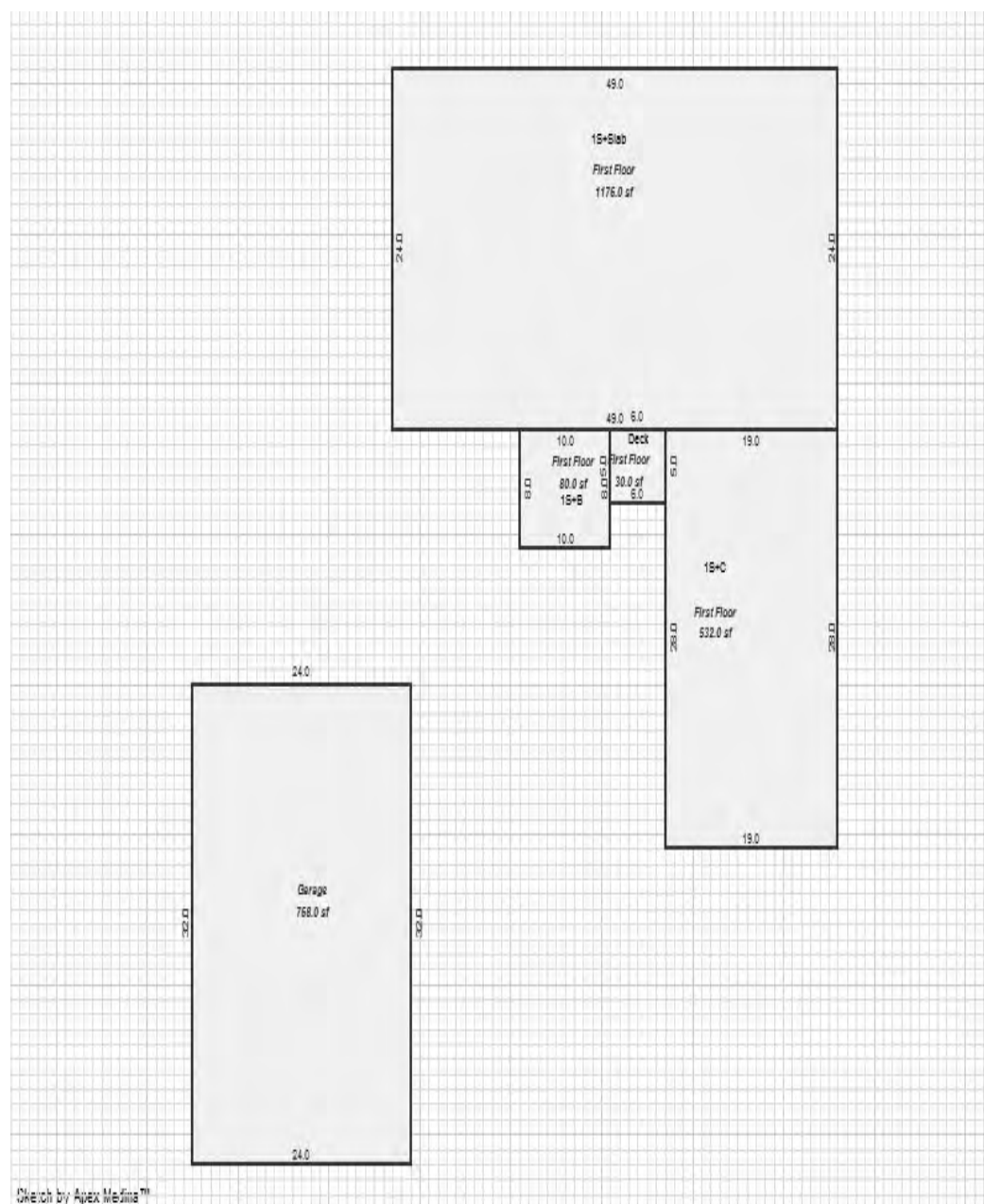
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 30	Type Treated Wood	Year Built: 1988 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: 768 % 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: 1,788 Total Base New : 251,169 Total Depr Cost: 138,143 Estimated T.C.V: 359,172			E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Total Base New : 251,169			E.C.F. X 2.600		Roof:	
Yr Built 1940	Remodeled 1994	Ex	X	Ord	Min	Size of Closets			Total Depr Cost: 138,143			E.C.F. X 2.600			
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Estimated T.C.V: 359,172			E.C.F. X 2.600			
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 1940	
5	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			100 Amps Service			No./Qual. of Fixtures			Ground Area = 1788 SF			Floor Area = 1788 SF.	
(1) Exterior		Kitchen: Tile Other: Hardwood Other: Carpeted			No. of Elec. Outlets			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Insulation	X	Tile	No. of Elec. Outlets			Average Fixture(s)			1 Story Siding Basement 80					
(2) Windows		(7) Excavation			2			3 Fixture Bath			1 Story Siding Crawl Space 532				
X	Many Avg. Few	Basement: 80 S.F. Crawl: 532 S.F. Slab: 1176 S.F. Height to Joists: 0.0			2			2 Fixture Bath			1 Story Siding Slab 1,176			Total: 204,850 112,668	
X	Large Avg. Small	Basement: 80 S.F. Crawl: 532 S.F. Slab: 1176 S.F. Height to Joists: 0.0			2			Softener, Auto 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				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1			Average Fixture(s)			Plumbing				
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			3 Fixture Bath			Water/Sewer				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood				
X	Asphalt Shingle	(9) Basement Finish			1			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer				
Chimney: Brick		(10) Floor Support			1			1000 Gal Septic 2000 Gal Septic			Deck Treated Wood				
		Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Garages				
		Lump Sum Items:			1			2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
					1						Base Cost 768 25,052 13,779				
					1						Built-Ins				
					1						Appliance Allow.				
					1						Fireplaces				
					1						Wood Stove				
					1						Totals: 251,169 138,143				
					1						Notes:			ECF (4080 BIG GLEN) 2.600 => TCV: 359,172	

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



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

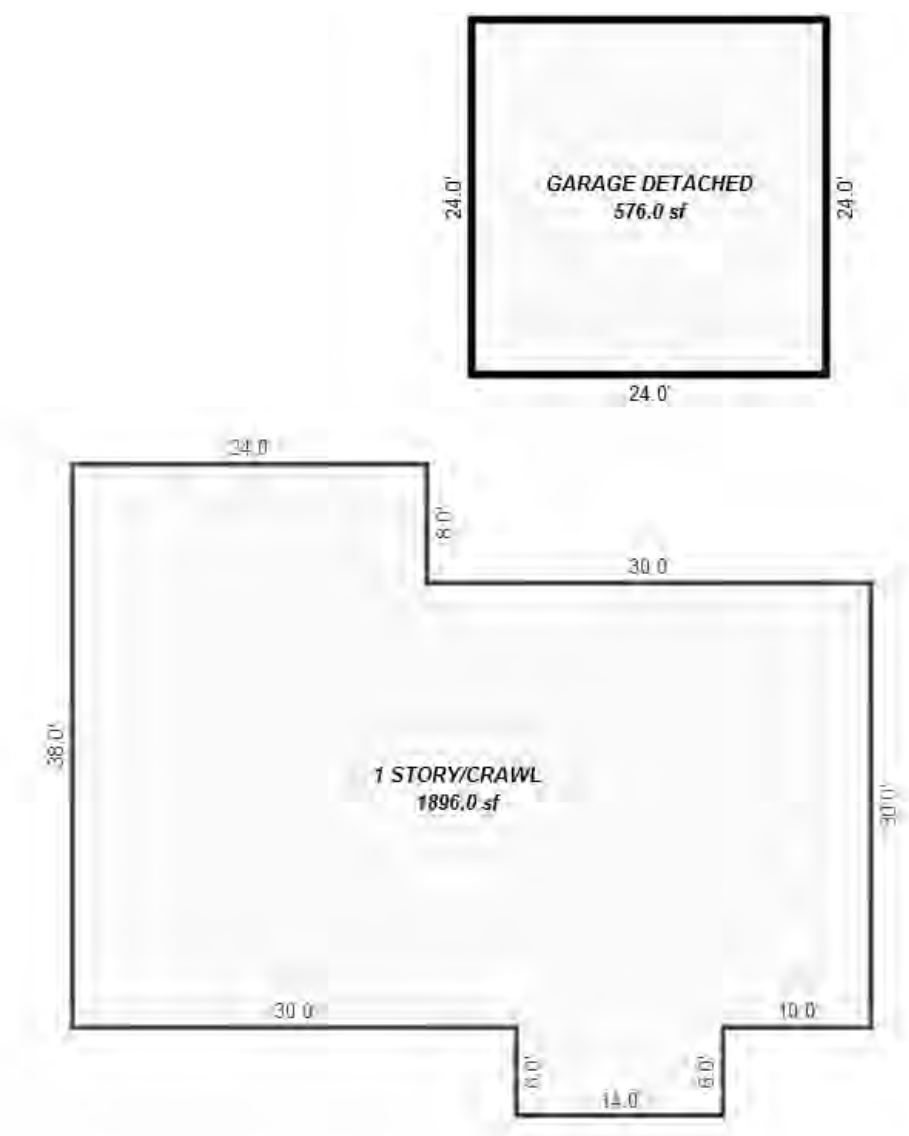
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6477 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	01/14/2005	PM05-0043					
Owner's Name/Address		P.R.E. 0%									
CORNILLIE FAMILY LLC 3279 WENDOVER TROY MI 48084		MAP #: 55									
		2024 Est TCV 2,126,349 TCV/TFA: 894.93									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
L268 P154 L301 P156/89 L561 P946/00 BEG AT PT ON GLEN LAKE S 31 DEG 10' W 755 FT FROM INTERSECTION OF C/L OF LAKE ST WITH GLEN LAKE TH S 31 DEG 10' W 100 FT TH N 51 DEG 10' W 300 FT TO CO ROAD TH NE'LY 100 FT TH S 51 DEG 10' E 300 FT TO POB SEC 27 T29N R14W .69 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	GRADE A 19000	100.00	300.56	1.0000	0.8805	19000	100	1,672,998
		X	Gas	100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 1,672,998							
Comments/Influences		X	Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates							
		X	Topography of Site	Description	Rate	Size	% Good	Cash Value			
		X	Level	Wood Frame	22.17	240	50	2,660			
		X	Rolling	Residential Local Cost Land Improvements							
		X	Low	Description	Rate	Size	% Good	Cash Value			
		X	High	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
		X	Landscaped	Total Estimated Land Improvements True Cash Value = 5,160							
		X	Swamp	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Wooded	2024	836,500	226,700	1,063,200			287,912C	
		X	Pond	2023	704,400	171,000	875,400			274,202C	
		X	Waterfront	2022	474,700	140,100	614,800			261,145C	
		X	Ravine	2021	474,700	128,700	603,400			252,803C	
		X	Wetland								
		X	Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		X	Who	When	What						
		X	TPC 09/15/2012	INSPECTED							
		X	TPC 05/04/2011	INSPECTED							
		X	WAS 11/06/2010	INSPECTED							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1977 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: 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			Class: CD Effec. Age: 45 Floor Area: 1,896 Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600		Carport Area:	
Yr Built 1940	Remodeled 1990	Ex	X	Ord	Min	Size of Closets			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600		Roof:	
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600			
Room List		Doors	Solid	X	H.C.	(5) Floors			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600			
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600				
(1) Exterior		Kitchen: Tile Other: Carpeted Other:			150 Amps Service			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600				
X	Insulation	X	Drywall	No. of Elec. Outlets			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600					
(2) Windows		Ex.	X	Ord.	Min	(13) Plumbing			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1896 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600				
(3) Roof		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			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600				
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600			
X	Asphalt Shingle	(10) Floor Support			Notes:			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600				
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			ECF (4080 BIG GLEN) 2.600 => TCV: 360,116			Total Base New : 251,832 Total Depr Cost: 138,506 Estimated T.C.V: 360,116			E.C.F. X 2.600				

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

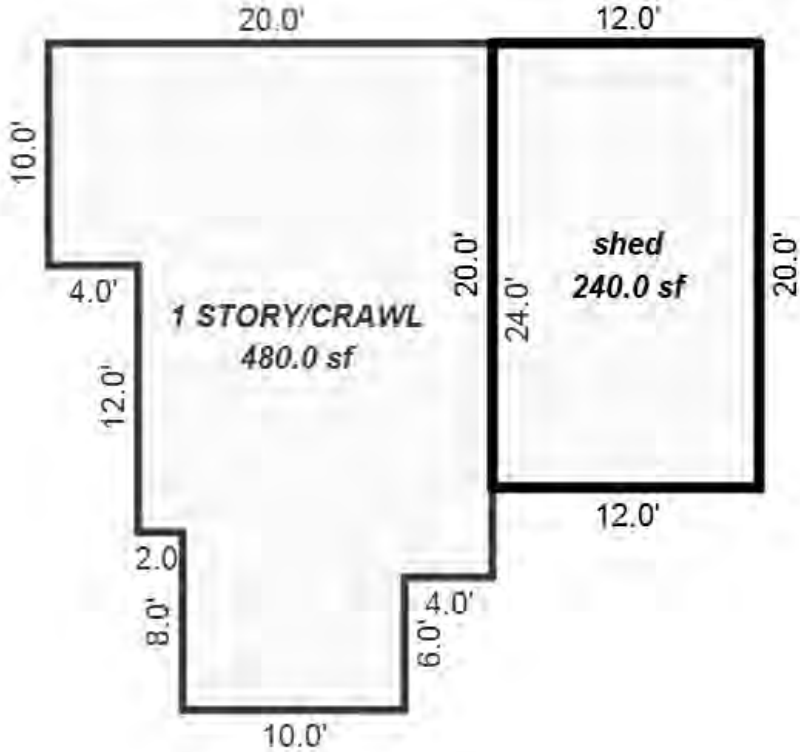


Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: Car Capacity: Class: 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1 STORY			Drywall X Paneled		Plaster Wood T&G										
Yr Built 1940		Remodeled 0			Ex	Ord	X Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Condition: Average		Size of Closets			Lg	Ord	X Small								
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace									
	Basement 2 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			(12) Electric										
(1) Exterior		Kitchen: Other: Other:			60 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50						
(2) Windows		(7) Excavation			Ex.	Ord.	X Min		Building Areas						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X Ave.	Few		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 480 Total: 62,250 31,124						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing				Other Additions/Adjustments						
(3) Roof		(9) Basement Finish			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing Average Fixture(s) 1 1,265 632 Built-Ins Appliance Allow. 1 1,989 994 Fireplaces Prefab 1 Story 1 2,251 1,125 Totals: 67,755 33,875						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer				Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 88,075						
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

\*\*\* 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: 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	MAP #: 53					
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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 4120.4120 RESI		
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9922 W FRONT ST	Public Improvements	* Factors *				
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EMPIRE MI 49630	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Tax Description	Gravel Road	E 200' @ 800/	150.00	160.98	1.0746	0.7800	800	100		100,574
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L184 P231 7-76 PRT NW 1/4 OF NW 1/4 COM N	Paved Road	150 Actual Front Feet, 0.55 Total Acres		Total Est. Land Value =		100,574
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1/4 COR TH W ALG N SEC LN 1,780 FT M/L TO	Storm Sewer					
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POB TH S 16 DEG 10' W 170.30 FT M/L TO SW	Sidewalk					
-------------------------------------------	----------	--	--	--	--	--

COR LOT 7 FOREST HAVEN SUBD TH N 11 DEG	Water					
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29' W TO N SEC LN TH E TO POB SEC 27 T29N	Sewer					
-------------------------------------------	-------	--	--	--	--	--

R14W. .53 A M/L.	Electric					
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Comments/Influences	Gas					
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	Curb					
--	------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Flood Plain					
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	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.
IHME ROBERT & RANAE	GLEN VIEW INVESTMENTS LLC	1	02/24/2017	QC	03-ARM'S LENGTH	1287P795	PROPERTY TRANSFER	0.0
GLEN VIEW INVESTMENTS LLC	SUDSLAND LLC	1	02/24/2017	WD	03-ARM'S LENGTH	1288P205	DEED	0.0
GLEN VIEW INVESTMENTS LLC	IHME ROBERT	162,165	12/21/2016	WD	03-ARM'S LENGTH	1283P38	PROPERTY TRANSFER	100.0
PEPPLER WILLIAM H & HELEN	GLEN VIEW INVESTMENTS LLC	1	04/24/2002	WD	09-FAMILY	688P672	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6016 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/12/2023	PM23-1154	
	P.R.E. 0%		WELL/SEPTIC	12/31/2018	LU18-999	100% FINIS
Owner's Name/Address	MAP #: 53					
	2024 Est TCV 286,814 TCV/TFA: 382.42					

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

			C 100' @ 1400/	120.00	377.00	0.9554	0.9649	1400	100		154,873
			120 Actual Front Feet, 1.04 Total Acres							Total Est. Land Value =	154,873

Tax Description		Land Improvement Cost Estimates									
L311 P414&418 L313 P416/90 L333 P761 L375 P117/93 L688 P652&672/02 PRT OF NE 1/4 OF NW 1/4 SEC 27 COM AT N 1/4 COR SEC 27 TH ALG N SEC LN N 88 DEG 45' 50" W 414 FT TO C/L ST HWY M-22 TH ALG SD C/L S 1 DEG 07' 40" E 43 FT FOR POB TH ALG SD C/L S 1 DEG 07' 40" E 120 FT TH N 88 DEG 45' 50" W 377.73 FT TH ALG ELY LN OF PLAT OF FOREST HAVEN N 1 DEG 13' 10" W 120 FT TH S 88 DEG 45' 50" E 377.91 FT TO POB SEC 27 T29N R14W.	X	Dirt Road									
		Gravel Road									
	X	Paved Road									
		Storm Sewer									
	X	Sidewalk									
		Water									
	X	Sewer									
		Electric									
	X	Gas									
		Curb									
	X	Street Lights									
		Standard Utilities									
	X	Underground Utils.									
		Topography of Site									



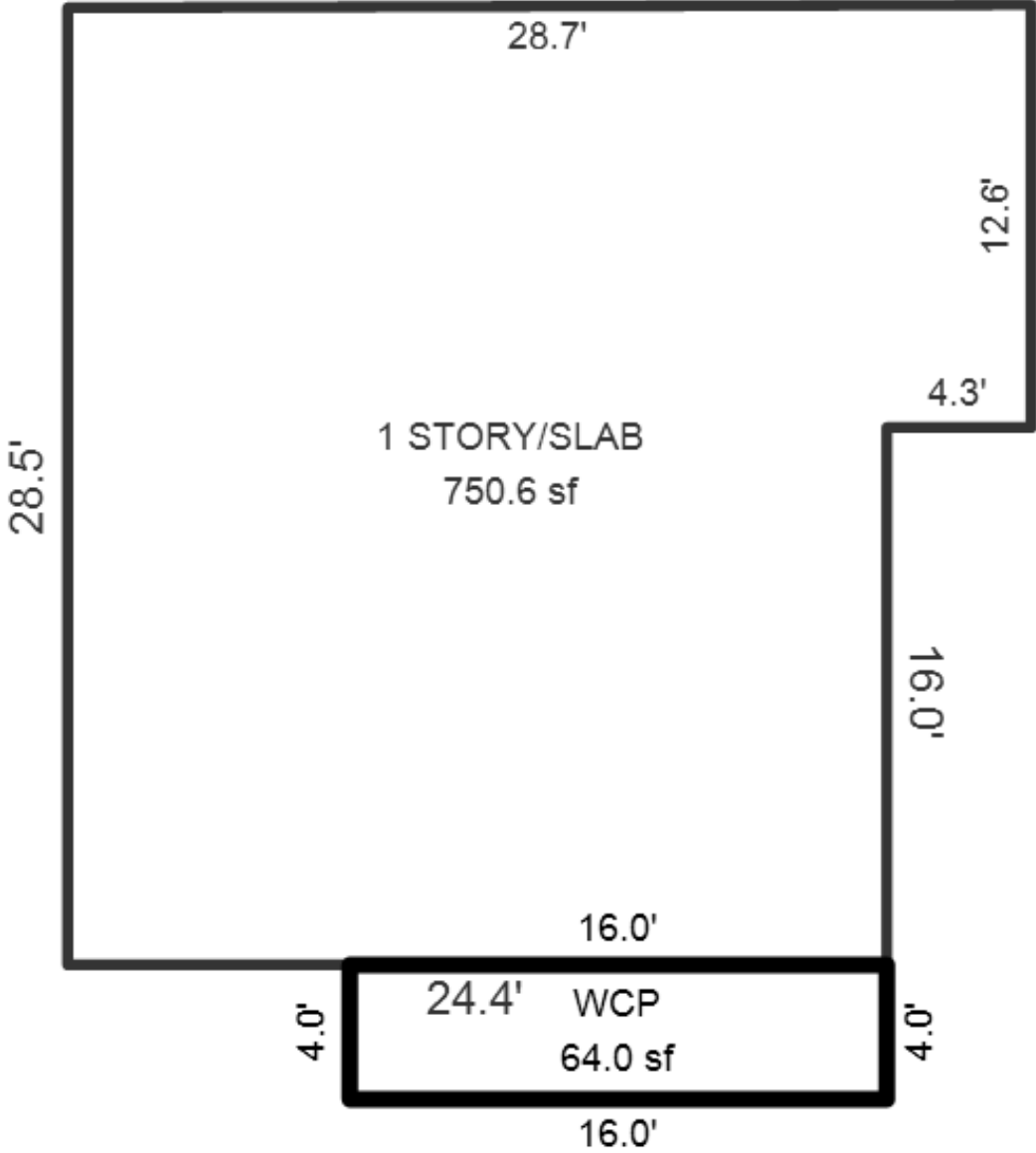
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	77,400	66,000	143,400			110,095C
2023	60,800	61,800	122,600			104,853C
2022	58,600	53,300	111,900			99,860C
2021	58,600	45,400	104,000			96,670C

\*\*\* 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 64	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: D -10 Effec. Age: 45 Floor Area: 750 Total Base New : 93,895 Total Depr Cost: 51,639 Estimated T.C.V: 87,786			E.C.F. X 1.700					
Building Style: 1 STORY		Ex Ord X Min		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D-10 Blt 1900						
Yr Built 1900	Remodeled 0	Ex	Ord	X	Min	Lg Ord X Small			100 Amps Service			Total Base New : 93,895 Total Depr Cost: 51,639 Estimated T.C.V: 87,786			E.C.F. X 1.700				
Condition: Average		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 750 SF Floor Area = 750 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
Room List	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			X Tile			Many X Ave. Few			1 Story Siding Slab			750 Total: 77,254 42,487					
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 750 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Built-Ins Appliance Allow. Fireplaces Wood Stove			1 4,384 2,411 1 5,662 3,114 64 3,080 1,694 1 1,685 927 1 1,830 1,006 Totals: 93,895 51,639		
(2) Windows	Many Avg. X Few X Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:			87,786					
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			Lump Sum Items:					
(3) Roof	X Gable Hip Flat X Asphalt Shingle	Gambrel Mansard Shed	(10) Floor Support			Joists: SLAB Unsupported Len: Cntr.Sup:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY:			87,786							

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



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

Desc. of Bldg/Section: DRIAN FIELD  
 Calculator Occupancy: 0

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

Depr. Table : 2%  
 Effective Age : 1  
 Physical %Good: 98  
 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: Zoned A.C. Warm & Cooled Air 0%  
 Heat#2: Zoned A.C. Warm & Cooled Air 0%  
 Ave. SqFt/Story  
 Ave. Perimeter  
 Has Elevators:

\*\*\* Basement Info \*\*\*

Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*

Area:  
 Type: Average

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	# or Rate	Height	Storys	Cost
Architectural Multiplier: 0.00					
Reproduction/Replacement Cost =					0
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0					
Total Depreciated Cost =					0
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI3/PLUAW/SEWD/GRAOSBA	1.42	6000	1.00	100	8,520
/CI3/PLUAW/SEWD/GRIPSA	13150.72	1	1.00	100	13,151
/CI3/PLUAW/SEWD/LEALPPA	11.40	300	1.00	100	3,420
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.700 => TCV of Bldg:					1 = 42

(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	
Brick/Stone	Average Typical	Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Unfinished 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:	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:	(14) Roof Cover:	
	Gas		
	Oil		
(6) Ceiling:	Coal Stoker		
	Hand Fired Boiler		

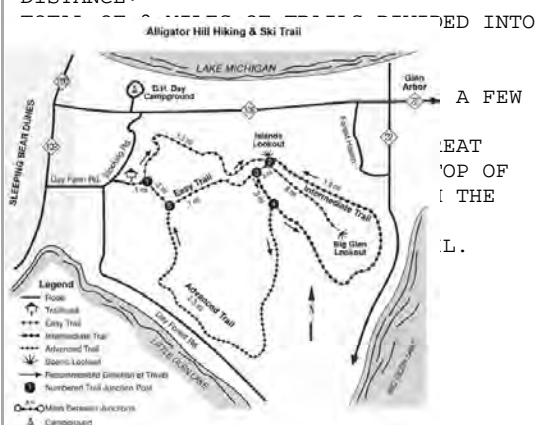
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
M 109	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 56					
SLEEPING BEAR DUNES NATL LAKE SHR	2024 Est TCV 0					
9922 W FRONT ST						
EMPIRE MI 49630						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT
L244 P959 11-76 W 1/2 SECTION 28 EXC PAR BEG AT NW COR SEC TH E 132 FT TH S 509.45 FT TH W 132 FT TH N TO POB ALSO EXC PLAT OF PINE HAVEN NO 2 SEC 28 T29N R14W 300 A M/L. 2014 PRIOR - FORMERLY KNOWN AS 129-001-00				
Comments/Influences				
2015 PARCEL NUMBER UPDATE FOR SECTION HTTP://HOME.NPS.GOV/SLBE/PLANYOURVISIT/TRAILALLIGATORHILL.HTM ALLIGATOR HILL TRAIL DISTANCE:				

----- Dashed into  
 Alligator Hill Hiking & Ski Trail  
 A FEW  
 EAT  
 OP OF  
 THE  
 L.



Public Improvements	* Factors *							
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road	EXEMPT - PARK			300.000	Acres	10,000	100	3,000,000
Gravel Road				300.00	Total Acres	Total Est.	Land Value =	3,000,000
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.

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

M 109      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%

US GOVT NATL PARK      MAP #: 61

SLEEPING BEAR DUNES NATL LAKE SHR      2024 Est TCV 0

9922 W FRONT ST      Improved    X    Vacant      Land Value Estimates for Land Table 090.090 EXEMPT

EMPIRE MI 49630      Public Improvements      \* Factors \*

Tax Description      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

L207 P991 PRT OF NW 1/4 OF NW 1/4 BEG AT      090 EXEMPT PARK      1.54 Acres      6000      100      9,240

NW COR SEC TH S 89 DEG 34' E 132 FT ON N      1.54 Total Acres      Total Est. Land Value =      9,240

SEC LNTH S 509.45 FT TH N 89 DEG 34' W

132 FT TH N ON SEC LN 509.45 FT TO POB

SEC 28 T29N R14W 1.54 A M/L.

2014 PRIOR - FORMERLY KNOWN AS 129-002-00

Comments/Influences

2015 PIN CHANGE FOR SECTION FROM PIN 129

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

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

W STOCKING DR      School: GLEN LAKE COMMUNITY SCH DIST      Electrical      10/13/2008      PE08-0468     

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

US GOVT NATL PARK      MAP #: 57     

SLEEPING BEAR DUNES NATL LAKE SHR      2024 Est TCV 0 TCV/TFA: 0.00     

9922 W FRONT ST      X Improved      Vacant      Land Value Estimates for Land Table 4120.4120 RESI

EMPIRE MI 49630      Public Improvements      \* Factors \*

Tax Description      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

L244 P959/76 L214 P25/79 L207 P991 L251      VILLAGE AR >10 ACRES 50K/      154.56 Acres      50000      100      7,728,000

P252/84 L244 P959/76 NE 1/4 EXC PRIVATELY      154.56 Total Acres      Total Est. Land Value =      7,728,000

OWNED LAND AND ALSOEXC SKYLINE     

SUBDIVISION NO. 1 ACREAGE INCLUDES     

SKYLINE SUBDIVISION NO. 1 SEC 29 T29N     

R14W      154.16 A M/L.     

Comments/Influences     

SCENIC VIEW     



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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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:	E.C.F. X 1.000	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
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	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65	Cls C	Blt 1970			
Duplex													Wood Frame	Ex Ord Min	Size of Closets
A-Frame	(5) Floors	Kitchen: Other: Other:	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	1 2000 Gal Septic 1 2000 Gal Septic	Plumbing	Average Fixture(s) 3 Fixture Bath 3 Fixture Bath	1 1,518 987 1 4,777 3,105					
Building Style: 1 STORY											Yr Built 1970	Remodeled 0	Condition: Average	Room List	Doors Solid H.C.
	Basement 1st Floor 2nd Floor Bedrooms	(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	1 2000 Gal Septic 1 2000 Gal Septic	Plumbing	Average Fixture(s) 3 Fixture Bath 3 Fixture Bath	1 1,518 987 1 4,777 3,105					
(1) Exterior											(7) Excavation	Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets	(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
	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No. of Elec. Outlets	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 2000 Gal Septic 1 2000 Gal Septic	Plumbing	Average Fixture(s) 3 Fixture Bath 3 Fixture Bath	1 1,518 987 1 4,777 3,105					
Insulation											(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	(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 Avg. Few Large Avg. Small	Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 2000 Gal Septic 1 2000 Gal Septic	Plumbing	Average Fixture(s) 3 Fixture Bath 3 Fixture Bath	1 1,518 987 1 4,777 3,105					
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	No. of Elec. Outlets	(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
	(3) Roof	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 2000 Gal Septic 1 2000 Gal Septic	Plumbing	Average Fixture(s) 3 Fixture Bath 3 Fixture Bath	1 1,518 987 1 4,777 3,105					
Asphalt Shingle											(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	(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
	Chimney:	Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 2000 Gal Septic 1 2000 Gal Septic	Plumbing	Average Fixture(s) 3 Fixture Bath 3 Fixture Bath	1 1,518 987 1 4,777 3,105					
(14) Water/Sewer											Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (090 EXEMPT) 1.000 => TCV: 153,640		

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




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEUSCHELE ANN L ET AL	STOCKING HOUSE TRUST	0	05/07/2004	QC	09-FAMILY	811:612	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
8039 W STOCKING RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/17/2019	PE19-0544	100% FINIS
Owner's Name/Address	P.R.E. 0%		SHED	05/04/2018	LU18-12	EXPIRED
STOCKING HOUSE TRUST STOCKING SUSAN ET AL TRUSTEES 123 COUNTY RD JJ RIVER FALLS WI 54022	MAP #: 57		Electrical	03/20/2013	PE13-0084	100% FINIS
	2024 Est TCV 1,263,127 TCV/TFA: 630.93		Electrical	09/07/2012	PE12-0361	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 100' @ 2200/	560.00	413.82	0.6501	0.9876	2200	100	790,941
560 Actual Front Feet, 5.32 Total Acres						Total Est. Land Value =	790,941

Tax Description		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	19.13	100	50	956	
X Gas	26.87	280	0	0	
X Curb	8.38	144	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
Total Estimated Land Improvements True Cash Value =				5,956	

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	395,500	236,100	631,600			447,465C
2023	341,500	219,900	561,400			426,158C
2022	249,400	193,100	442,500			405,865C
2021	222,000	170,900	392,900		392,900A	392,900C

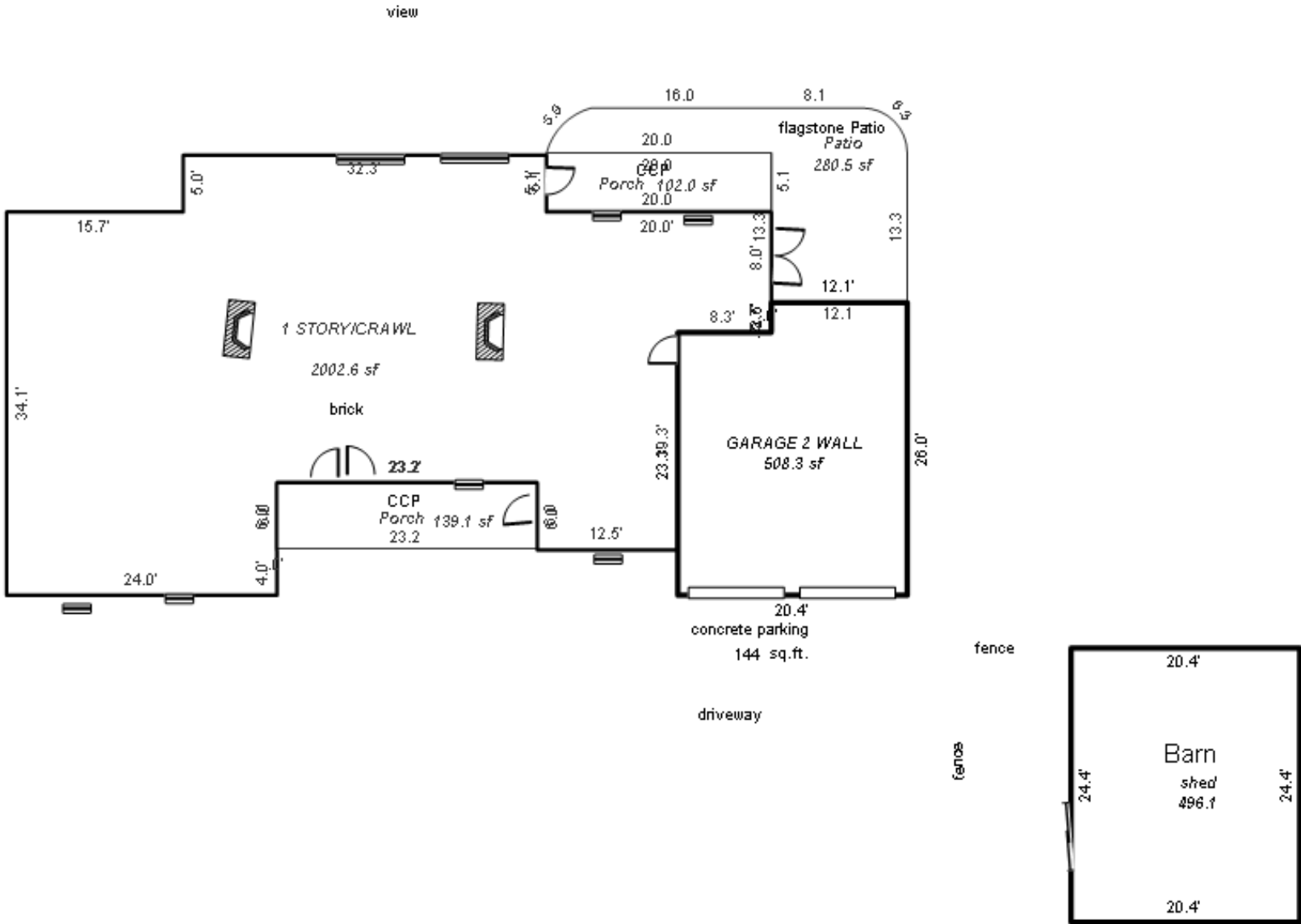
Who When What

TPC 05/10/2021 INSPECTED  
 TPC 09/07/2015 INSPECTED  
 TPC 04/16/2009 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	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 139 102	Type CCP (1 Story) CCP (1 Story)	Year Built: 1953 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 509 % 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		(12) Electric		Class: BC Effec. Age: 35 Floor Area: 2,002 Total Base New : 408,991 Total Depr Cost: 265,844 Estimated T.C.V: 451,935		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 (11) Heating System: Forced Air w/ Ducts Ground Area = 2002 SF Floor Area = 2002 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls BC Blt 1953		
Yr Built 1953	Remodeled 0	X	Ex		Ord		Min	Size of Closets		Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		X	Lg		Ord		Small	No. of Elec. Outlets		Many X Ave. Few		1 Story Brick Crawl Space 2,002		Total: 336,724 218,870		
Room List		Doors Solid X H.C.		(5) Floors			(13) Plumbing		200 Amps Service		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 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches CCP (1 Story) 139 5,035 3,273 CCP (1 Story) 102 3,768 2,449 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 509 27,761 18,045 Common Wall: 1.5 Wall 1 -4,085 -2,655 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 2 14,224 9,246 Totals: 408,991 265,844			
Basement 8 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Carpeted Other:		No. of Elec. Outlets		(14) Water/Sewer		1000 Gal Septic 2000 Gal Septic		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 451,935					
(1) Exterior	(7) Excavation		Basement: 0 S.F. Crawl: 2002 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish		(10) Floor Support									
Wood/Shingle Aluminum/Vinyl X Brick	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Insulation	(9) Basement Finish		Joists: 2X12X16 Unsupported Len: Cntr.Sup:													
(2) Windows	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																
(3) Roof	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\*\*\*

Building Type	Barn - General Purpose			
Year Built	1970			
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 89			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	24 x 20 = 480			
Cost New	\$ 18,686			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 8,409			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 1.700			
% Good	45			
Est. True Cash Value	\$ 14,295			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14295 / All Cards: 14295				

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

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

SCHOOL: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 60

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 158.020 Acres 10,000 100 1,580,200  
 158.02 Total Acres Total Est. Land Value = 1,580,200

Tax Description: L244 P959/76 L239 P29/82 L236 P964/83  
 L229 P599/82 L244 P959/76 L199 P853/78  
 L244 P92 ENTIRE SE 1/4 SEC 29 EXC  
 PRIVATELY OWNED LAND SEC 29 T29N R14W  
 158.02 A M/L.

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.				
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 SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 58		2024 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT							
L244 P959/76 L207 P469 L198 P360/78 NW 1/4 EXC PRIVATELY OWNED LAND SEC 29 T29N R14W 143.408 A M/L.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		EXEMPT - PARK	143.408	Acres	10,000	100				1,434,080
		Paved Road		143.41 Total Acres		Total Est. Land Value =						1,434,080
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
TPC 04/28/2017 INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
WAS 11/11/2007 INSPECTED		2022	0	0	0			0				
		2021	0	0	0			0				

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

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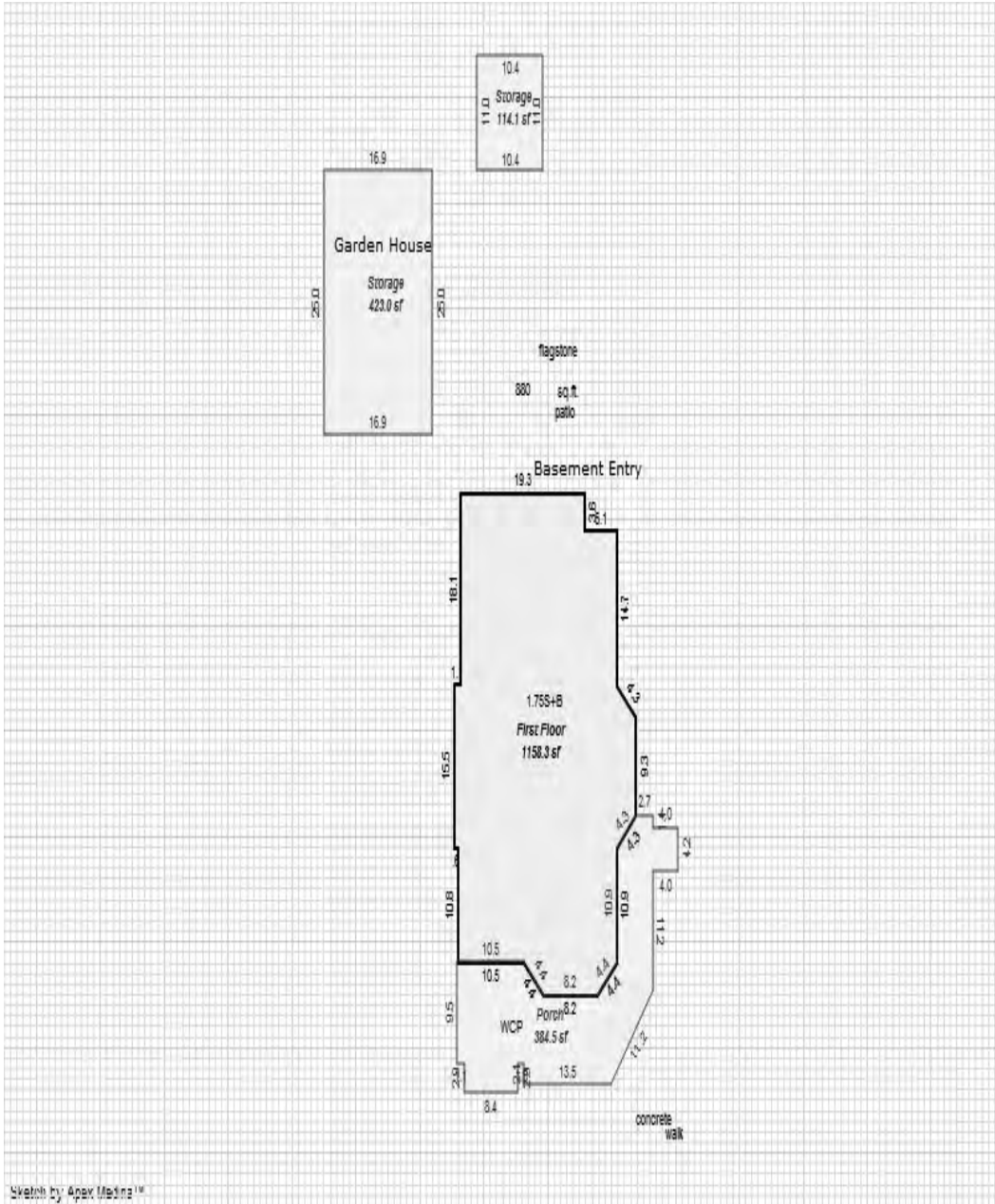
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)		Date	Number	Status				
6141 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST	MISC			07/17/2003	2008-011-10	60%				
Owner's Name/Address		P.R.E. 0%	GARAGE		/ /		1996					
LEWIS DONALD J PO BOX 202 GLEN ARBOR MI 49636		MAP #: 58	2024 Est TCV 1,034,971 TCV/TFA: 510.84									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L538 P518/00 PRT SE 1/4 OF NW 1/4 COM AT N 1/4 COR THW 479.3 FT ALG N LN TH S 2 DEG 45' 07" W343.07 FT TH S 21 DEG 17' 30" W 1125.35 FT TO POB TH S 69 DEG 49' 45" E 800 FT TH S 21 DEG 17' 30" W 215 FT TH N69 DEG 49' 45" W 800 FT TH N 21 DEG 17' 30" E 215 FT ALG C/L ST HWY M-109 TO POB SEC 29 T29N R14W 3.45 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 2200/	200.00	698.99	1.0000	1.1259	2200	100		495,390
		Paved Road		A 100' @ 2200/	15.00	698.99	1.0000	1.1259	2200	50	SURPLUS: ZONING 100 ft	1
		Storm Sewer		3.45 Total Acres				Total Est. Land Value =			513,967	
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description			Rate	Size	% Good	Cash Value		
		Sewer		D/W/P: 4in Concrete			7.16	880	0	0		
		Electric		D/W/P: 3.5 Concrete			6.77	300	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										
		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	257,000	260,500	517,500			178,901C	
		TPC 04/30/2021 INSPECTED			2023	221,900	239,500	461,400			170,382C	
		TPC 12/13/2017 INSPECTED			2022	232,900	191,200	424,100			162,269C	
		TPC 04/15/2015 INSPECTED			2021	249,000	149,100	398,100			157,086C	

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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	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 384	Type WCP (1 Story)	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 423 % 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			Class: C +10 Effec. Age: 35 Floor Area: 2,026 Total Base New : 313,464 Total Depr Cost: 211,013 Estimated T.C.V: 358,722			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75 STORY		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			X No Heating/Cooling			Central Air Wood Furnace								
Yr Built 1900	Remodeled 2009	Ex	X Ord	Min	Size of Closets			Central Air Wood Furnace										
Condition: Average Part. Construct.: 60%		Lg	X Ord	Small	Doors			No./Qual. of Fixtures										
Room List		(5) Floors		Kitchen: Linoleum Other: Tile Other:			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C 10 Blt 1900					
Basement 7 1st Floor 3 2nd Floor 5 Bedrooms								(12) Electric			Ground Area = 1158 SF Floor Area = 2026 SF.							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster				Many X Ave. Few			Building Areas								
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			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(8) Basement		1			Other Additions/Adjustments			1.75 Story Siding Basement 1,158								
X	Many Avg. X Few	Large Avg. Small	Basement: 1158 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer									
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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882								
(3) Roof		(10) Floor Support		Lump Sum Items:			Notes:			Porches								
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			WCP (1 Story) 384 12,918 8,397									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 358,722 60% Completed => Est. True Cash Value 2024 =			Garages								
Chimney: Brick										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 423 20,727 20,727 * Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 114 6,652 4,324 Totals: 313,464 211,013								

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

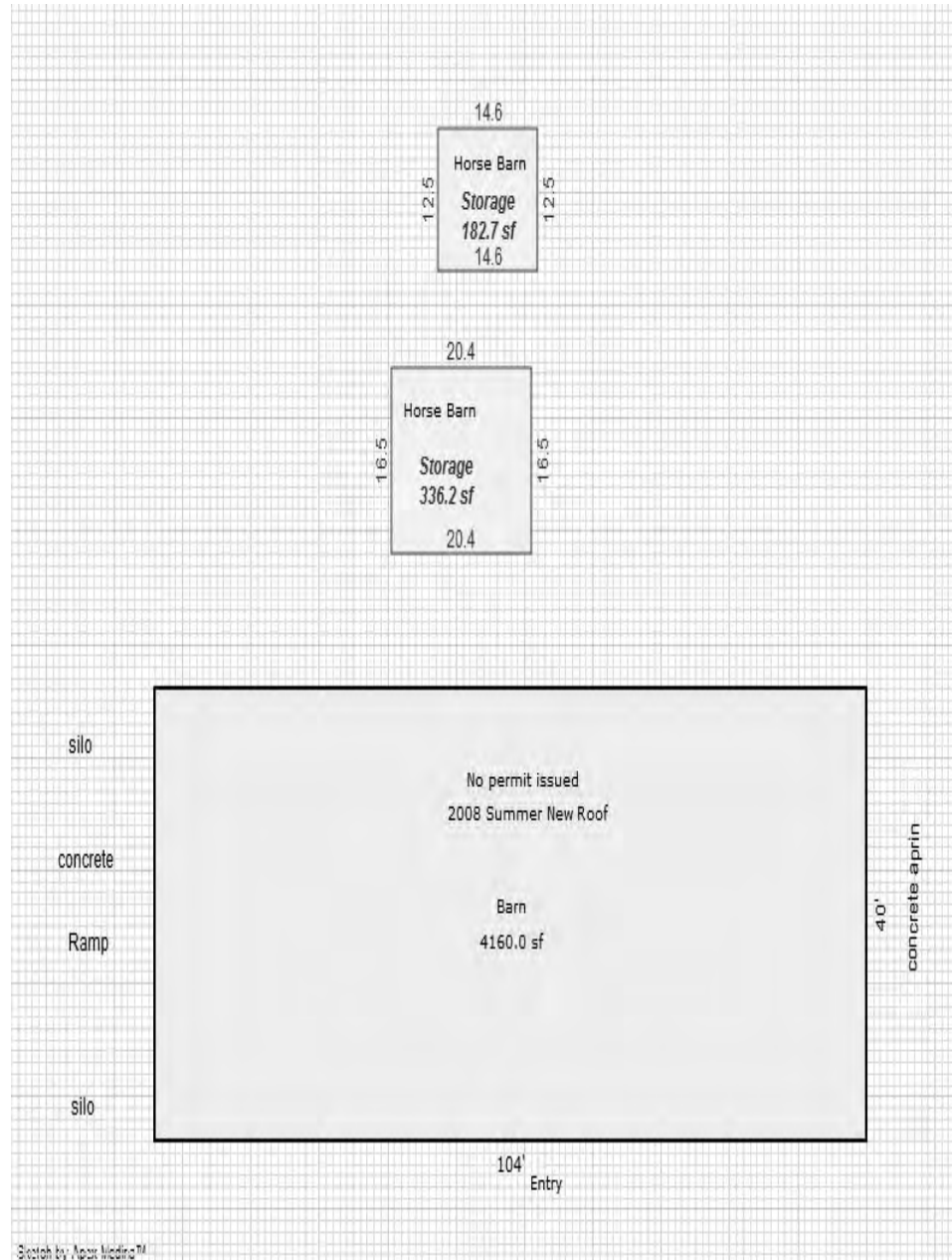




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Building Type	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose		
Year Built	1973	1973	1973		
Class/Construction	D,Frame	D,Frame	D,Frame		
Quality/Exterior	Good	Good	Good		
# of Walls, Perimeter	4 Wall, 288	4 Wall, 72	4 Wall, 52		
Height	22	22	22		
Heating System	Wall/Floor Furnace	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	104 x 40 = 4160	20 x 16 = 320	14 x 12 = 168		
Cost New	\$ 254,883	\$ 26,432	\$ 16,009		
Phy./Func./Econ. %Good	60/100/100 60.0	60/100/100 60.0	60/100/100 60.0		
Depreciated Cost	\$ 152,930	\$ 15,859	\$ 9,605		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 1.700	X 1.700	X 1.700		
% Good	60	60	60		
Est. True Cash Value	\$ 259,981	\$ 26,961	\$ 16,329		
Comments:	2008 NEW ROOF SHINGLES	HORSE BARN	HORSE BARN SMALLER		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 303271 / All Cards: 303271					

\*\*\* 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-VACAN      Zoning: NTL P      Building Permit(s)      Date      Number      Status

W DAY FARM RD      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 0%      MAP #: 59      2024 Est TCV 0

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

Tax Description      4-75 L206 P366/79 L244 P959/76 L180      P455/75 L190 P522/77 NW 1/4 OF SW 1/4 EXC PRIVATELY OWNED LAND ALSO GOVT LOTS 1 & 2 EXC S 1709.96 FT GOVT LOT 1 MEASURED ALG LAKE SHR LYING ELY M-109 SEC 29 T29N R14W 115.10 A M/L.

Comments/Influences      Improved      X      Vacant      Land Value Estimates for Land Table 090.090 EXEMPT      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value      EXEMPT - PARK      115.100 Acres      10,000      100      1,151,000      115.10 Total Acres      Total Est. Land Value =      1,151,000

Public Improvements      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      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      6.77      30      97      197      Wood Frame      29.65      100      97      2,876      Total Estimated Land Improvements True Cash Value =      3,073


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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/28/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 04/27/2016	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
PSC 09/05/2014	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.
Property Address	Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)		Date	Number	Status
S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST			Electrical		05/09/2012	PE12-0150	
Owner's Name/Address	P.R.E. 0%			WELL/SEPTIC		04/20/2007	PB07-062	INSPECTED
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	MAP #: 58			MECHANICAL		01/09/2003	PM03-0017	
Tax Description	2024 Est TCY 0		Land Value Estimates for Land Table 090.090 EXEMPT					
L207 P469 L405 P799-801/95 BEG AT PT 297 FT N OF SE COR OF W 1/2 OF NW 1/4 SEC 29 TH W 520 FT TH N 1000 FT TH E 520 FT TH S TO POB ALSO BEG AT A POINT 297 FT N OF SE COR OF W 1/2 OF NW 1/4 TH N 378.14 FT TH E 147.84 FT M/LTO HWY M-109 TH S 21 DEG W 401.28 FT TH S TO POB SEC 29 T29N R14W 12.58 A M/L.	Improved	X	Vacant	* Factors *				
Comments/Influences	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
	Dirt Road		EXEMPT - PARK					
	Gravel Road		12.580 Acres 10,000 100 125,800					
	Paved Road		12.58 Total Acres Total Est. Land Value = 125,800					
	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	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	
	TPC	04/28/2017	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	
	TPC	04/15/2015	INSPECTED	2022	0	0	0	
	WAS	12/21/2007	INSPECTED	2021	0	0	0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON DONALD FLOYD	US GOVT NATL PARK	10	12/15/2003	WD	03-ARM'S LENGTH	781:741	OTHER	100.0

Property Address: S DUNE HWY  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s): Demolish Date: 01/23/2006 Number: PB06-0019 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 58 & 59

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  Vacant  Land Value Estimates for Land Table 090.090 EXEMPT

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

090 EXEMPT PARK 3.43 Acres 6000 100 20,580  
 3.43 Total Acres Total Est. Land Value = 20,580

Tax Description: L144 P276 DC L362 P455 L392 P213/94 L781 P741/03 TRACT 20-184 PRT BEG AT PT OF INTER OF S LN OF W 1/2 OF NW 1/4 & C/L OF ST HWY M-109 TH S 11 DEG 30' W ALG SD C/L 330 FT TH W 350 FT TH N 11 DEG 30' E PARALLEL WITH SD C/L 470 FT TH E 350 FT TO SD C/L TH SWLY ALG SD C/L TO POB SEC 29 T29N R14W 3.53 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: TPC 04/28/2017 INSPECTED  
 When: TPC 04/15/2015 INSPECTED  
 What: The Equalizer. Copyright (c) 1999 - 2009. 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.
BRICKER BEN S REVOCABLE T	BRICKER COTTAGE LLC	1	01/26/2012	QC	09-FAMILY	1111P322	DEED	100.0
BRICKER BEN S TRUSTEE		0	12/01/2011	CD	07-DEATH CERTIFICATE		DEED	100.0
BRICKER BEN S & ANANDA NA	BRICKER BEN S TRUSTEE	0	07/22/2008	WD	03-ARM'S LENGTH	2008 988/268WD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6847 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/24/2005	PE05-0257	
	P.R.E. 0%		Res. Add/Alter/Repair	05/12/2005	PB05-0194	
Owner's Name/Address	MAP #: 59		ADDITION/ALTERATION	05/02/2005	2009	
BRICKER COTTAGE LLC CHERRIE L STEGE MGR 7124 S DUNE HIGHWAY EMPIRE MI 49630	2024 Est TCY 1,203,361 TCY/TFA: 946.04					

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP B 8000	100.00	275.00	0.9161 0.9415 8000 100	689,976
			GROUP B 8000	42.00	275.00	0.9161 0.9415 8000 50 SURPLUS: ZONING 100 ft 14	
			142 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =				834,871

Tax Description  
 L1111P322 Part of Government Lot No. I of Section 29, and the Southeast 1/4 of the Southeast 1/4 of Section 30, all in Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, and described as: Commencing at the Southeast corner of said Section 30; thence West on Section line, 226.74 feet to the Easterly right-of-way line of State Highway M-109; thence North 15°45'48" East along said right-of-way line, 348.98 feet to the point of beginning; thence continuing



X	Public Improvements	Description	Rate	Size % Good	Cash Value
	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric		27.94	140 50	1,956
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	417,400	184,300	601,700			341,874C
		TPC 01/04/2016 INSPECTED	2023	281,800	139,000	420,800			325,595C
		WAS 10/19/2007 INSPECTED	2022	276,000	114,000	390,000			310,091C
			2021	238,200	104,800	343,000			300,185C

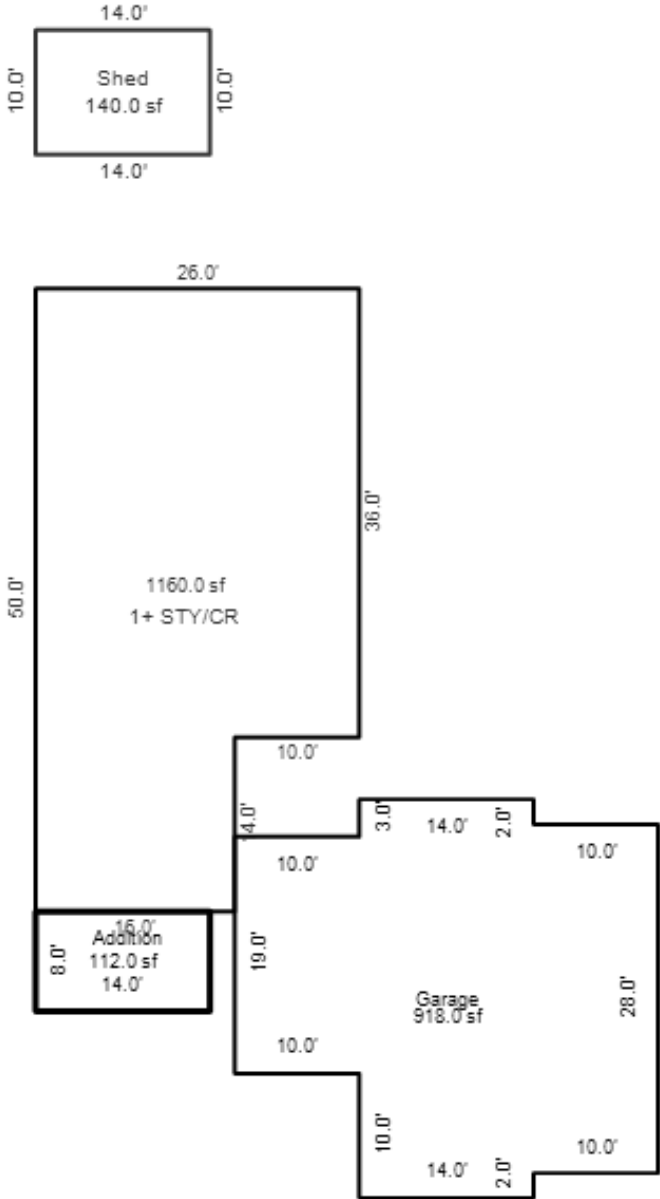
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1984 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 918 % Good: 0 Storage Area: 420 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: 40 Floor Area: 1,272 Total Base New : 233,345 Total Depr Cost: 140,013 Estimated T.C.V: 364,034		E.C.F. X 2.600		Bsmnt Garage:	
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: Forced Air w/ Ducts Ground Area = 1272 SF Floor Area = 1272 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1918		
Yr Built 1918	Remodeled 1984	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Roof:		
Condition: Average		Size of Closets		150 Amps Service			Ex. X Ord. Min			1+ Story Siding Crawl Space 1,160		112		Total: 168,417 101,057	
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Plumbing		Water/Sewer		
5	Basement	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath	
2	1st Floor	Kitchen:		Other: Carpeted			Many X Ave. Few			3 Fixture Bath		Softener, Auto		Softener, Manual	
3	2nd Floor	Other:		Height to Joists: 0.0			(13) Plumbing			Solar Water Heat		No Plumbing		Extra Toilet	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1272 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			Extra Sink		Separate Shower		Ceramic Tile Floor	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 3 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 918 32,194 19,316	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Storage Over Garage		Common Wall: 1/2 Wall		Door Opener	
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	
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 2 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 918 32,194 19,316	
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Storage Over Garage		Common Wall: 1/2 Wall		Door Opener	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	
X	Asphalt Shingle	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 918 32,194 19,316	
Chimney: Brick		(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Storage Over Garage		Common Wall: 1/2 Wall		Door Opener	
Chimney: Brick		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	
Chimney: Brick		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 918 32,194 19,316	
Chimney: Brick		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Storage Over Garage		Common Wall: 1/2 Wall		Door Opener	
Chimney: Brick		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	
Chimney: Brick		Notes:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 918 32,194 19,316	
Chimney: Brick		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Storage Over Garage		Common Wall: 1/2 Wall		Door Opener	
Chimney: Brick		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCv:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	

\*\*\* 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.
RIDAY DENNIS R	RIDAY DENNIS RY & MARY LO	1	01/28/2019	QC	03-ARM'S LENGTH	1352P1	PROPERTY TRANSFER	0.0
RIDAY JOHN & BARRIE TRUST	RIDAY DENNIS R	0	03/02/2017	QC	09-FAMILY	1322P502	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6827 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	10/02/2015	L15 -221	100% FINIS
Owner's Name/Address	P.R.E. 0%					
RIDAY DENNIS RY & MARY LOU 207 N MAPLE ST BOWLING GREEN OH 43402	MAP #: 59					
	2024 Est TCV 982,953 TCV/TFA: 772.76					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
L249 P599 L483 P388 L516 P307/99 L221 P296 PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE 1/4 SEC 30 COM SE COR SD SEC 30 TH W ON SEC LN 226.74 FT TO ELY R/W LN OF ST HWYM-109 TH N 15 DEG 45' 48" E ALG SD R/W 509.74 FT FOR POB TH CONT N 15 DEG 45' 48" E ALG SD R/W 56.65 FT TH N 89 DEG 57' 24" E 312.22 FT TO PT ON SHR GLEN LAKE TH S 28 DEG 21' 53" W ALG SD SHR 80.00 FT TH N 86 DEG 54' 18" W 290.00 FT TO ELY R/W OF ST HWY M-109 & TO POB SEC 29 & 30 T29N R14W.	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP B 8000	80.00	275.00	1.0574 0.9415 8000 100	637,124
			80 Actual Front Feet, 0.51 Total Acres				Total Est. Land Value = 637,124

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
L249 P599 L483 P388 L516 P307/99 L221 P296 PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE 1/4 SEC 30 COM SE COR SD SEC 30 TH W ON SEC LN 226.74 FT TO ELY R/W LN OF ST HWYM-109 TH N 15 DEG 45' 48" E ALG SD R/W 509.74 FT FOR POB TH CONT N 15 DEG 45' 48" E ALG SD R/W 56.65 FT TH N 89 DEG 57' 24" E 312.22 FT TO PT ON SHR GLEN LAKE TH S 28 DEG 21' 53" W ALG SD SHR 80.00 FT TH N 86 DEG 54' 18" W 290.00 FT TO ELY R/W OF ST HWY M-109 & TO POB SEC 29 & 30 T29N R14W.	X		Description	Rate	Size % Good	Cash Value
			Water	35.36	68 50	1,202
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
			Total Estimated Land Improvements True Cash Value = 2,702			



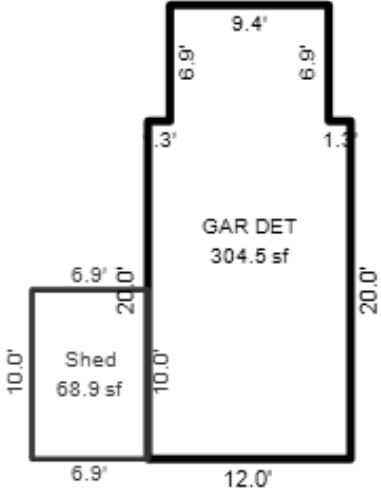
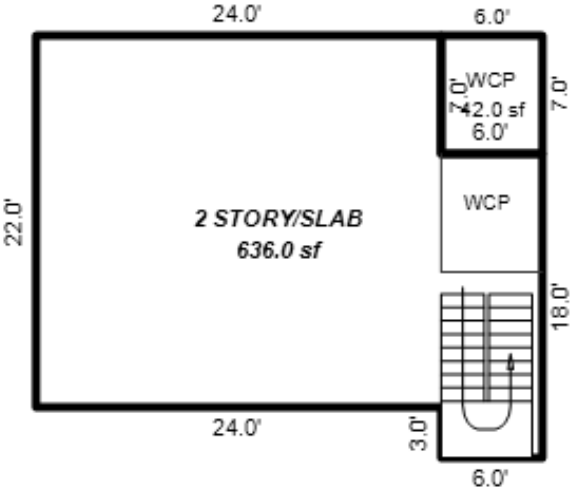
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	318,600	172,900	491,500			159,384C
	X Rolling	2023	215,000	130,300	345,300			151,795C
	X Low	2022	223,100	106,700	329,800			144,567C
	X High	2021	181,800	98,100	279,900			139,949C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who When What							
	TPC 04/28/2017 INSPECTED							
	TPC 01/04/2016 INSPECTED							
	WAS 10/19/2007 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: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 304 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(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						42	WPP			
	Building Style: 2 STORY	Trim & Decoration			Central Air Wood Furnace						42	WCP (1 Story)			
	Yr Built 1940 Remodeled 1990	Ex X Ord Min			(12) Electric										
	Condition: Average	Size of Closets			100 Amps Service										
	Room List	Lg X Ord Small			No./Qual. of Fixtures										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors Solid X H.C.			Ex. X Ord. Min										
	(1) Exterior	(5) Floors			No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few										
X	Insulation	(7) Excavation			(13) Plumbing										
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 636 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	Many Avg. X Avg. Few Large Avg. Small	(8) Basement			(14) Water/Sewer										
	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										
	(3) Roof	(9) Basement Finish			Lump Sum Items:										
X	Gable Hip Flat	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:													
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 636 SF Floor Area = 1272 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 636 Total: 159,950 103,966										E.C.F. X 2.600 Total Base New : 203,037 Total Depr Cost: 131,972 Estimated T.C.V: 343,127		Bsmnt Garage: Carport Area: Roof:			
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 WPP 42 1,964 1,277 WCP (1 Story) 42 2,880 1,872 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 304 14,942 9,712 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Wood Stove 1 2,624 1,706 Totals: 203,037 131,972										Notes: ECF (4083 LITTLE GLEN AREA ) 2.600 => TCv: 343,127					

\*\*\* 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.
PENINSULA EXCHANGE SERVIC	YANOVER JENNIFER &	1	10/23/2002	QC	09-FAMILY	713:313	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8271 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/07/2023	PE23-0627	0%
Owner's Name/Address	P.R.E. 0%		Electrical	09/07/2023	PE23-0632	0%
YANOVER JENNIFER & LARIVIERE STEPHEN 5400 SUNNYCREST DR WEST BLOOMFIELD MI 48323	MAP #: 66,60		Mechanical	07/25/2023	PM23-0655	0%
	2024 Est TCV 1,900,649 (118,400 MCL 21		Plumbing	07/13/2023	PP23-0213	0%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
DC L340 P156 L342 P520/92 L607 P357/01 L713 P313/03 PRT OF GOVT LOT 1 SEC 32 & PRT OF GOVT LOT 3 SEC 29 DESC AS BEG AT A PT 475.6 FT W OF & 19.4 FT N OF SE COR SD GOVT LOT 3 SEC 29 TH S 65 DEG 40' W 263.3 FT TO SHR GLEN LAKE TH N 35 DEG 08' W ALG SD SHR 37.40 FT TH N 42 DEG 45' W ALG SD SHR 62.6 FT TH N 56 DEG 01' E 247.80 FT TH S 42 DEG 42' E 145.00 FT TO POB TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE EASEMENT SECS 29 & 32 T29N R14W.	X		GROUP A 14500	100.00	250.00	1.0000 0.9006	14500 100	1,305,892
			100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 1,305,892					

Tax Description	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
DC L340 P156 L342 P520/92 L607 P357/01 L713 P313/03 PRT OF GOVT LOT 1 SEC 32 & PRT OF GOVT LOT 3 SEC 29 DESC AS BEG AT A PT 475.6 FT W OF & 19.4 FT N OF SE COR SD GOVT LOT 3 SEC 29 TH S 65 DEG 40' W 263.3 FT TO SHR GLEN LAKE TH N 35 DEG 08' W ALG SD SHR 37.40 FT TH N 42 DEG 45' W ALG SD SHR 62.6 FT TH N 56 DEG 01' E 247.80 FT TH S 42 DEG 42' E 145.00 FT TO POB TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE EASEMENT SECS 29 & 32 T29N R14W.	X	Dirt Road	D/W/P: 3.5 Concrete	6.77	120 0	0
	X	Gravel Road	D/W/P: 3.5 Concrete	6.77	100 0	0
	X	Paved Road	D/W/P: 4in Concrete	7.16	256 0	0
	X	Storm Sewer	Residential Local Cost Land Improvements	LAND IMPROVEMENTS 25 2,500.00 1 100		
		Sidewalk	Total Estimated Land Improvements True Cash Value =			2,500



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

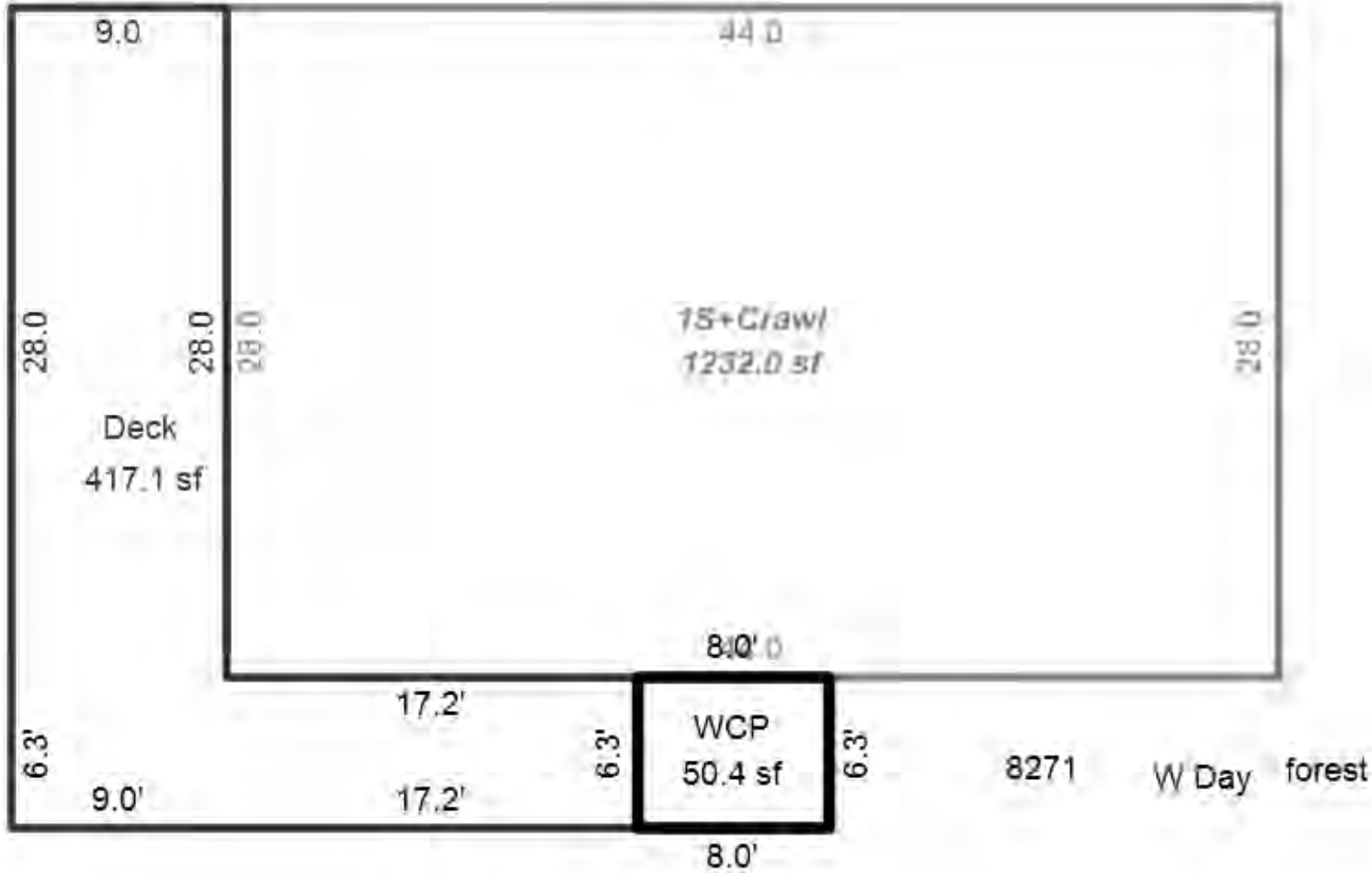
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	652,900	297,400	950,300			488,030C
2023	315,200	194,400	509,600			409,934C
2022	302,800	159,100	461,900			390,414C
2021	255,500	146,100	401,600			377,942C

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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 50 417	Type WCP (1 Story) Treated Wood	Year Built: 1961 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: 624 % 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: 25 Floor Area: 1,232 Total Base New : 236,908 Total Depr Cost: 177,669 Estimated T.C.V: 461,939		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 1967		
Yr Built 1967	Remodeled 2016	Ex	X	Ord	Min	Size of Closets			Ex. X Ord. Min		Ground Area = 1232 SF Floor Area = 1232 SF.				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas				
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,232				
4	Basement	(5) Floors				150 Amps Service			Other Additions/Adjustments		Total: 178,588 133,929				
1st Floor		Kitchen: Ceramic Til				(13) Plumbing			Plumbing		Average Fixture(s) 1 1,518 1,138				
2nd Floor		Other: Tile				No. of Elec. Outlets			2 Fixture Bath		2 Fixture Bath 1 3,197 2,398				
3	Bedrooms	Other:				Many X Ave. Few			Water/Sewer		1000 Gal Septic 1 5,002 3,751				
(1) Exterior		(6) Ceilings				(14) Water/Sewer			Water Well, 100 Feet 1 5,973 4,480		Porches				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall				Public Water			Ceramic Tile Floor		WCP (1 Story) 50 3,161 2,371				
X	Insulation	X Drywall				Public Sewer			Ceramic Tile Wains		Deck Treated Wood 417 6,893 5,170				
(2) Windows		(7) Excavation				Water Well			Ceramic Tub Alcove		Garages				
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0				1000 Gal Septic			Vent Fan		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				2000 Gal Septic			Lump Sum Items:		Base Cost 624 24,242 18,181				
(3) Roof		(9) Basement Finish				Lump Sum Items:			Built-Ins		Appliance Allow. 1 2,845 2,134				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:			Fireplaces		Interior 1 Story 1 5,489 4,117				
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:			Notes:		Totals: 236,908 177,669				
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				Lump Sum Items:			ECF (4083 LITTLE GLEN AREA ) 2.600 => TCv:		461,939				

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

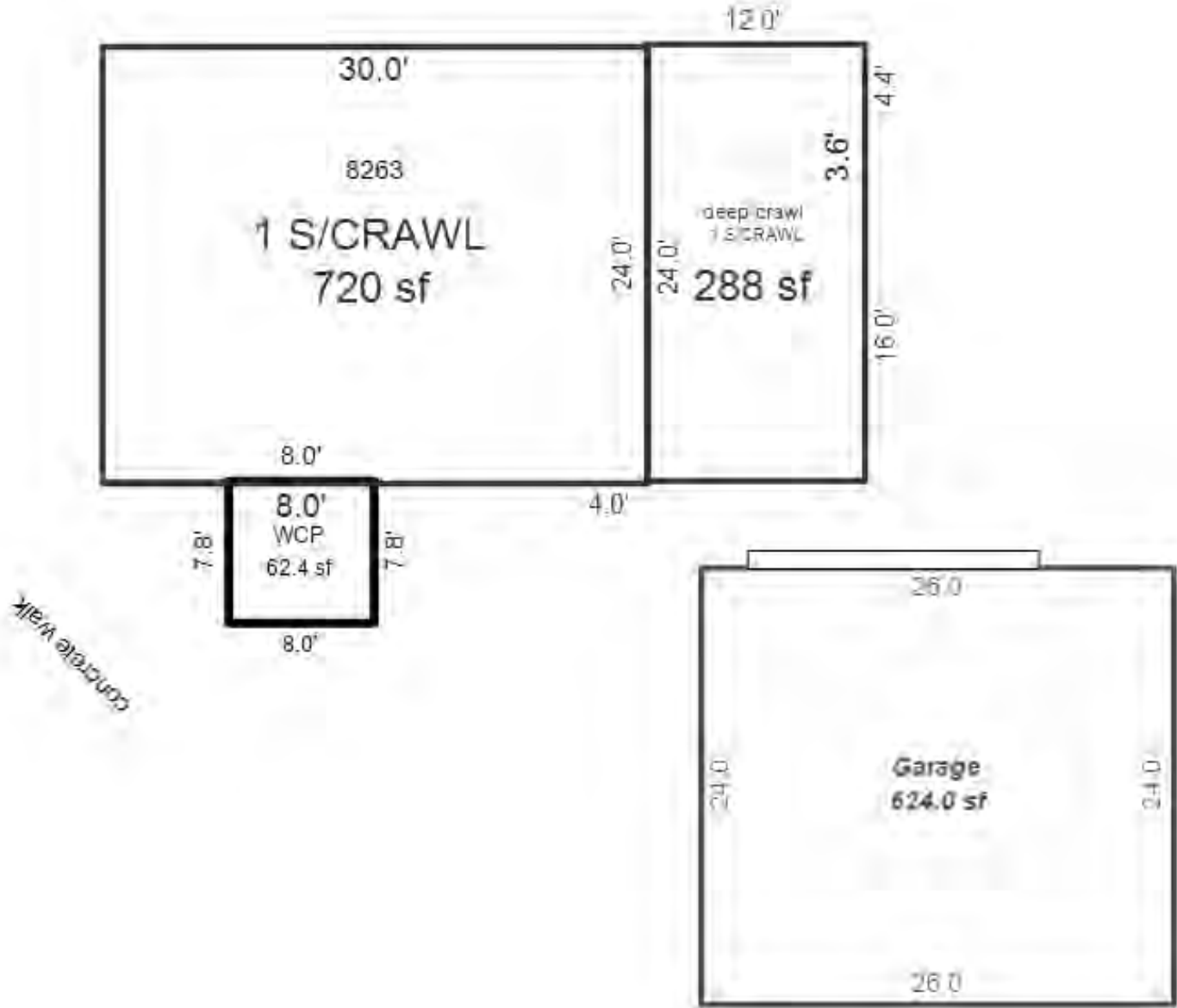


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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									62	WPP		
	Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G												
	Yr Built 1967	Remodeled 2023	Trim & Decoration		Ex	Ord	Min										
	Condition: Average Part. Construct.: 80%		Size of Closets		Lg	Ord	Small										
	Room List		Doors		Solid	H.C.											
	Basement 1st Floor 2nd Floor 3 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		Ex.	Ord.	Min										
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many	Ave.	Few										
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Average Fixture(s)											
X	Asphalt Shingle		(9) Basement Finish		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											
	Chimney:		(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: 2023 STRIP TO STUDS												
					ECF (4083 LITTLE GLEN AREA ) 2.600 => TCY: 310,898												
					80% Completed => Est. True Cash Value 2024 =												

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





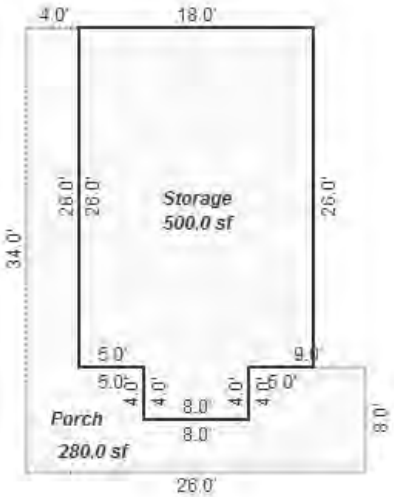
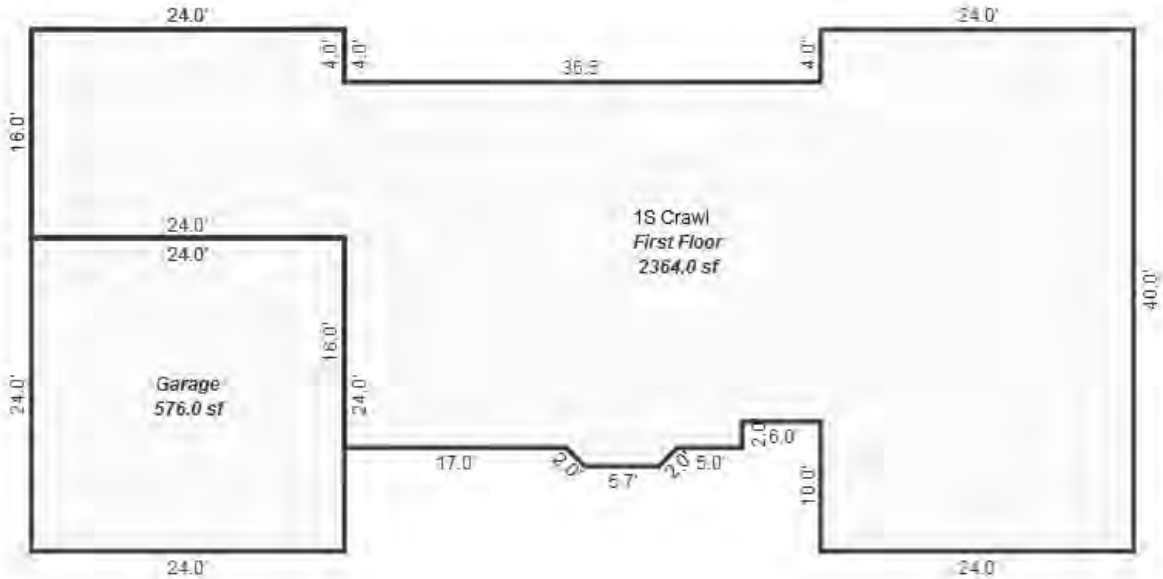
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HECK LINDA & CHRIS & SCHU	HECK LINDA & CHRIS &	0	10/29/2021	QC	09-FAMILY	2021009077	PROPERTY TRANSFER	0.0				
LINDERMAN WESLEY W LIVING	HECK LINDA&CHRIS & SCHUL	598,000	10/11/2012	WD	09-FAMILY	1139P698	PROPERTY TRANSFER	100.0				
LINDERMAN DAVID E & LINDA	HECK CHRIS & LINDA C & SC	325,000	09/28/2012	QC	09-FAMILY	1139P699	OTHER	100.0				
LINDERMAN WESLEY W LIVING	LINDERMAN WESLEY W LIVING	0	08/10/2010	AFF	07-DEATH CERTIFICATE	L1139P687	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6703 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		11/30/2006	PE06-0740					
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		12/01/1975	1975-9795	100% FINIS				
HECK LINDA & CHRIS & SCHULMEISTER ELIZABETH & KEVIN 19188 FITZGERALD ST LIVONIA MI 48152		MAP #: 59		2024 Est TCV 1,491,227 TCV/TFA: 639.46								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L328 P16 L344 P749/92 PRT GOVT LOT 1 SEC 29 BEG AT PT ON SHR GLEN LAKE 485.25 FT E & 1068.40 FT N OF SW COR LOT 1 TH N 35 DEG 37' E ALG SHR 90.4 FT TH N 37 DEG 15' E ALG SHR 59.6 FT TH N 60 DEG 51' W 257.83 FT TO SE R/W OF HWY M109 TH S 47 DEG 17'W ALG HWY 80.14 FT TO PT OF CURVE TH SW ALG CURVE CONVEX NW RADIUS OF 1086.66 FT & LONG CHORD WHICH BEARS S 44 DEG 39' W 99.86 FT TH S 65 DEG 29' E 291.82 FT TO BEG SEC 29 T29N R14W 1 A.		Public Improvements		* Factors * HOLDING TANK								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 8000	100.00	275.00	0.9051	0.9415	8000	100		681,726
		Paved Road		GROUP B 8000	49.00	275.00	0.9051	0.9415	8000	50	SURPLUS: ZONING	100 ft 16
		Storm Sewer		149 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 848,748								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description Rate Size % Good Cash Value								
		Sewer		D/W/P: 3.5 Concrete 5.95 280 0 0								
		Electric		D/W/P: 4in Concrete 6.24 400 0 0								
		Gas		D/W/P: Asphalt Paving 2.77 1500 0 0								
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description Rate Size % Good Cash Value								
		Standard Utilities		LAND IMPROVEMENTS 25 2,500.00 1 95 2,375								
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 2,375								
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	424,400	321,200	745,600			398,127C		
		X Rolling		2023	286,500	241,800	528,300			379,169C		
		X Low		2022	206,800	198,000	404,800			361,114C		
		X High		2021	204,500	181,800	386,300			349,578C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who When What										
		TPC 04/27/2016 INSPECTED										
		TPC 05/22/2013 DATA ENTER										
		TPC 11/04/2011 INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 4 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % 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: 40 Floor Area: 2,332 Total Base New : 410,335 Total Depr Cost: 246,194 Estimated T.C.V: 640,104		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 10		Blt 1977	
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	Size of Closets		200 Amps Service		Ground Area = 2332 SF		Floor Area = 2332 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories		Exterior	
Room List		Doors	Solid	X	H.C.	(12) Electric		1 Average Fixture(s)		Foundation		Size		Cost New	
7	Basement	(5) Floors		Kitchen: Carpeted Other: Carpeted Other:		200		2 3 Fixture Bath		Crawl Space		2,332		Total: 317,069 190,235	
2nd Floor	1st Floor	Kitchen: Carpeted		Other: Carpeted		Ex.		1 2 Fixture Bath		Exterior		263		4,650 2,790	
4	Bedrooms	Other: Carpeted		Other:		X		Softener, Auto		Plumbing		1		1,518 911	
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Softener, Manual		Average Fixture(s)		1		4,777 2,866	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many		X		Extra Toilet		3 Fixture Bath		1		3,197 1,918	
X	Insulation	X Drywall		X		Ave.		Extra Sink		2 Fixture Bath		1		3,197 1,918	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2332 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Separate Shower		Water/Sewer		1		5,002 3,001	
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 2332 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Ceramic Tile Floor		Garages		1		11,048 6,629	
X	Few	X	Small	Height to Joists: 0.0		1		Ceramic Tile Wains		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		576		25,511 15,307	
X	Wood Sash	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Vent Fan		Base Cost		1		-4,143 -2,486	
X	Metal Sash	Conc. Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water		Common Wall: 1.5 Wall		1		562 337	
X	Vinyl Sash	Poured Conc.		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Sewer		Door Opener		1		562 337	
X	Double Hung	Stone		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Water Well		Brick Veneer		4		71 43	
X	Horiz. Slide	Treated Wood		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		468		15,154 9,092	
X	Casement	Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		2000 Gal Septic		Class: D Exterior: Block Foundation: 18 Inch (Unfinished)		500		17,585 10,551	
X	Double Glass	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Lump Sum Items:		Base Cost		1		2,845 1,707	
X	Patio Doors	Joists: 2X10X16		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1				Built-Ins		1		2,845 1,707	
X	Storms & Screens	Unsupported Len: 12		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1				Appliance Allow.		1		2,845 1,707	
(3) Roof		Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STONE WILMA H PROPERTY TR	DUDEK KIMBERLY A & FRANCI	690,000	08/30/2017	WD	03-ARM'S LENGTH	1305P470	PROPERTY TRANSFER	100.0
STONE JAMES H & WILMA H	STONE WILMA H PROPERTY TR	0	10/01/2015	QC	09-FAMILY	1241P271	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6727 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/16/2022	PM22-0408	100% FINIS
	P.R.E. 0%		Electrical	04/04/2022	PE22-0197	100% FINIS
Owner's Name/Address	MAP #: 59		WELL/SEPTIC	10/31/2016	L16 -281	100% FINIS
DUDEK KIMBERLY A & FRANCIS C 3705 CULLEN RD HOWELL MI 48855	2024 Est TCV 1,307,377 TCV/TFA: 966.99		WELL/SEPTIC	06/19/1997	L97 -015	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PRT GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 395.61 FT E & 948.26 FT N OF SW COR GOVT LOT 1 TH N 40 DEG 48' E ALG SHR 32.2 FT TH N 35 DEG 37' E ON SHR 117.8 FT TH N 65 DEG 29' W 291.82 FT TO SE R/W HWY M-109 TH SW ON R/W BEING A CURVE CONVEX NWLY & HAVING A RADIUS OF 1086.66 FT & CHORD LINE WHICH BEARS S 37 DEG 16' W 180 FT TH S 71 DEG 1' E 301.24 FT TO POB BEING LOT 4 OF UNRECORDED PLAT OF FOREST VIEW SEC 29 T29N R14W 1.09 A.	X		Dirt Road	100.00	316.54	0.9036	0.9752	8000	100	704,946
			Gravel Road	50.00	316.54	0.9036	0.9752	8000	50	SURPLUS: ZONING 100 ft
			150 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =							881,183

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
PRT GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 395.61 FT E & 948.26 FT N OF SW COR GOVT LOT 1 TH N 40 DEG 48' E ALG SHR 32.2 FT TH N 35 DEG 37' E ON SHR 117.8 FT TH N 65 DEG 29' W 291.82 FT TO SE R/W HWY M-109 TH SW ON R/W BEING A CURVE CONVEX NWLY & HAVING A RADIUS OF 1086.66 FT & CHORD LINE WHICH BEARS S 37 DEG 16' W 180 FT TH S 71 DEG 1' E 301.24 FT TO POB BEING LOT 4 OF UNRECORDED PLAT OF FOREST VIEW SEC 29 T29N R14W 1.09 A.	X		D/W/P: Asphalt Paving	3.19	4200	50	6,699			
			Wood Frame	27.94	140	50	1,956			
			Total Estimated Land Improvements True Cash Value =							8,655

Comments/Influences	Topography of Site
	Level Rolling Low High Landscaped

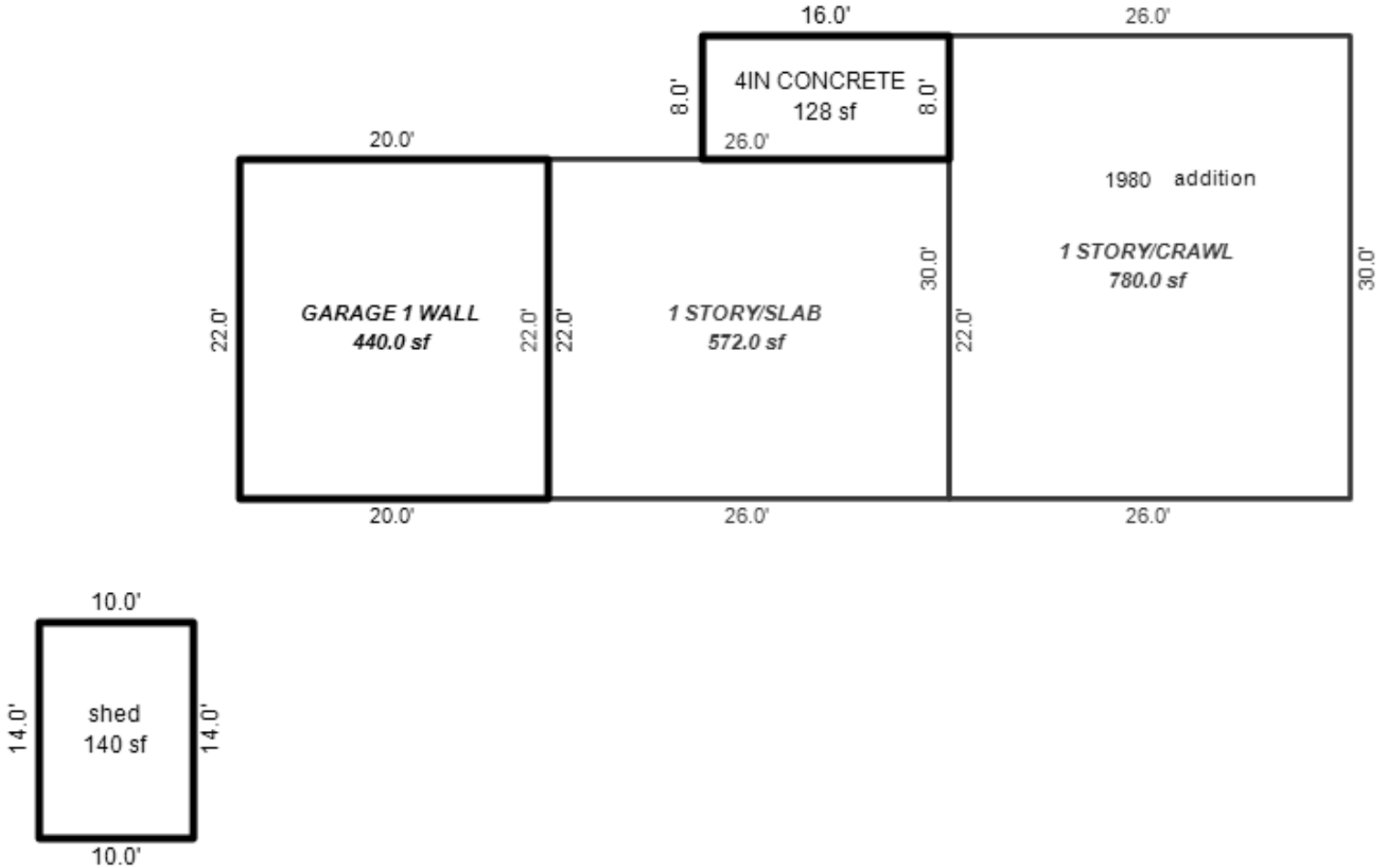


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	440,600	213,100	653,700			404,640C
		TPC 07/06/2022 INSPECTED	2023	297,400	161,000	458,400			385,372C
		TPC 09/13/2017 INSPECTED	2022	283,700	132,700	416,400			367,021C
		TPC 12/22/2016 INSPECTED	2021	246,200	122,100	368,300			355,297C

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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	X	Eavestrough	X	Gas			1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 1980		
	Mobile Home	X	Insulation		Oil				Cook Top		Interior 2 Story			Car Capacity:		
	Town Home	0	Front Overhang		Coal				Dishwasher		2nd/Same Stack			Class: C		
	Duplex	0	Other Overhang	X					Garbage Disposal		Two Sided			Exterior: Siding		
	A-Frame								Bath Heater		Exterior 1 Story			Brick Ven.: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts							Exterior 2 Story			Stone Ven.: 0	
		X	Drywall		Forced Hot Water							Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Electric Baseboard							Prefab 2 Story			Foundation: 18 Inch	
			Plaster		Elec. Ceil. Radiant							Heat Circulator			Finished ?:	
			Wood T&G		Radiant (in-floor)							Raised Hearth			Auto. Doors: 1	
					Electric Wall Heat							Wood Stove			Mech. Doors: 0	
					Space Heater							Direct-Vented Ga			Area: 440	
					Wall/Floor Furnace										% Good: 0	
					Forced Heat & Cool										Storage Area: 0	
					Heat Pump										No Conc. Floor: 0	
					No Heating/Cooling											
					Central Air										Bsmnt Garage:	
					Wood Furnace										Carport Area:	
					(5) Floors										Roof:	
					Kitchen: Carpeted											
					Other: Carpeted											
					Other:											
					(6) Ceilings											
					X Drywall											
					(7) Excavation											
					Basement: 0 S.F.											
					Crawl: 780 S.F.											
					Slab: 572 S.F.											
					Height to Joists: 0.0											
					(8) Basement											
					Conc. Block											
					Poured Conc.											
					Stone											
					Treated Wood											
					Concrete Floor											
					(9) Basement Finish											
					(10) Floor Support											
					Recreation SF											
					Living SF											
					Walkout Doors (B)											
					No Floor SF											
					Walkout Doors (A)											
					(14) Water/Sewer											
					Public Water											
					Public Sewer											
					1 Water Well											
					1 1000 Gal Septic											
					2000 Gal Septic											
					Lump Sum Items:											
					(3) Roof											
					X Gable											
					Hip											
					Flat											
					Gambrel											
					Mansard											
					Shed											
					X Asphalt Shingle											
					Chimney: Brick											
					Joists: 2X10X16											
					Unsupported Len:											
					Cntr.Sup:											
					(11) Heating/Cooling											
					X Gas											
					Oil											
					Elec.											
					Steam											
					(12) Electric											
					200 Amps Service											
					No./Qual. of Fixtures											
					Ex. X Ord. Min											
					No. of Elec. Outlets											
					Many X Ave. Few											
					(13) Plumbing											
					1 Average Fixture(s)											
					2 3 Fixture Bath											
					2 Fixture Bath											
					Softener, Auto											
					Softener, Manual											
					Solar Water Heat											
					No Plumbing											
					Extra Toilet											
					Extra Sink											
					Separate Shower											
					Ceramic Tile Floor											
					Ceramic Tile Wains											
					Ceramic Tub Alcove											
					Vent Fan											
					(14) Water/Sewer											
					Public Water											
					Public Sewer											
					1 Water Well											
					1 1000 Gal Septic											
					2000 Gal Septic											
					Lump Sum Items:											
					(15) Heating/Cooling											
					X Gas											
					Oil											
					Elec.											
					Steam											
					(15) Fireplaces											
					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											
					(15) Fireplaces											
					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											
					(16) Porches/Decks											



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALLON MEG M & DANIEL ELI	MALLON MEG M & DANIEL ELI	0	10/09/2015	QC	09-FAMILY	1243P110	OTHER	0.0
HOOG JOSEPH D & TERESA B	MALLON MEG M AND DANIEL E	705,000	10/25/2010	WD	03-ARM'S LENGTH	2010 1066-319W	PROPERTY TRANSFER	100.0
TURNER CLIFFORD J & ELLEN	HOOG JOSEPH D & TERESA B	642,500	01/17/2003	WD	03-ARM'S LENGTH	700:386	PROPERTY TRANSFER	100.0
PECKHAM	TURNER	469,500	08/27/1999	WD	03-ARM'S LENGTH	522:272	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6679 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/19/2020	PE20-0076	100% FINIS
	P.R.E. 0%		Plumbing	02/19/2020	PP20-0056	100% FINIS
Owner's Name/Address	MAP #: 59		Mechanical	12/13/2019	PM19-0994	100% FINIS
MALLON MEG M & DANIEL ELIZABETH A 6679 S DUNE HWY EMPIRE MI 49630	2024 Est TCV 1,539,307 TCV/TFA: 593.87		Res. Add/Alter/Repair	10/21/2019	PB19-0437	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 8000	75.00	251.16	1.0746	0.9204	8000 100	593,412
75 Actual Front Feet, 0.43 Total Acres						Total Est. Land Value = 593,412

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
X Dirt Road		72	50	603	
X Gravel Road		320	0	0	
X Paved Road		404	0	0	
X Storm Sewer		56	0	0	
X Sidewalk		96	50	1,458	
X Water	16.75				
X Sewer	44.14				
X Electric	8.41				
X Gas	6.77				
X Curb	30.37				
X Street Lights					
X Standard Utilities					
X Underground Utils.					

Comments/Influences		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =						7,061

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	Rolling	2024	296,700	473,000	769,700			451,557C
X Low	High	2023	200,300	356,400	556,700			430,055C
X Landscaped	Swamp	2022	163,200	309,000	472,200			409,577C
X Wooded	Pond	2021	151,700	283,800	435,500			396,493C
X Waterfront	Ravine							
	Wetland							
	Flood Plain							



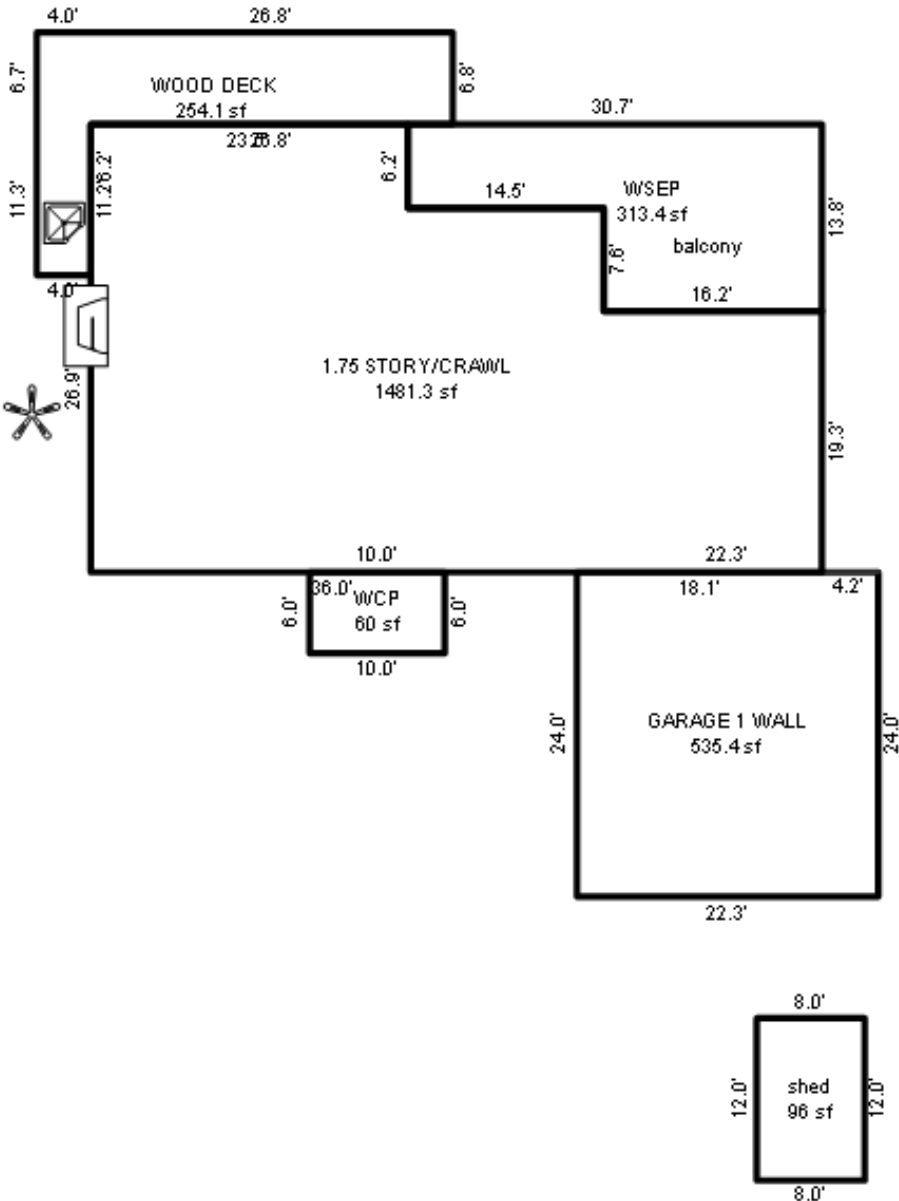
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County of Leelanau, Michigan

\*\*\* 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 313 60 254 208	Type WSEP (1 Story) WCP (1 Story) Treated Wood Wood Balcony	Year Built: 2020 Car Capacity: 1 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: 535 % 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							
Building Style: 1.75 STORY		X	Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1998	Remodeled 2020	Trim & Decoration			(12) Electric												
Condition: Average		Ex	X Ord	Min	200 Amps Service												
Room List		Size of Closets			No./Qual. of Fixtures												
	Basement 1st Floor 2 2nd Floor 4 Bedrooms	Lg	X Ord	Small	Ex. X Ord. Min												
(1) Exterior		(5) Floors			No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Linoleum Other: Carpeted Other:			Many X Ave. Few												
X	Insulation	(6) Ceilings			(13) Plumbing												
(2) Windows		(7) Excavation			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 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 1481 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer												
X	X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
(3) Roof		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Deck Treated Wood Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener												
X	Asphalt Shingle	(10) Floor Support			Joints: 2X10X16 Unsupported Len: Cntr.Sup:												
Chimney: Metal					Class: C +10 Effec. Age: 15 Floor Area: 2,592 Total Base New : 424,793 Total Depr Cost: 361,090 Estimated T.C.V: 938,834												
					Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1481 SF Floor Area = 2592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,481 Total: 329,466 280,062												
					Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,290 3 Fixture Bath 2 9,555 8,122 Ceramic Tile Floor 1 1,152 979 Ceramic Tile Wains 1 2,313 1,966 Ceramic Tub Alcove 1 773 657 Water/Sewer 1000 Gal Septic 1 5,002 4,252 Water Well, 100 Feet 1 5,973 5,077 Porches WSEP (1 Story) 313 14,617 12,424 WCP (1 Story) 60 3,620 3,077 Deck Treated Wood 254 4,978 4,231 Balcony Wood Balcony 208 8,715 7,408 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 535 29,174 24,798 Common Wall: 1 Wall 1 -2,762 -2,348 Door Opener 1 562 478												
					<<<<< 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.
WIERENGA BETH TRUST	WIERENGA BETH W	0	04/08/2018	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
WIERENGA BETH	WIERENGA BETH TRUST	0	11/19/2008	WD	03-ARM'S LENGTH	2008 992/712	DEED	0.0
WIERENGA KEVIN J	WIERENGA BETH	1	08/28/2006	QC	09-FAMILY	913:608	OTHER	0.0
FORD	WIERENGA	68,000	12/10/1990	WD	03-ARM'S LENGTH	318:786	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6685 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	10/22/2020	PB20-0303	100% FINIS
	P.R.E. 100% 04/14/2011		COVERED PORCH	08/31/2020	LU20-18	100% FINIS
Owner's Name/Address	MAP #: 59		Plumbing	08/21/2020	PP20-0228	100% FINIS
WIERENGA BETH W PO BOX 692 GLEN ARBOR MI 49636	2024 Est TCV 1,751,675 TCV/TFA: 995.27		Electrical	05/03/2019	PE19-0184	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 14500	75.00	250.00	1.0746	0.9006	14500	100	1,052,454
75 Actual Front Feet, 0.43 Total Acres						Total Est. Land Value =	1,052,454

Tax Description		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	2.33	250	0	0			
X Sewer	7.16	45	0	0			
X Electric	28.79	120	50	1,727			
X Gas							
X Residential Local Cost Land Improvements							
X Curb							
X Street Lights							
X Standard Utilities							
X Underground Utils.							
LAND IMPROVEMENTS 15				1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =						3,227	

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								



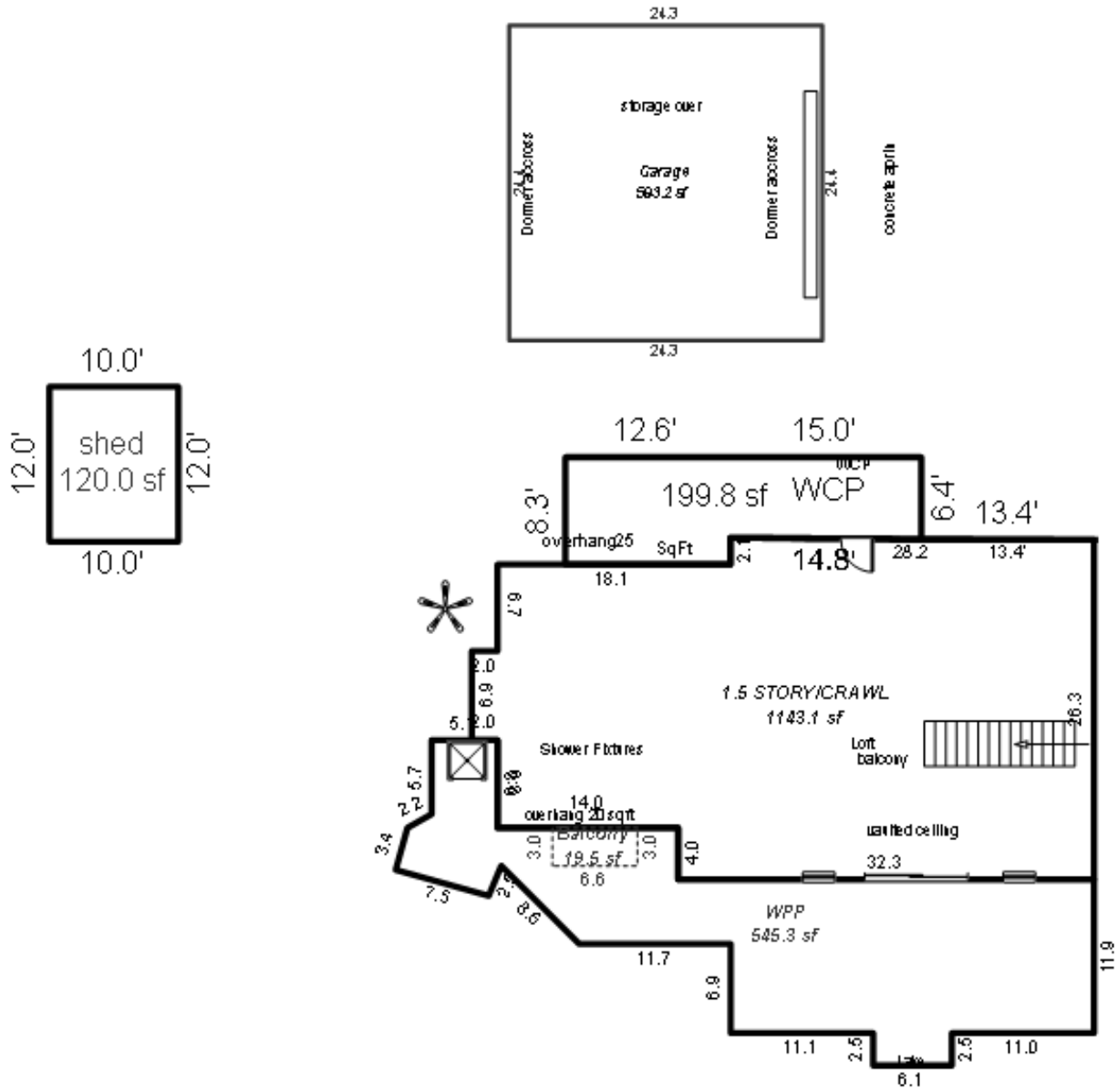
Who	When	What	2024	2023	2022	2021
TPC	05/05/2021	INSPECTED	526,200	254,000	156,900	144,800
TPC	11/04/2020	INSPECTED	349,600	263,200	215,500	195,500
TPC	12/02/2019	INSPECTED	875,800	517,200	372,400	340,300
			200,777C	191,217C	182,112C	173,391C

\*\*\* 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	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 545 200 19	Type WPP WCP (1 Story) Wood Balcony	Year Built: 1998 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 593 % Good: 0 Storage Area: 445 No Conc. Floor: 0																																																																																																																													
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G				1																																																																																																																																
Building Style: 1.5 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 1,760 Total Base New : 314,939 Total Depr Cost: 267,690 Estimated T.C.V: 695,994			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																														
Yr Built 1993 201	Remodeled 2021	Ex	X Ord	Min	Size of Closets			Central Air Wood Furnace																																																																																																																																		
Condition: Average		Lg	X Ord	Small				(12) Electric																																																																																																																																		
Room List		Doors	Solid	X H.C.				150 Amps Service																																																																																																																																		
2	Basement	(5) Floors						No./Qual. of Fixtures																																																																																																																																		
1	1st Floor	Kitchen: Linoleum Other: Carpeted Other:						Ex. X Ord. Min																																																																																																																																		
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(2) Windows		Basement: 0 S.F. Crawl: 1143 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																																																																																																																																		
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1993                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1143 SF Floor Area = 1760 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85                  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>1,143</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>25</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>233,572</td> <td>198,529</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1</td> <td>1,518</td> <td>1,290</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>1</td> <td>4,777</td> <td>4,060</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1</td> <td>1,398</td> <td>1,188</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>1</td> <td>5,002</td> <td>4,252</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>1</td> <td>5,973</td> <td>5,077</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>545</td> <td></td> <td>9,385</td> <td>7,977</td> </tr> <tr> <td>WCP (1 Story)</td> <td>200</td> <td></td> <td>8,254</td> <td>7,016</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>19</td> <td></td> <td>796</td> <td>677</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 (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>593</td> <td></td> <td>31,310</td> <td>26,613</td> </tr> <tr> <td>Storage Over Garage</td> <td>445</td> <td></td> <td>6,288</td> <td>5,345</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td></td> <td>562</td> <td>478</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td></td> <td>2,845</td> <td>2,418</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,143			1 Story	Siding	Overhang	25			1 Story	Siding	Overhang	20			Total:				233,572	198,529	Plumbing	Average Fixture(s)	Size	Cost New	Depr. Cost	Average Fixture(s)	1	1	1,518	1,290	3 Fixture Bath	1	1	4,777	4,060	Separate Shower	1	1	1,398	1,188	Water/Sewer					1000 Gal Septic	1	1	5,002	4,252	Water Well, 100 Feet	1	1	5,973	5,077	Porches					WPP	545		9,385	7,977	WCP (1 Story)	200		8,254	7,016	Balcony					Wood Balcony	19		796	677	Garages					Class: C Exterior: Siding Foundation: 42 Inch (Finished)					Base Cost	593		31,310	26,613	Storage Over Garage	445		6,288	5,345	Door Opener	1		562	478	Built-Ins					Appliance Allow.	1		2,845	2,418
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESCHTRUTH DOUGLAS L & LYN	LOMSKE STEVE & ZACHARIAS	39,500	06/22/1989	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6663 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	11/02/2015	WR -495	EXPIRED
Owner's Name/Address	P.R.E. 0%		PLUMBING	11/13/2002	PP02-0414	100% FINIS
LOMSKE STEVE ZACHARIAS CECILE A 45929 NORTHVIEW NORTHVILLE MI 48167	MAP #: 59		MECHANICAL	11/13/2002	PM02-0825	100% FINIS
	2024 Est TCV 1,425,304 TCV/TFA: 608.58		FOUNDATION ONLY	08/16/2002	PB02-0441	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L238 P135 L302 P72 L321 P828/91 PRT GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 664.77 FT E & 1308.75 FT N OF SW COR GOVT LOT 1 TH N 27 DEG 15' E ALG SD SHR 153.40 FT TH N 74 DEG 58' W 226.90 FT TH S 47 DEG 17' E ALG SLY R/W LN M-109 77.82 FT TH S 55 DEG 05" E 224.12 FT TO POB SEC 29 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.										



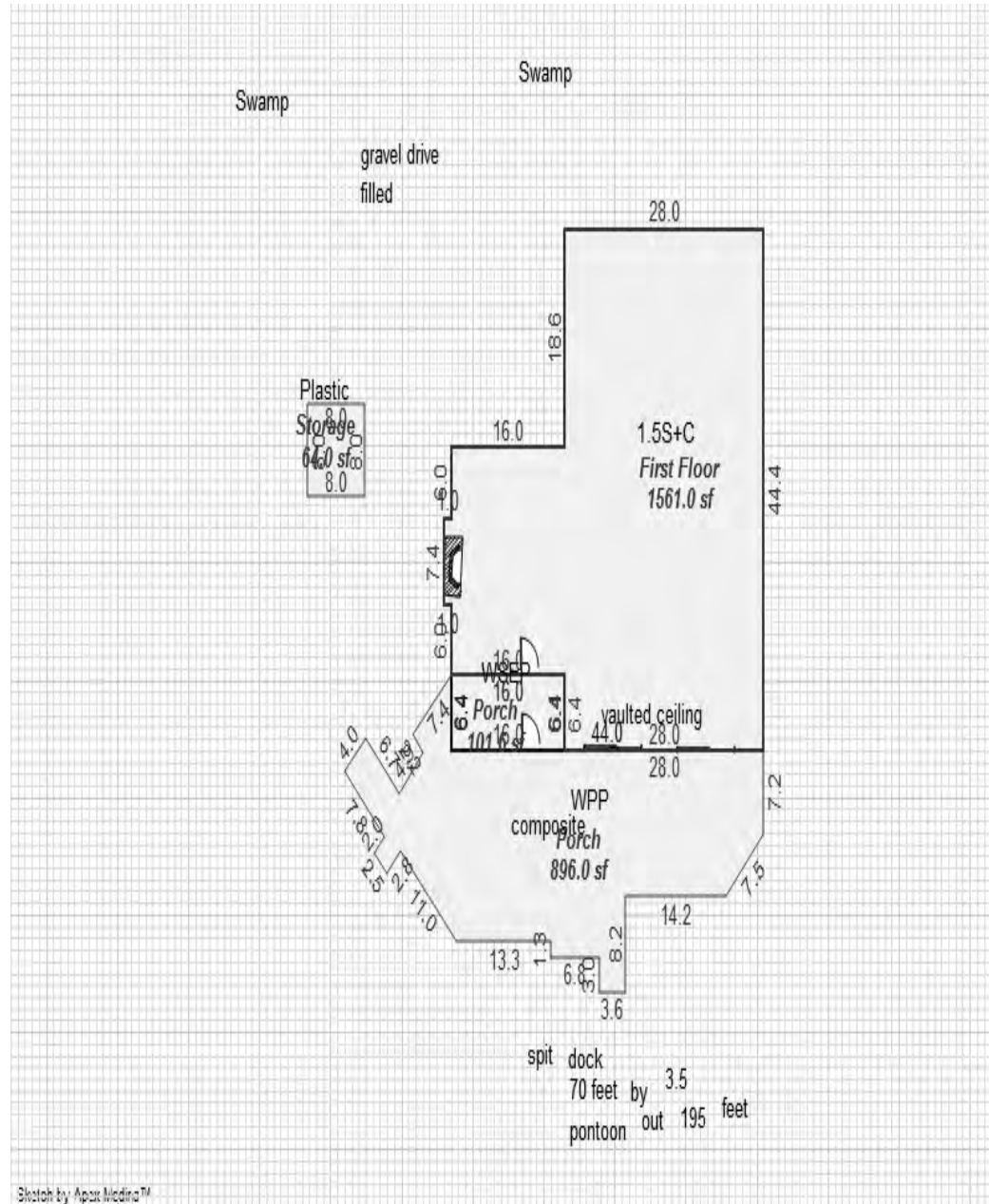
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	401,300	311,400	712,700			141,153C
X	Low	High	2023	270,900	234,800	505,700			134,432C
X	Landscaped	Swamp	2022	199,300	205,000	404,300			128,031C
X	Wooded	Pond	2021	194,000	199,900	393,900			123,941C
X	Waterfront	Ravine							
X	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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 101 896	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			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: 25 Floor Area: 2,342 Total Base New : 315,154 Total Depr Cost: 236,364 Estimated T.C.V: 614,546		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Yr Built 2002		Remodeled 2003	Ex	X	Ord	Min	Central Air Wood Furnace			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1561 SF Floor Area = 2342 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Condition: Average		Size of Closets		Lg	X	Ord	Small	150 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			1.5 Story Siding Crawl Space		Total: 265,984 199,487		Cls C Blt 2002					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			(12) Electric			Other Additions/Adjustments		Plumbing		Average Fixture(s)					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Drywall	No. of Elec. Outlets			Plumbing		Average Fixture(s)		3 Fixture Bath		Softener, Auto				
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1561 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.	Few	2		2 Fixture Bath		Softener, Manual		
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			Water/Sewer		1000 Gal Septic		1		1,518 1,138		3 Fixture Bath	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Porches		WSEP (1 Story)		101		6,199 4,649		Solar Water Heat	
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)			2			Built-Ins		WPP		896		14,605 10,954		No Plumbing	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1			Fireplaces		Exterior 2 Story		1		8,251 6,188		Extra Toilet	
Chimney: Metal		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			E.C.F. (4083 LITTLE GLEN AREA ) 2.600 => TCv:		614,546				Extra Sink		

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



Sketch by Apex Medico™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER JAMES G & LYNN A	BECKER JAMES G & LYNN A	0	11/28/2022	QC	09-FAMILY	2022006768	PROPERTY TRANSFER	0.0
RABINOWITZ	BECKER	370,000	03/09/1995	WD	03-ARM'S LENGTH	401:439	OTHER	0.0
VANDERWALL	RABINOWITZ	251,000	08/09/1991	WD	03-ARM'S LENGTH	327:425	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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6511 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/23/2015	PM15-0111	
	P.R.E. 100% 12/13/2005		Mechanical	10/20/2010	PM10-0331	

Owner's Name/Address	MAP #: 59	Plumbing	Date	Number	Status
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BECKER JAMES G & LYNN A 6511 S DUNE HWY EMPIRE MI 49630	2024 Est TCV 1,717,190 TCV/TFA: 709.29	Electrical	10/18/2010	PE10-0353	
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X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
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Public Improvements	* Factors *		130*236		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

GROUP B 8000	100.00	275.10	0.9742	0.9416	8000 100 733,859
GROUP B 8000	11.00	275.10	0.9742	0.9416	8000 50 SURPLUS: ZONING 100 ft 4
111 Actual Front Feet, 0.70 Total Acres					Total Est. Land Value = 774,222

Tax Description		Land Improvement Cost Estimates		Description		Rate	Size % Good	Cash Value
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L267 P683 L300 P182 L327 P425 L385 P742 L401 P439/95 PRT OF GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 664.77 FT E & 1308.75 FT N OF SW COR SD GOVT LOT TH N 37 DEG 15' E ALG SD SHR 153.4 FT FOR POB TH CONT ALG SHR N 37 DEG 15' E 46.6 FT TH N 31 DEG 50' E ALG SHR 83.4 FT TH N 89 DEG 36' W 236 FT TO SELY R/W LN OF HWY M-109 TH S 47 DEG 17' W ALG SD R/W 75.0 FT TH S 74 DEG 58' E 226.9 FT TO POB SEC 29 T29N R14W.	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

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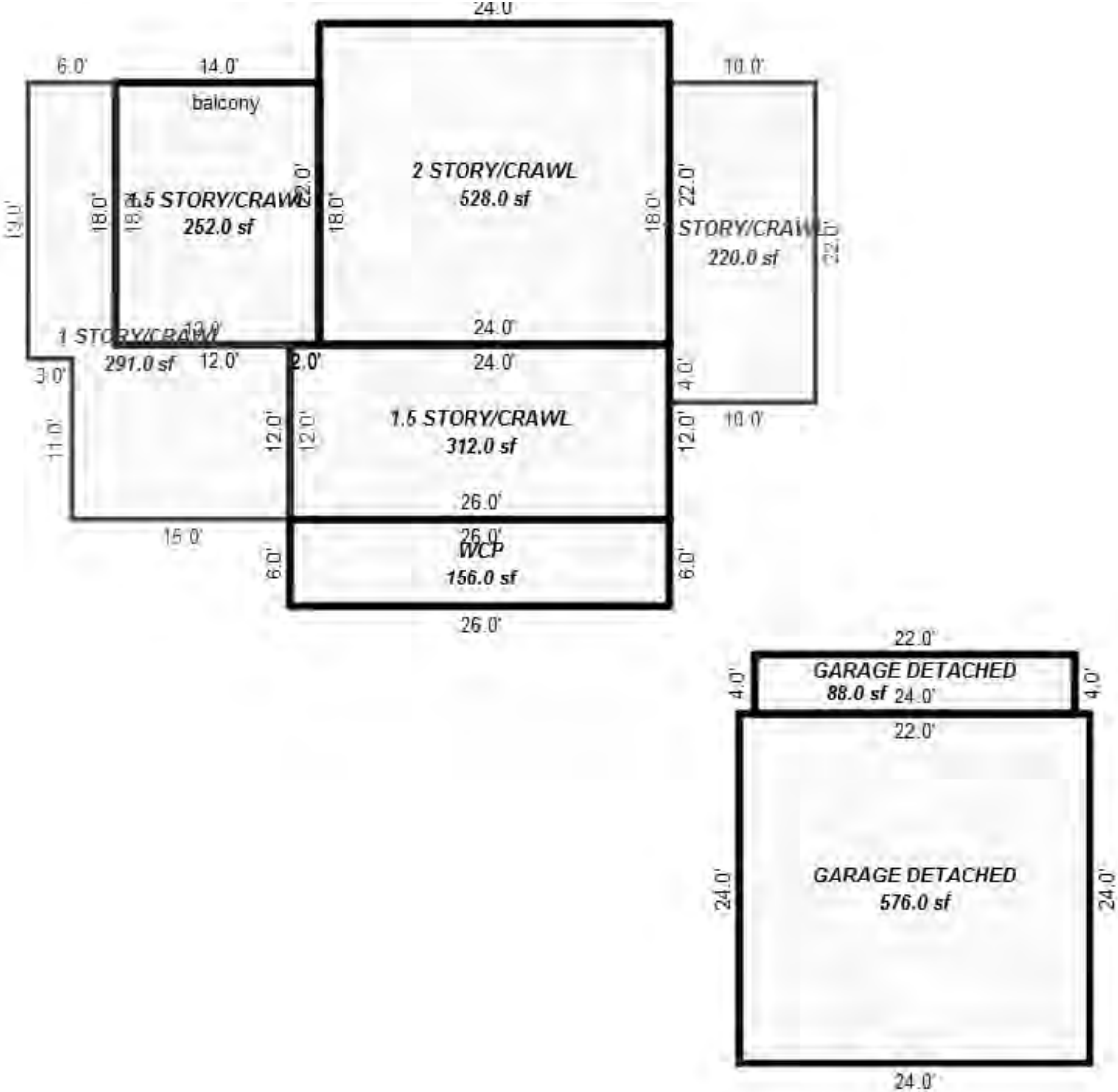


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	Who	When	What	2024	387,100	471,500	858,600										2024	387,100	471,500	858,600			322,763C
	TPC	04/27/2016	INSPECTED	2023	261,300	355,800	617,100										2023	261,300	355,800	617,100			307,394C
	TPC	11/04/2011	INSPECTED	2022	194,300	309,700	504,000										2022	194,300	309,700	504,000			292,757C
	TPC	02/10/2011	INSPECTED	2021	186,500	284,800	471,300										2021	186,500	284,800	471,300			283,405C

\*\*\* 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 664 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: BC Effec. Age: 20 Floor Area: 2,421 Total Base New : 448,542 Total Depr Cost: 358,834 Estimated T.C.V: 932,968			156	WCP (1 Story)	Bsmnt Garage:								
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			No. of Elec. Outlets			E.C.F. X 2.600			240	Treated Wood	Roof:							
Yr Built	Remodeled	Size of Closets		200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 1989							
1989	200	Ex	X	Ord	Min	(12) Electric			(11) Heating System: Forced Air w/ Ducts			Floor Area = 2421 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
Condition: Average		Lg		X	Ord	Small	200 Amps Service			Building Areas			Total:		349,496	279,597						
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories			Exterior		Foundation		Size		Cost New		Depr. Cost		
	Basement	(5) Floors				No. of Elec. Outlets			1.5 Story			Siding		Crawl Space		528						
	5 1st Floor	Kitchen: Hardwood				Many			2 Story			Siding		Crawl Space		312						
	3 2nd Floor	Other: Carpeted				X			1 Story			Siding		Crawl Space		220						
	3 Bedrooms	Other:				X			1.5 Story			Siding		Crawl Space		252						
(1) Exterior		(6) Ceilings				X			1 Story			Siding		Crawl Space		291						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall				X			1 Story			Siding		Overhang		8						
X	Insulation	(7) Excavation				X			1 Story			Siding		Overhang		8						
(2) Windows		Many	X	Avg.	Large	Basement: 0 S.F. Crawl: 1603 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)										
X	Avg.	X	Avg.	Small	Basement: 0 S.F. Crawl: 1603 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath											
X	Few	X				Basement: 0 S.F. Crawl: 1603 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2 Fixture Bath										
X	Wood Sash Metal Sash Vinyl Sash	(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			1			Average Fixture(s)		1		2,234		1,787				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2			3 Fixture Bath		1		7,025		5,620				
(3) Roof		(9) Basement Finish				No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			2 Fixture Bath		1		4,707		3,766				
X	Gable Hip Flat	Gambrel Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		1		2,234		1,787				
X	Asphalt Shingle	(10) Floor Support				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath		1		7,025		5,620				
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2 Fixture Bath		1		4,707		3,766				
		Lump Sum Items:				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		1		2,234		1,787				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath		1		7,025		5,620				
		Water/Sewer				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2 Fixture Bath		1		4,707		3,766				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		1		2,234		1,787				
		Porches				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath		1		7,025		5,620				
		WCP (1 Story)				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2 Fixture Bath		1		4,707		3,766				
		Deck				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		1		2,234		1,787				
		Treated Wood				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath		1		7,025		5,620				
		Balcony				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2 Fixture Bath		1		4,707		3,766				
		Wood Balcony				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		1		2,234		1,787				
		Garages				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath		1		7,025		5,620				
		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2 Fixture Bath		1		4,707		3,766				
		Base Cost				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		1		2,234		1,787				
		664				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath		1		7,025		5,620				
		43,206				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2 Fixture Bath		1		4,707		3,766				
		34,565				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		1		2,234		1,787				
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath		1		7,025		5,620				

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



Sketch by Apex Sketch

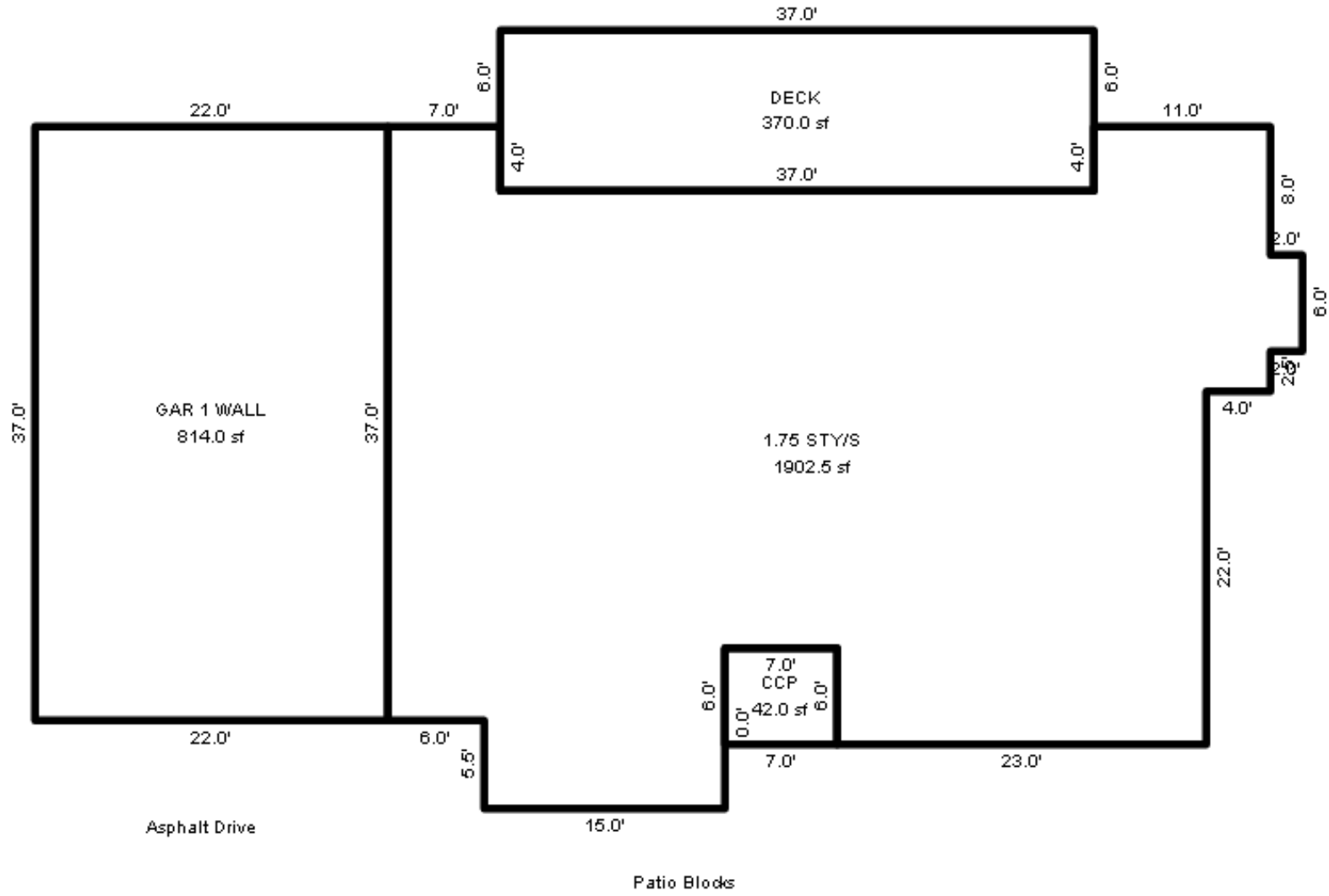
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status		
6777 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/12/2019		PM19-0413	100% FINIS			
Owner's Name/Address		P.R.E. 94% 02/10/1995		Electrical		06/04/2019		PE19-0276	100% FINIS			
GIFFIN ELEANOR K TRUST 6777 S DUNE HWY EMPIRE MI 49630		MAP #: 59		Mechanical		12/02/2017		PM17-0766	REVIEWED			
		2024 Est TCV 2,636,931 TCV/TFA: 564.41		Res. Add/Alter/Repair		03/31/2016		PB16-0064	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 8000	200.00	344.43	0.8258	0.9960	8000	100		1,316,037
		Paved Road		GROUP B 8000	15.00	344.43	0.8258	0.9960	8000	50	SURPLUS: ZONING 100 ft	4
		Storm Sewer		215 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = 1,365,388								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Patio Blocks	19.40	200	0	0				
		Electric		D/W/P: 3.5 Concrete	7.80	100	0	0				
		Gas		D/W/P: Asphalt Paving	3.71	3700	0	0				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		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 = 7,500								
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		
		Who	When	What	2024	682,700	635,800	1,318,500		419,857C		
		TPC 11/02/2016 INSPECTED		2023	460,800	479,100	939,900			399,864C		
		TPC 04/27/2016 INSPECTED		2022	313,400	418,800	732,200			380,823C		
		TPC 12/06/2012 INSPECTED		2021	282,000	406,700	688,700			368,658C		

\*\*\* 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 42 370	Type CCP (1 Story) Treated Wood	Year Built: 1988 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 814 % Good: 0 Storage Area: 407 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 1988	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Class: BC Effec. Age: 35 Floor Area: 3,328 Total Base New : 590,592 Total Depr Cost: 383,885 Estimated T.C.V: 998,101			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
	Wood/Shingle Aluminum/Vinyl X Brick X Insulation	X Drywall		Ex. X Ord. Min			Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Heat Pump Ground Area = 1902 SF Floor Area = 3328 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Brick Crawl Space 1,902 Total: 482,419 313,572						
(2) Windows		(7) Excavation		Plumbing			(13) Plumbing			Other Additions/Adjustments						
X	Many Avg. X Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1902 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto 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 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 2 Fixture Bath 2 9,414 6,119 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Water/Sewer			(14) Water/Sewer			Porches						
(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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story) Deck Treated Wood Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 814 49,784 32,360 Storage Over Garage 407 7,521 4,889 Common Wall: 1 Wall 1 -3,205 -2,083						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	Lump Sum Items:			Built-Ins			Fireplaces						
X	Asphalt Shingle	(10) Floor Support					Appliance Allow. Exterior 2 Story			1 4,088 2,657 1 10,633 6,911						
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Local Cost Items									

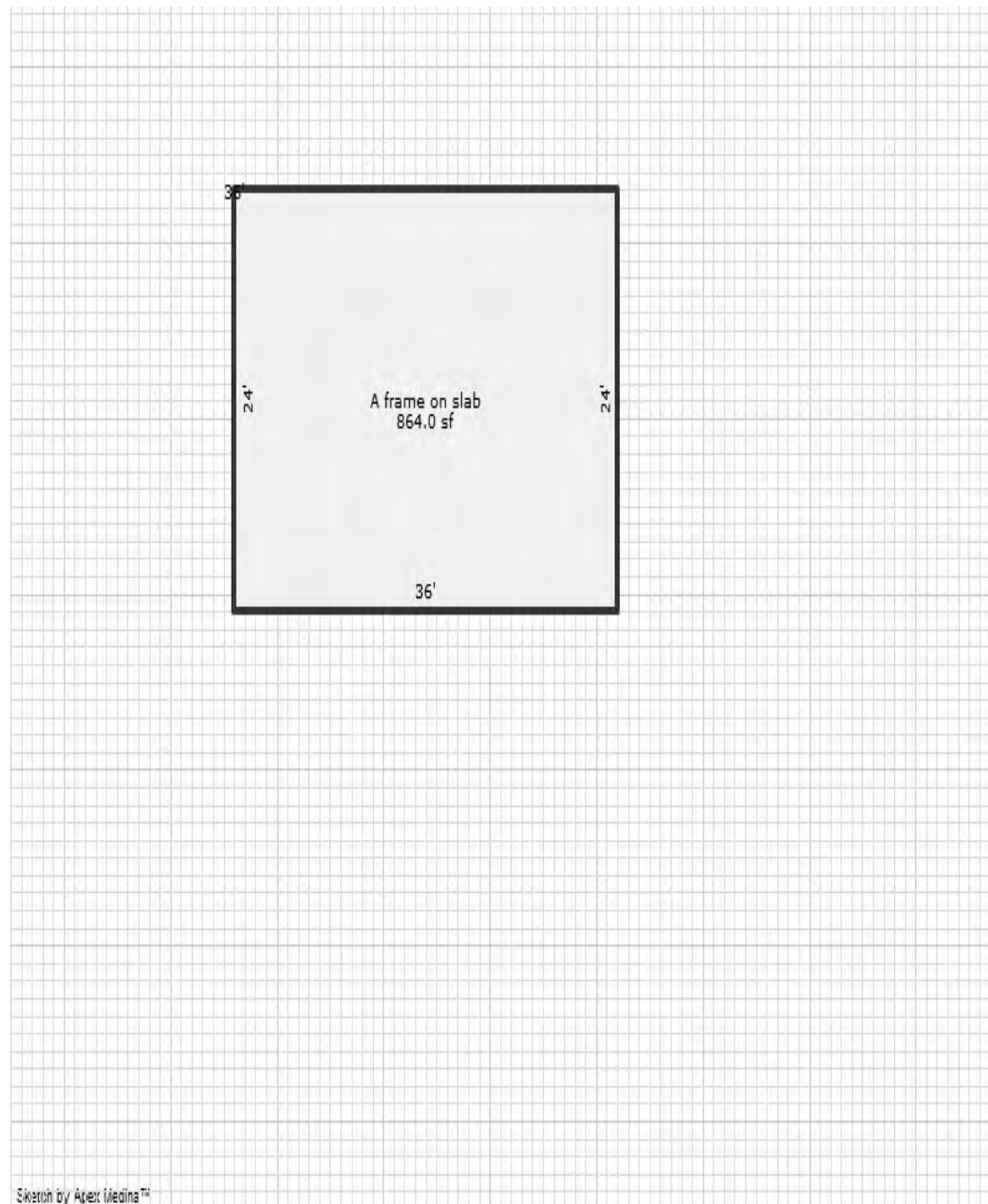
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	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: 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				Wood	Coal	Steam				Interior 2 Story				400	Treated Wood
	Town Home	(4) Interior			Forced Air w/o Ducts	Class: CD					Effec. Age: 45		E.C.F. X 2.600			
	Duplex	Drywall	Plaster		Forced Air w/ Ducts	Floor Area: 1,080					Total Base New : 147,892					
	A-Frame	Paneled	Wood T&G		Forced Hot Water	Total Depr Cost: 81,342					Estimated T.C.V: 211,489					
	Wood Frame	Trim & Decoration			Electric Baseboard	Total Area: 1,080					Total Area: 1,080					
	Building Style: 1.25 STORY	Ex	Ord		Elec. Ceil. Radiant	Total Area: 1,080					Total Area: 1,080					
	Yr Built	Remodeled	Min		Radiant (in-floor)	Total Area: 1,080					Total Area: 1,080					
	1962	0			Electric Wall Heat	Total Area: 1,080					Total Area: 1,080					
	Condition: Average	Size of Closets			Space Heater	Total Area: 1,080					Total Area: 1,080					
Room List	Lg	Ord	Wall/Floor Furnace	Total Area: 1,080			Total Area: 1,080									
Basement			Forced Heat & Cool	Total Area: 1,080			Total Area: 1,080									
1st Floor	Doors	Solid	Heat Pump	Total Area: 1,080			Total Area: 1,080									
2nd Floor			No Heating/Cooling	Total Area: 1,080			Total Area: 1,080									
3 Bedrooms			Central Air	Total Area: 1,080			Total Area: 1,080									
(1) Exterior			Wood Furnace	Total Area: 1,080			Total Area: 1,080									
Wood/Shingle	(5) Floors		(12) Electric	Total Area: 1,080			Total Area: 1,080									
Aluminum/Vinyl	Kitchen:		0 Amps Service	Total Area: 1,080			Total Area: 1,080									
Brick	Other:		No./Qual. of Fixtures	Total Area: 1,080			Total Area: 1,080									
Insulation	Other:		Ex.	Ord.	Min	Total Area: 1,080			Total Area: 1,080							
(2) Windows	(6) Ceilings		No. of Elec. Outlets			Total Area: 1,080			Total Area: 1,080							
Many			Many	Ave.	Few	Total Area: 1,080			Total Area: 1,080							
Avg.			(13) Plumbing			Total Area: 1,080			Total Area: 1,080							
Few			1	Average Fixture(s)		Total Area: 1,080			Total Area: 1,080							
Large	(7) Excavation		1	3 Fixture Bath		Total Area: 1,080			Total Area: 1,080							
Avg.	Basement: 0 S.F.		2 Fixture Bath			Total Area: 1,080			Total Area: 1,080							
Small	Crawl: 0 S.F.		Softener, Auto			Total Area: 1,080			Total Area: 1,080							
Wood Sash	Slab: 864 S.F.		Softener, Manual			Total Area: 1,080			Total Area: 1,080							
Metal Sash	Height to Joists: 0.0		Solar Water Heat			Total Area: 1,080			Total Area: 1,080							
Vinyl Sash	(8) Basement		No Plumbing			Total Area: 1,080			Total Area: 1,080							
Double Hung	Conc. Block		Extra Toilet			Total Area: 1,080			Total Area: 1,080							
Horiz. Slide	Poured Conc.		Extra Sink			Total Area: 1,080			Total Area: 1,080							
Casement	Stone		1 Separate Shower			Total Area: 1,080			Total Area: 1,080							
Double Glass	Treated Wood		Ceramic Tile Floor			Total Area: 1,080			Total Area: 1,080							
Patio Doors	Concrete Floor		Ceramic Tile Wains			Total Area: 1,080			Total Area: 1,080							
Storms & Screens	(9) Basement Finish		Ceramic Tub Alcove			Total Area: 1,080			Total Area: 1,080							
(3) Roof			Vent Fan			Total Area: 1,080			Total Area: 1,080							
Gable			(14) Water/Sewer			Total Area: 1,080			Total Area: 1,080							
Hip	Recreation SF		Public Water			Total Area: 1,080			Total Area: 1,080							
Flat	Living SF		Public Sewer			Total Area: 1,080			Total Area: 1,080							
Asphalt Shingle	Walkout Doors (B)		1 Water Well			Total Area: 1,080			Total Area: 1,080							
Chimney:	No Floor SF		1 1000 Gal Septic			Total Area: 1,080			Total Area: 1,080							
	Walkout Doors (A)		2000 Gal Septic			Total Area: 1,080			Total Area: 1,080							
	(10) Floor Support		Lump Sum Items:			Total Area: 1,080			Total Area: 1,080							
	Joists:					Total Area: 1,080			Total Area: 1,080							
	Unsupported Len:					Total Area: 1,080			Total Area: 1,080							
	Cntr.Sup:					Total Area: 1,080			Total Area: 1,080							

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



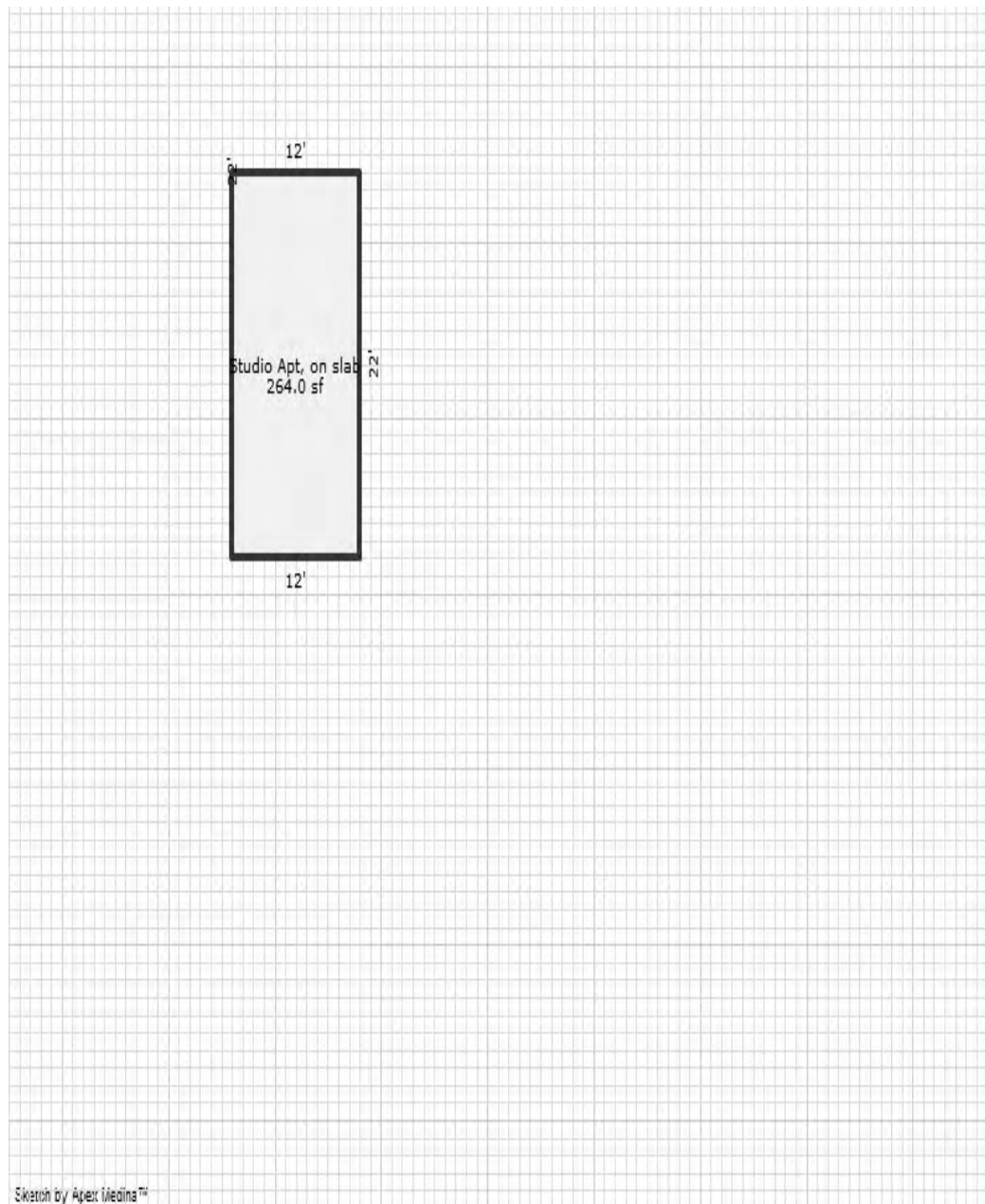
Sketch by Apex Media™

\*\*\* 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	1	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														
Town Home		(4) Interior													
Duplex		Drywall Paneled		Plaster Wood T&G											
A-Frame		Trim & Decoration													
Wood Frame		Ex		Ord		Min									
Building Style: 1 STORY		Size of Closets													
Yr Built 1948		Remodeled 0													
Condition: Average		Lg		Ord		Small									
Room List		Doors		Solid		H.C.		Central Air Wood Furnace							
Basement		(5) Floors		(12) Electric											
1st Floor		Kitchen:		0 Amps Service											
2nd Floor		Other:													
Bedrooms		Other:													
(1) Exterior		No./Qual. of Fixtures													
Wood/Shingle		Ex.		Ord.		Min									
Aluminum/Vinyl		No. of Elec. Outlets													
Brick		Many		Ave.		Few									
Insulation		(13) Plumbing													
(2) Windows		1 Average Fixture(s)													
Many		1 3 Fixture Bath													
Avg.		2 Fixture Bath													
Large		Softener, Auto													
Avg.		Softener, Manual													
Few		No Plumbing													
Small		Extra Toilet													
Wood Sash		Extra Sink													
Metal Sash		Separate Shower													
Vinyl Sash		Ceramic Tile Floor													
Double Hung		Ceramic Tile Wains													
Horiz. Slide		Ceramic Tub Alcove													
Casement		Vent Fan													
Double Glass		(14) Water/Sewer													
Patio Doors		Public Water													
Storms & Screens		Public Sewer													
(3) Roof		Water Well													
Gable		1000 Gal Septic													
Hip		2000 Gal Septic													
Flat		Lump Sum Items:													
Asphalt Shingle															
Chimney:															

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



Sketched by Apex Medline™

\*\*\* 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
6900 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST	DEQ WATER RESOURCES DIVISI	05/20/2014	2014-0018	100% FINIS	
Owner's Name/Address	P.R.E. 0%	WELL/SEPTIC	05/05/2009	L09-046	100% FINIS	
US GOVT NATL PARK	MAP #: 61					
SLEEPING BEAR DUNES NATL LAKE SHR		2024 Est TCV 0				
9922 W FRONT ST						
EMPIRE MI 49630						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT
L244 P959/76 L198 P883/78 L663 P672/02				
ENTIRE SEC 30 EXC PRIVATELY OWNED LAND				
SEC 30 T29N R14W 726.92 A M/L.				
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			762.920 Acres	10,000	100			7,629,200
762.92 Total Acres Total Est. Land Value =								7,629,200

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
TPC	03/22/2018	INSPECTED
WAS	07/01/2007	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.
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERRIE	0	08/29/2012	WD	03-ARM'S LENGTH	1135P251	OTHER	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE	0	08/29/2012	QC	09-FAMILY	1135P251	DEED	0.0
HSBC BANK	STEGE JOINT TRUST	835,000	09/16/2011	CD	11-FROM LENDING INSTITUT	2011 1096-842	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6879 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	04/09/2012	L12 -038	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 59,62	2024 Est TCV 1,556,773 TCV/TFA: 689.45
STEGE JOINT TRUST CHERRIE L. STEGE TTEE 7124 S DUNE HWY EMPIRE MI 49630		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN																																										
L241 P109 L249 P596 DC L575 P24/01 L575 P29/01 L726 P89/03 L932 P369&387/07 PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE1/4 SEC 30 BEG 345.5 FT N & 1190 FT M/L E OF NW COR GOVT LOT 1 SEC 31-29-14 TH N 89 DEG 12' E 259 FT TO SHR GLEN LK TH S 23 DEG 09' W ALG SD SHR 184.7 FT TH CONT ALG SHR S 18 DEG 3' W 31.7 FT TH S 89 DEG 12' W TO E LN ST RD M-109 TH N 15 DEG 4' E ALG E LN TO POB ALSO THE S 25 FT OF PRT COM GOVT LOT 1 SEC 31-29-14 TH N 543.5 FT TH N 89 DEG 12' E 1243.3 FT FOR POB TH N 89 DEG 12' E 76.7 FT TH S 198 FT TH S 89	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 B 8000</td> <td>200.00</td> <td>172.21</td> <td>0.8258</td> <td>0.8375</td> <td>8000</td> <td>100</td> <td></td> <td>1,106,650</td> </tr> <tr> <td>GROUP B 8000</td> <td>15.00</td> <td>172.21</td> <td>0.8258</td> <td>0.8375</td> <td>8000</td> <td>50</td> <td>SURPLUS: ZONING 100 ft</td> <td>4</td> </tr> <tr> <td colspan="8">215 Actual Front Feet, 0.85 Total Acres</td> <td>Total Est. Land Value = 1,148,150</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 8000	200.00	172.21	0.8258	0.8375	8000	100		1,106,650	GROUP B 8000	15.00	172.21	0.8258	0.8375	8000	50	SURPLUS: ZONING 100 ft	4	215 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 1,148,150
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GROUP B 8000	15.00	172.21	0.8258	0.8375	8000	50	SURPLUS: ZONING 100 ft	4																																					
215 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 1,148,150																																					
			<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.77</td> <td>1200</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.77</td> <td>256</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>25.20</td> <td>88</td> <td>50</td> <td>1,109</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.77	1200	0	0	D/W/P: Asphalt Paving	2.77	256	0	0	Wood Frame	25.20	88	50	1,109																
Description	Rate	Size	% Good	Cash Value																																									
D/W/P: Asphalt Paving	2.77	1200	0	0																																									
D/W/P: Asphalt Paving	2.77	256	0	0																																									
Wood Frame	25.20	88	50	1,109																																									
			<p style="text-align: center;">Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVEMENTS 5</td> <td>5,000.00</td> <td>1</td> <td>100</td> <td>5,000</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>6,109</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	Total Estimated Land Improvements True Cash Value =				6,109																					
Description	Rate	Size	% Good	Cash Value																																									
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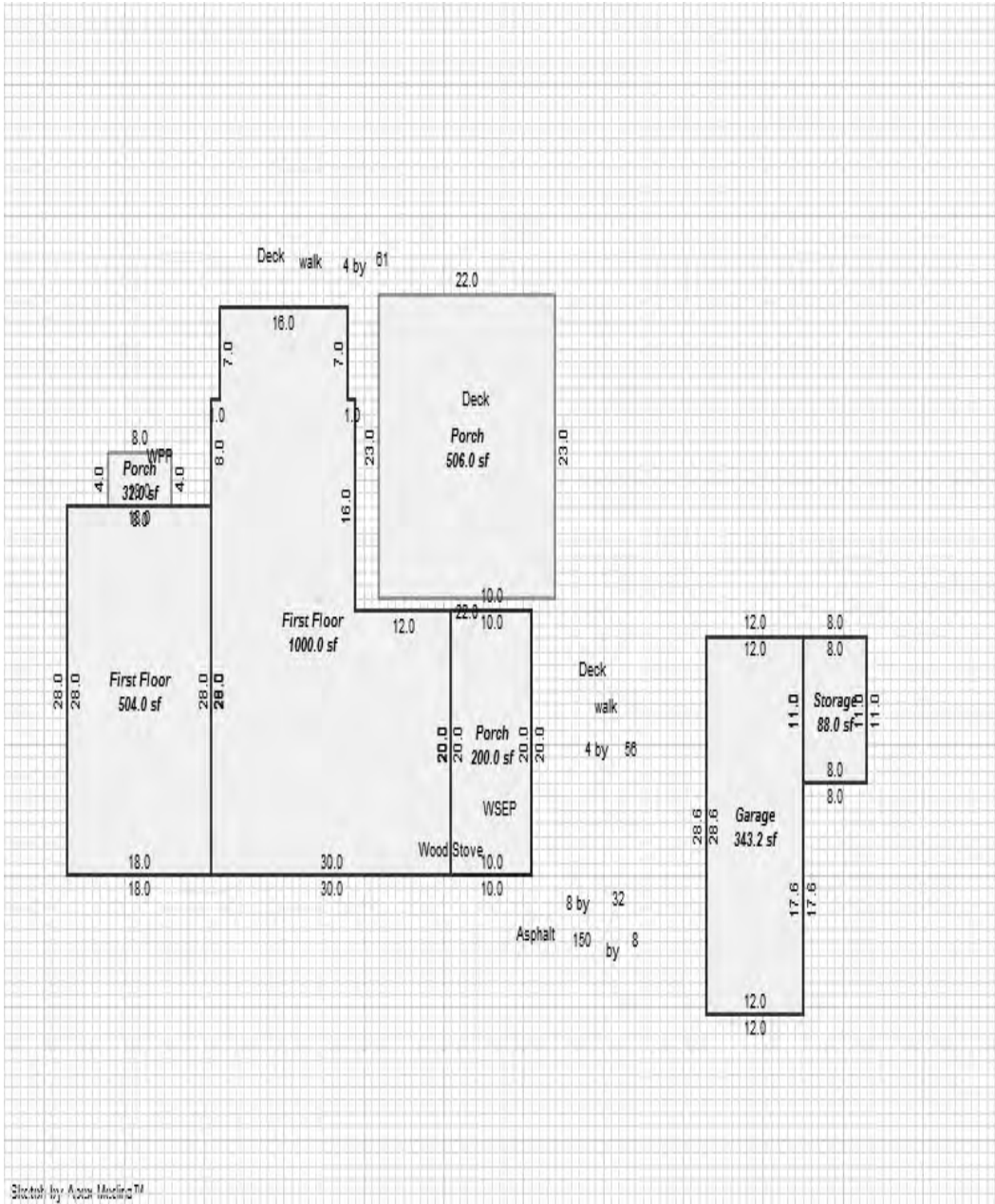
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	574,100	204,300	778,400			431,177C
		TPC 01/04/2016 INSPECTED	2023	387,500	154,400	541,900			410,645C
		TPC 12/06/2012 INSPECTED	2022	390,600	126,700	517,300			391,091C
		TPC 02/04/2010 INSPECTED	2021	351,400	116,600	468,000			378,598C

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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: 1930 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: 343 % 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							200	WGEP (1 Story)		
	Building Style: 1.5 STORY	Trim & Decoration	Plaster Wood T&G									32	WPP		
	Yr Built 1930	Ex	X Ord									506	Treated Wood		
	Remodeled 1985	Min										224	Treated Wood		
	Condition: Average	Size of Closets										244	Treated Wood		
	Room List	Lg	X Ord												
	Basement 7 1st Floor 3 2nd Floor 4 Bedrooms	Small													
	(1) Exterior	Doors	Solid	X	H.C.										
	X Wood/Shingle Aluminum/Vinyl Brick	(5) Floors													
	X Insulation	Kitchen: Tile Other: Carpeted Other:													
	(2) Windows	(6) Ceilings													
X	Many Avg. Few	X Drywall													
X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation													
		Basement: 0 S.F. Crawl: 1504 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	Gambrel Mansard Shed	(9) Basement Finish													
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
	Chimney: Brick	(10) Floor Support													
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
		(11) Heating/Cooling													
		(12) Electric													
		100 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X Ord.												
		No. of Elec. Outlets													
		Many	X Ave.												
		(13) Plumbing													
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(15) Heating/Cooling													
		Central Air Wood Furnace													
		(15) Fireplaces													
		Class: D Effec. Age: 45 Floor Area: 2,258 Total Base New : 281,481 Total Depr Cost: 154,813 Estimated T.C.V: 402,514													
		(16) Porches/Decks													
		E.C.F. X 2.600													
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Hot Water Ground Area = 1504 SF Floor Area = 2258 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 504 1.25 Story Siding Crawl Space 1,000 Total: 214,895 118,192 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,054 580 3 Fixture Bath 1 3,337 1,835 Water/Sewer 1000 Gal Septic 1 4,384 2,411 Water Well, 100 Feet 1 5,662 3,114 Porches Ceramic Tile Floor (1 Story) 200 12,948 7,121 WPP 32 1,454 800 Deck Treated Wood 506 7,469 4,108 Treated Wood 224 4,390 2,414 Treated Wood 244 4,636 2,550 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 343 12,386 6,812 Built-Ins Appliance Allow. 1 1,685 927 Fireplaces Interior 2 Story 1 5,351 2,943 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



Sketch by Acorn Modeling™

\*\*\* 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				
6985 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/05/2014	PM14-0199					
Owner's Name/Address		P.R.E. 0%		MECHANICAL		04/14/2003	PM03-0217					
BARTLETT JANICE L TR 1 ARBOR LN APT 102 EVANSTON IL 60201		MAP #: 59,62		PLUMBING		01/27/2003	PP03-0030					
		2024 Est TCV 1,850,817 TCV/TFA: 579.83		MECHANICAL		01/27/2003	PM03-0056					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L258 P875 L291 P383 /88 L670 P374-377/02 2002 LDA PARCEL A PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 (SW COR OF SE 1/4 OF SE 1/4 SEC 30) TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TO ELY R/W HWY M-109 TH S 15 DEG 14' W ALG SD R/W 412.62 FT TO POB TH N 89 DEG 12' E 214.62 FT TO PT NEAR SHR GLEN LAKE TH S 18 DEG 17' W ALG SD SHR 100.00 FT TH S 89 DEG 12' W 209.28 FT TO ELY R/W LN HWYM-109 TH N 15 DEG 20' E ALG SD R/W 98 38FT TO POB TOGETHER WITH ALL LANDS		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP B 8000	99.33	200.00	1.0017	0.8694	8000	100		692,071
				99 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 692,071								
		X		Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				Residential Local Cost Land Improvements								
		X		Description				Rate	Size % Good		Cash Value	
				LAND IMPROVEMENTS 75				7,500.00	1 100		7,500	
				Total Estimated Land Improvements True Cash Value = 7,500								
				Topography of Site								
		X		Level								
				Rolling								
		X		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	346,000	579,400	925,400		433,697C		
		TPC 05/04/2016 INSPECTED			2023	233,600	436,600	670,200		413,045C		
		WAS 10/30/2007 INSPECTED			2022	248,700	357,700	606,400		393,377C		
					2021	207,100	328,700	535,800		380,811C		



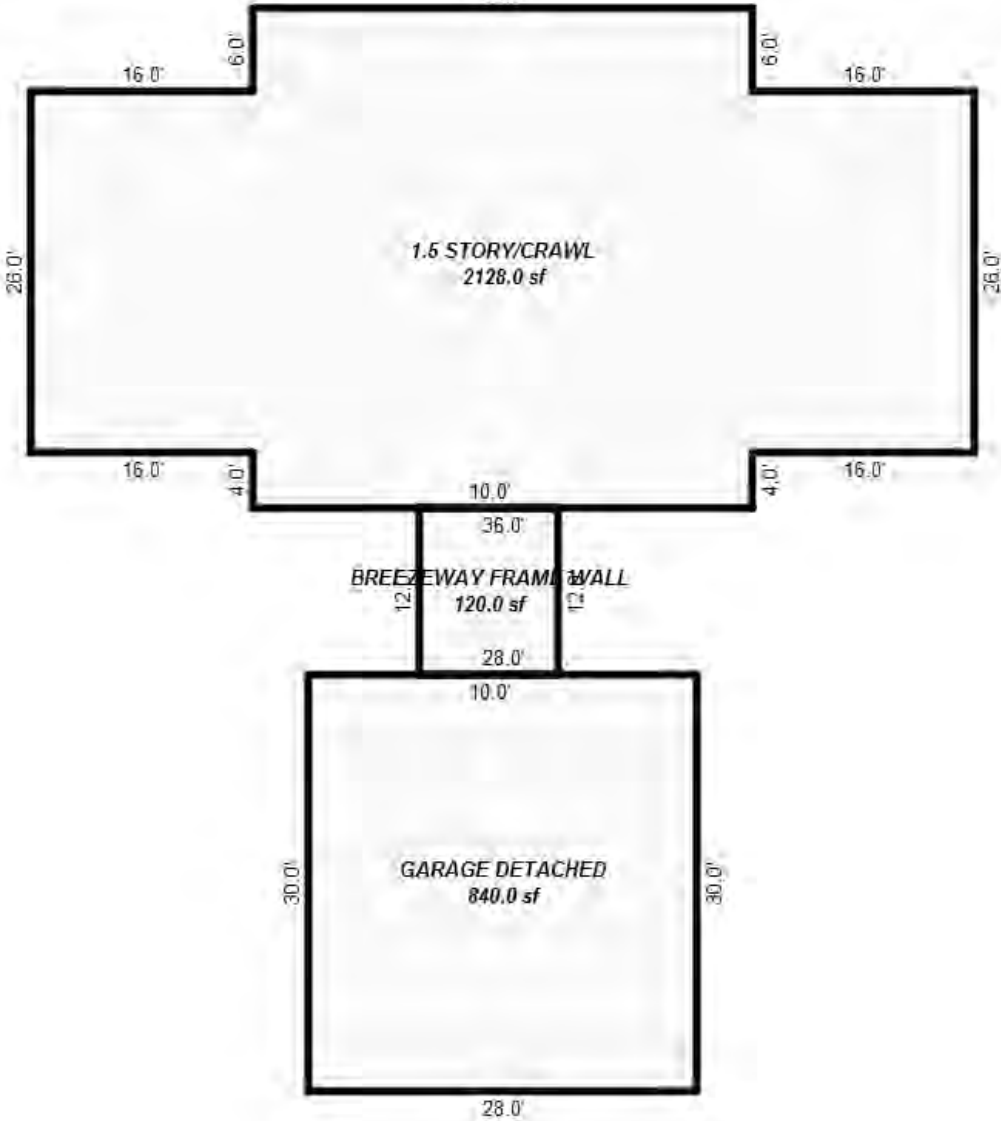
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 120	Type Brzwy, FW	Year Built: 2002 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: BC Effec. Age: 15 Floor Area: 3,192 Total Base New : 520,926 Total Depr Cost: 442,787 Estimated T.C.V: 1,151,246			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G								E.C.F. X 2.600		
Trim & Decoration															
Yr Built 2002	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 4 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		Large											
X	Avg.	X	Avg.												
	Few		Small												
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 2 Fixture Bath Softener, Auto 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		(9) Basement Finish			(14) Water/Sewer										
X	Asphalt Shingle		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										
Chimney: Brick		(10) Floor Support			Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY										Cls BC		Blt 2002			
(11) Heating System: Forced Heat & Cool															
Ground Area = 2128 SF Floor Area = 3192 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1.5 Story Siding Crawl Space 2,128															
Total: 444,201 377,570															
Other Additions/Adjustments															
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, 100 Feet 1 6,421 5,458															
Garages															
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 840 42,916 36,479															
Common Wall: 1 Wall 1 -3,205 -2,724															
Built-Ins															
Appliance Allow. 1 4,088 3,475															
Breezeways															
Frame Wall 120 11,450 9,732															
Totals: 520,926 442,787															
Notes:															
														ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 1,151,246	

\*\*\* 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: S DUNE HWY  
 Class: RESIDENTIAL-VACAN Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 59,62

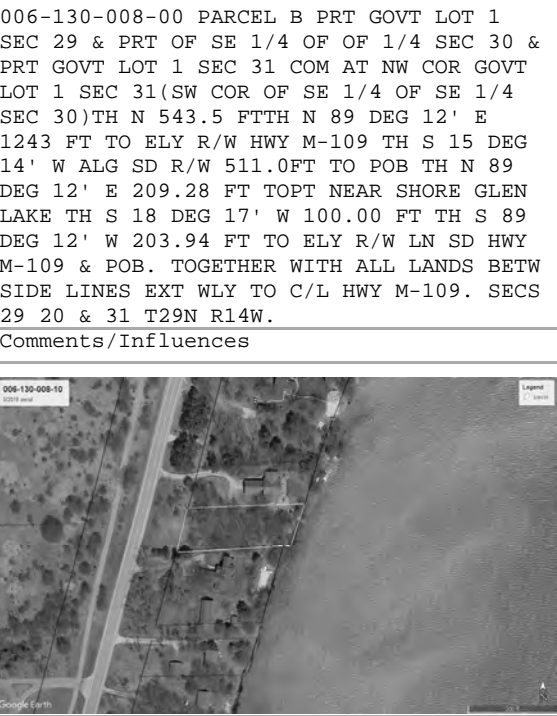
Owner's Name/Address: BARTLETT JANICE L TR  
 1 ARBOR LANE APT 102  
 EVANSTON IL 60201

2024 Est TCV 816,242

Improved	X	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
X			Dirt Road	98.00	403.00	1.0051	1.0359	8000 100	816,242
X			Gravel Road	98 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value = 816,242
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.						

Tax Description: LDA L670 P374-377/02 2002 SPLIT FROM 006-130-008-00 PARCEL B PRT GOVT LOT 1 SEC 29 & PRT OF SE 1/4 OF OF 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31(SW COR OF SE 1/4 OF SE 1/4 SEC 30)TH N 543.5 FTTH N 89 DEG 12' E 1243 FT TO ELY R/W HWY M-109 TH S 15 DEG 14' W ALG SD R/W 511.0FT TO POB TH N 89 DEG 12' E 209.28 FT TOPT NEAR SHORE GLEN LAKE TH S 18 DEG 17' W 100.00 FT TH S 89 DEG 12' W 203.94 FT TO ELY R/W LN SD HWY M-109 & POB. TOGETHER WITH ALL LANDS BETW SIDE LINES EXT WLY TO C/L HWY M-109. SECS 29 20 & 31 T29N R14W.

Comments/Influences: X Level Rolling X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	07/31/2019	INSPECTED	2024	408,100	0	408,100			100,188C
WAS	11/27/2010	INSPECTED	2023	275,500	0	275,500			95,418C
TPC	12/11/2011	INSPECTED	2022	264,400	0	264,400			90,875C
			2021	219,900	0	219,900			87,972C

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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.
DEAN THOMAS G REVOCABLE T	LITTLE GLENN LAKE PROPERT	0	03/23/2023	QC	09-FAMILY	2023001459	PROPERTY TRANSFER	0.0
DEAN JEANINE W TRUST	DEAN THOMAS G REVOCABLE T	0	05/31/1995	QC	09-FAMILY	406P382	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6963 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 63					
LITTLE GLENN LAKE PROPERTY TRUST DEAN JEANINE W TRUSTEE 6963 S DUNE HWY EMPIRE MI 49630	2024 Est TCV 2,639,393 TC/TFA: 632.04					

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GROUP A 14500	100.00	228.50	0.8694	0.8806	14500	100		1,110,160
			GROUP A 14500	75.00	228.50	0.8694	0.8806	14500	50	SURPLUS: ZONNING 100 FT	4
			175 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,526,470								

Tax Description			Land Improvement Cost Estimates				Residential Local Cost Land Improvements				
L258 P874 L320 P873 L406 P382/95 GA 392A PRT GOVT LOT 1 SEC 29 PRT S 1/2 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TH S 15 DEG14' W 412.62 FT TH N 89 DEG 12' E 214.62 FT TH ALG SHR GLEN LK S 18 DEG 17' W 200.00 FT FOR POB TH ALG SD SHR S 18 DEG 17' W 200.80 FT TH S 89 DEG 31' W192.90 FT TH ALG ELY LN ST HWY M-109 N 15 DEG 20' E 196.47 FT TH N 89 DEG 12' E 203.94 FT TO POB TOGETHER WITH ALL LANDSLYING TO SHR GLEN JK & C/T. ST HWY M-109 SECS 29 30 &	X	Dirt Road	Description	Rate	Size	% Good	Cash Value				
		Gravel Road	Wood Frame	32.45	200	50	3,245				
	X	Paved Road	LAND IMPROVEMENTS 5								
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value = 8,245								
	X	Sidewalk									
		Water									
		Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	763,200	556,500	1,319,700			463,618C
	Rolling								
	Low								
X	High		2023	368,500	419,300	787,800			441,541C
	Landscaped								
	Swamp								
	Wooded		2022	269,500	343,500	613,000			420,516C
	Pond								
X	Waterfront		2021	240,700	315,500	556,200			407,083C
	Ravine								
	Wetland								
	Flood Plain								



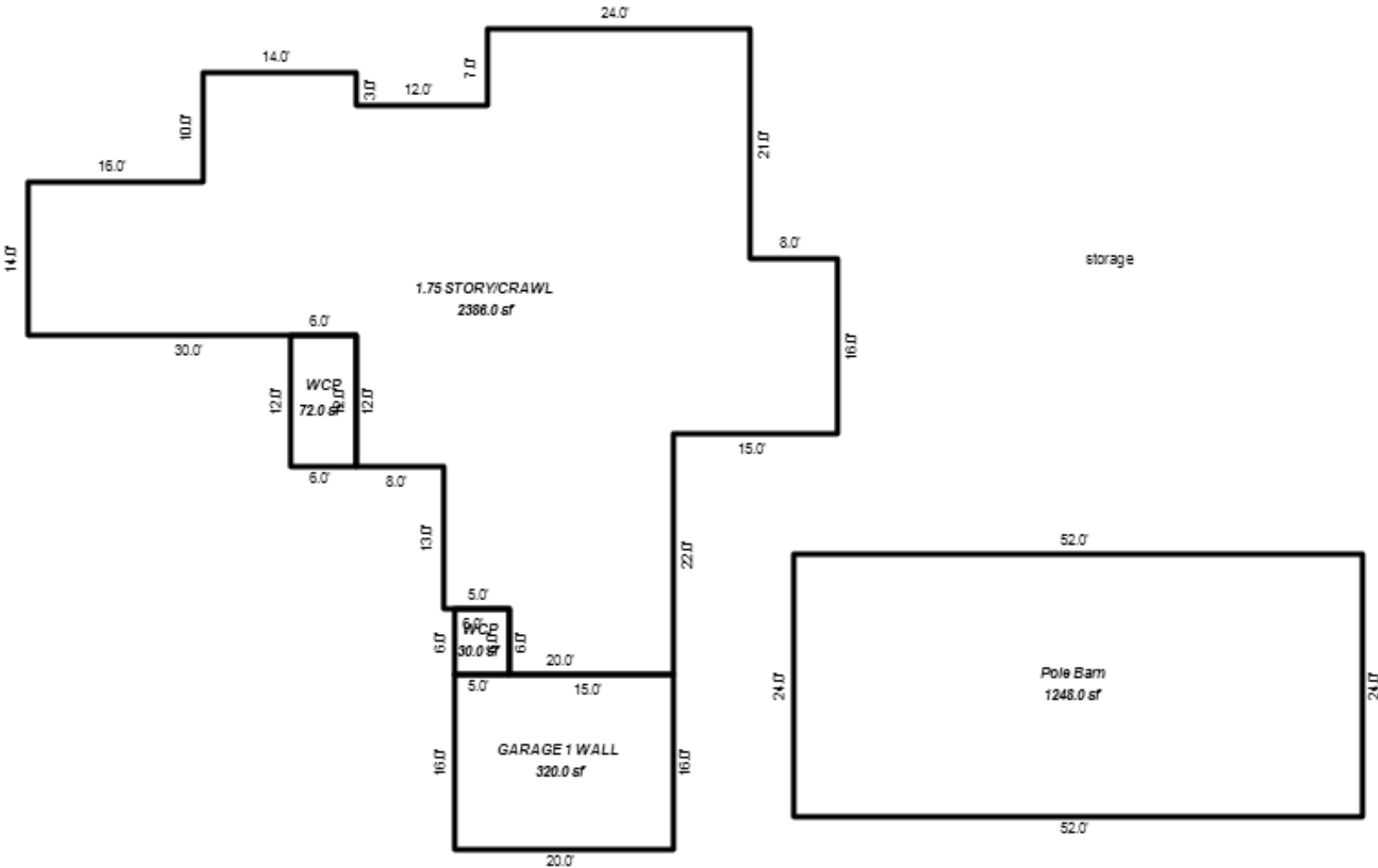
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	07/31/2019	INSPECTED	2023	368,500	419,300	787,800			441,541C
TPC	05/08/2018	INSPECTED	2022	269,500	343,500	613,000			420,516C
TPC	05/04/2016	INSPECTED	2021	240,700	315,500	556,200			407,083C

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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 72 30	Type Treated Wood Treated Wood	Year Built: 1988 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: 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			1		Class: BC Effec. Age: 35 Floor Area: 4,176 Total Base New : 653,654 Total Depr Cost: 424,876 Estimated T.C.V: 1,104,678		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		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Hot Water Ground Area = 2386 SF Floor Area = 4176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls BC		Blt 1988		
Yr Built 1988	Remodeled 0	Ex	X	Ord	Min	Size of Closets		200		Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Many		X		Ave.		Few		
Room List		Doors	Solid	X	H.C.	(12) Electric		(13) Plumbing		1		Average Fixture(s)		2		
Basement	1st Floor	(5) Floors		Kitchen: Hardwood Other: Hardwood Other:			200		Amps Service		1		3 Fixture Bath		2	
2nd Floor	4 Bedrooms	Kitchen: Hardwood Other: Hardwood Other:		No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many		X		Ave.	
(1) Exterior		(6) Ceilings		X		Drywall		(13) Plumbing		1		Average Fixture(s)		2		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2386 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		Lump Sum Items:		Notes:		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 1,104,678	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		1		Average Fixture(s)		2		3 Fixture Bath	
(2) Windows		Many	X	Avg.	Large	Basement: 0 S.F. Crawl: 2386 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Average Fixture(s)		2		3 Fixture Bath	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Avg.	X	Few	Small	(8) Basement			1		Average Fixture(s)		2		3 Fixture Bath	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		1		Average Fixture(s)		2		3 Fixture Bath	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		1		Average Fixture(s)		2		3 Fixture Bath	
X	Asphalt Shingle	Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		1		Average Fixture(s)		2		3 Fixture Bath	
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		1		Average Fixture(s)		2		3 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-2 (	Building Permit(s)		Date	Number	Status				
6819 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/19/2017	PM17-0054					
Owner's Name/Address		P.R.E. 100% 11/28/2005		Electrical		06/12/2012	PE12-0213					
FREEMAN WILLIAM J & JANICE F TRUST 6819 S DUNE HWY EMPIRE MI 49630		MAP #: 59,62		WELL/SEPTIC		09/25/2007	L07-232	INSPECTED				
		2024 Est TCV 1,477,831 TCV/TFA: 648.17		ELECTRICAL		01/26/2004	PE04-0039					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP B 8000	100.00	280.00	0.9457	0.9457	8000	100		715,542
				GROUP B 8000	25.00	280.00	0.9457	0.9457	8000	50	SURPLUS: ZONING 100 ft	8
				125 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =	804,984		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	3.19	3600	0	0				
				Wood Frame	28.79	120	50	1,727				
				Gas	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 =					8,056			
		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	402,500	336,400	738,900				283,689C
		TPC 01/04/2016	INSPECTED		2023	271,700	253,900	525,600				270,180C
		TPC 12/06/2012	INSPECTED		2022	268,800	208,200	477,000				257,315C
		TPC 11/03/2011	INSPECTED		2021	229,100	191,300	420,400				249,095C

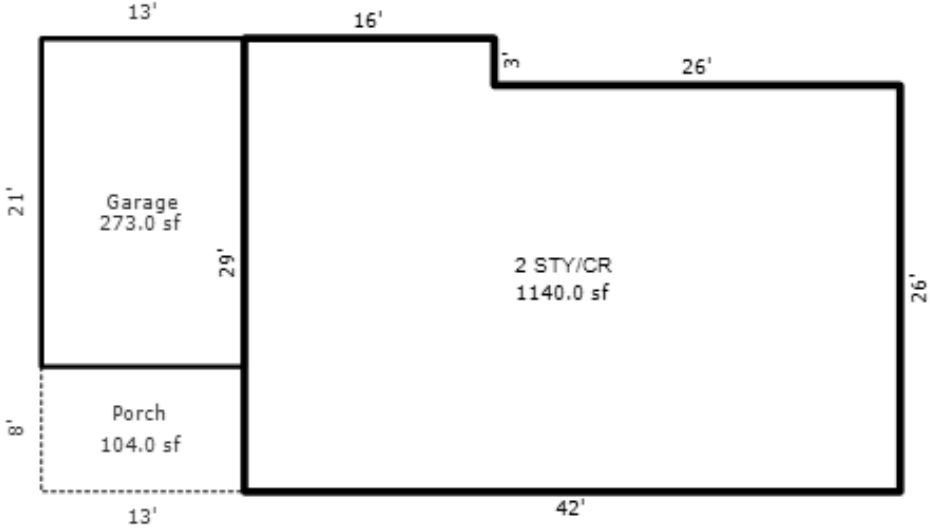
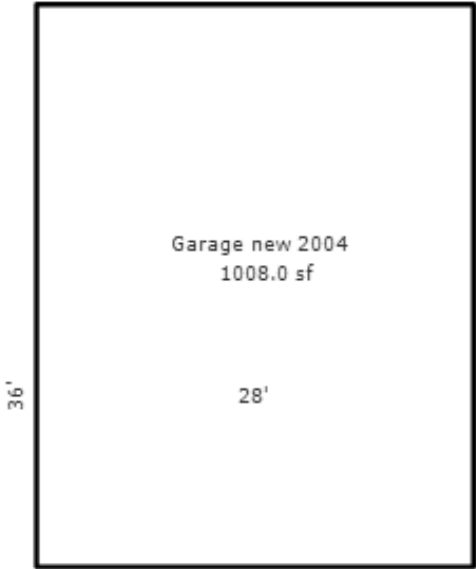


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


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 104 15 312	Type CCP (1 Story) CPP Treated Wood	Year Built: 1965 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: 273 % 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		X Central Air Wood Furnace		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Trim & Decoration		X No. Heating/Cooling		X Central Air Wood Furnace		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1965	Remodeled 1992	Ex	X	Ord	Min	X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		X No. Heating/Cooling		X Central Air Wood Furnace		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Room List		Doors	Solid	X	H.C.	X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior	Lg		X	Ord	Small	X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
X	Insulation	X Drywall		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F. Height to Joists: 0.0		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F. Height to Joists: 0.0		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
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		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	Joists: 2X8X16 Unsupported Len: Cntr.Sup:		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick		Lump Sum Items:		X No. Heating/Cooling		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 365,268 Total Depr Cost: 255,689 Estimated T.C.V: 664,791		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1965                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1140 SF Floor Area = 2280 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  2 Story Siding Crawl Space 1,140                  Total: 281,170 196,820</p> <p>Other Additions/Adjustments                  Plumbing                  Average Fixture(s) 1 1,518 1,063                  3 Fixture Bath 1 4,777 3,344                  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                  CCP (1 Story) 104 2,993 2,095                  CPP 15 431 302                  Deck                  Treated Wood 312 5,700 3,990                  Garages                  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)                  Base Cost 273 13,994 9,796                  Common Wall: 1 Wall 1 -2,282 -1,597                  Door Opener 1 562 393                  Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)                  Base Cost 1008 38,264 26,785                  Door Opener 2 1,124 787</p>													
<p>Build-Ins                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>													

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



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

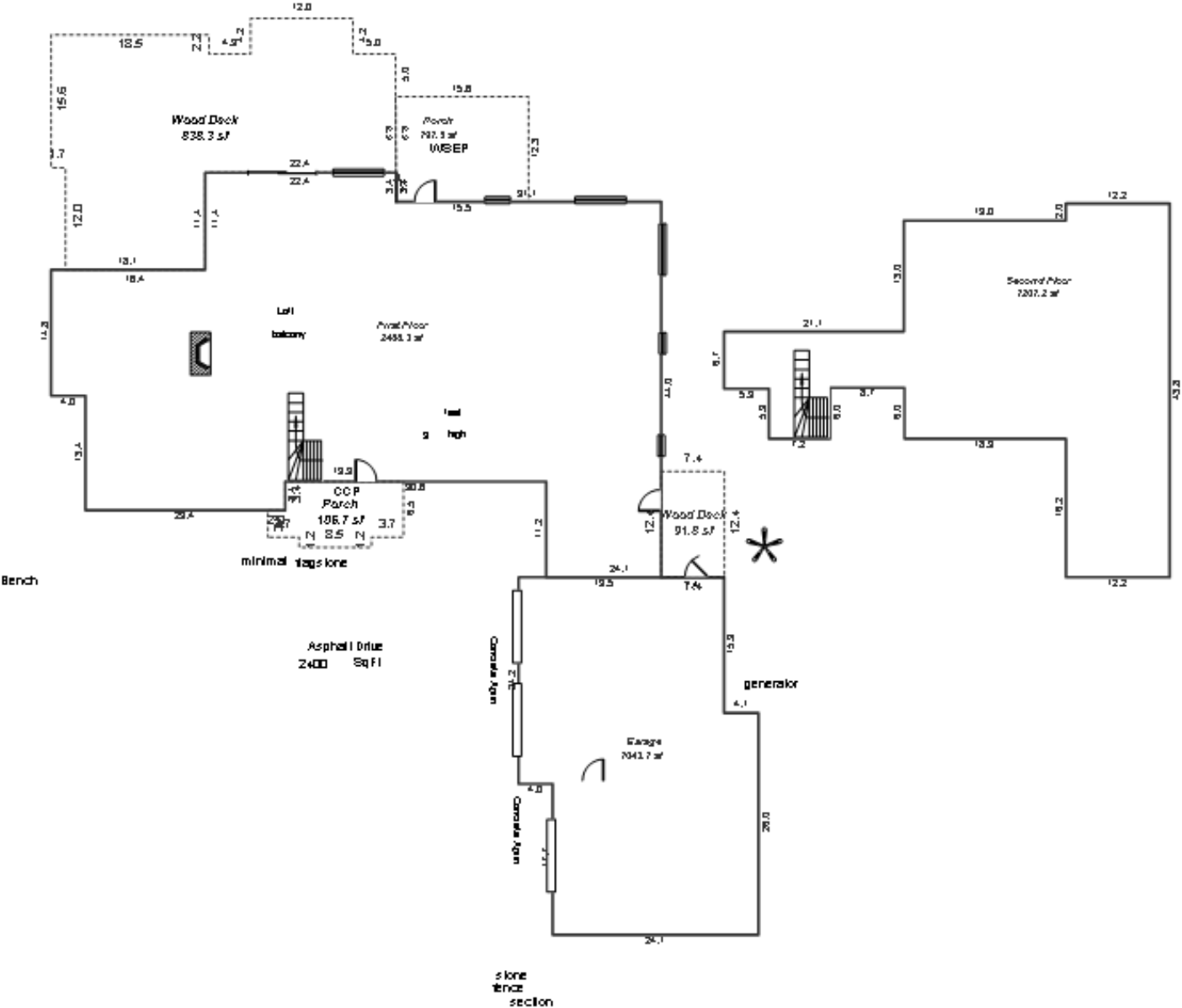


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6815 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	09/19/2017	PM17-0551	100% FINIS			
Owner's Name/Address		P.R.E. 0%			Electrical	09/01/2017	PE17-0474	100% FINIS			
GIFFIN MICHAEL G & KAREN A GIFFIN LIVING TRUST 4448 TRIAS STREET SAN DIEGO CA 92103		MAP #: 59,62			Mechanical	01/10/2012	PM12-0008	100% FINIS			
Tax Description		2024 Est TCY 2,716,027 TCY/TFA: 733.66			Plumbing	08/19/2011	PP11-0113				
		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP B 8000	100.00	300.00	1.0000	0.9622	8000	100	769,756
				100 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =		769,756	
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: Asphalt Paving	4.05	2400	0	0			
				D/W/P: Flagstone/Sand	30.28	400	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 75	7,500.00	1	100	7,500			
				Total Estimated Land Improvements True Cash Value =				7,500			
Comments/Influences		Topography of Site									
		X Level									
		Rolling									
		Low									
		X High									
		Landscaped									
		X 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	384,900	973,100	1,358,000		539,771C	
		TPC 01/10/2019 INSPECTED			2023	259,800	732,700	992,500		514,068C	
		TPC 05/04/2016 INSPECTED			2022	260,200	602,400	862,600		489,589C	
		TPC 12/06/2012 INSPECTED			2021	216,800	578,000	794,800		473,949C	

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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	1	Interior 1 Story	Area 106 191 838 91	Type	Year Built: 2011 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1043 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home				Drywall	Plaster	Forced Air w/o Ducts			Interior 2 Story		CCP (1 Story)				
	Town Home				Paneled	Wood T&G	Forced Air w/ Ducts			2nd/Same Stack		WSEP (1 Story)				
	Duplex	(4) Interior			Forced Hot Water	Two Sided	Treated Wood									
	A-Frame	Trim & Decoration			Electric Baseboard	Exterior 1 Story	Treated Wood									
	Wood Frame	Ex	Ord		Min	Elec. Ceil. Radiant	Exterior 2 Story									
	Building Style: 1.5 STORY	Size of Closets			Radiant (in-floor)	Prefab 1 Story										
	Yr Built 2012	Lg	Ord		Small	Electric Wall Heat	Prefab 2 Story									
	Remodeled 0	Doors			Space Heater	Heat Circulator										
	Condition: Average	Solid	H.C.			Wall/Floor Furnace	Raised Hearth									
Room List	(5) Floors			No Heating/Cooling	Wood Stove											
Basement	Kitchen:			Central Air	Direct-Vented Ga											
1st Floor	Other:			Wood Furnace												
2nd Floor	Other:			(12) Electric												
3 Bedrooms	No./Qual. of Fixtures			0 Amps Service												
(1) Exterior	Ex. Ord. Min			No. of Elec. Outlets	Class: B											
Wood/Shingle	Many Ave. Few			(13) Plumbing	Effec. Age: 10											
Aluminum/Vinyl	(7) Excavation			1 Average Fixture(s)	Floor Area: 3,702											
Brick	Basement: 2468 S.F.			3 3 Fixture Bath	Total Base New : 828,536											
Insulation	Crawl: 0 S.F.			1 2 Fixture Bath	Total Depr Cost: 745,681											
(2) Windows	Slab: 0 S.F.			Softener, Auto	Estimated T.C.V: 1,938,771											
Many Avg. Few	Height to Joists: 0.0			Softener, Manual	E.C.F. X 2.600											
Large Avg. Small	(8) Basement			Solar Water Heat	Bsmnt Garage:											
Wood Sash	Conc. Block			No Plumbing	Carport Area:											
Metal Sash	Poured Conc.			Extra Toilet	Roof:											
Vinyl Sash	Stone			Extra Sink												
Double Hung	Treated Wood			Separate Shower												
Horiz. Slide	Concrete Floor			Water Well, 50 Feet												
Casement	(9) Basement Finish			Porches												
Double Glass				Ceramic Tile Floor												
Patio Doors				Ceramic Tile Wains												
Storms & Screens				Ceramic Tub Alcove												
(3) Roof				Vent Fan												
Gable				(14) Water/Sewer												
Hip				1 Public Water												
Flat				1 Public Sewer												
Gambrel				1 Water Well												
Mansard				1 1000 Gal Septic												
Shed				1 2000 Gal Septic												
Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney:	Joists:															
	Unsupported Len:															
	Cntr.Sup:															

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