

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HEIN RICHARD G & MARIE	HEIN MARIE TRUST	100	04/17/2014	QC	09-FAMILY	1196P152	PROPERTY TRANSFER	0.0				
HEIN MARIE TRUST	HEIN RICHARD G & MARIE H&	0	06/11/2013	QC	09-FAMILY	1168P109	PROPERTY TRANSFER	0.0				
HEIN MARIE	HEIN MARIE TRUST	100	10/30/2012	QC	09-FAMILY	L1142P938	DEED	0.0				
HEIN RICHARD G & MARIE	HEIN MARIE	0	06/12/2001	QC	09-FAMILY	1142P834	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
7960 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/19/2023	PM23-0788					
		P.R.E. 100% 05/10/1994		Mechanical		10/27/2022	PM22-0911	100% FINIS				
Owner's Name/Address		MAP #: 72		Mechanical		08/25/2022	PM22-0718	100% FINIS				
HEIN MARIE TRUST 7960 S GLEN LAKE RD GLEN ARBOR MI 49636		2024 Est TCV 682,237 TCV/TFA: 179.77		Mechanical		10/01/2020	PM20-0618	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/	100.00	244.00	1.0253	0.8654	1000	100		88,728
				D 200' @ 1000/	81.00	244.00	1.0253	0.8654	1000	50	SURPLUS: ZONING 100 ft	3
				181 Actual Front Feet, 1.01 Total Acres				Total Est. Land Value =			124,664	
Tax Description				Land Improvement Cost Estimates								
				Description				Rate	Size	% Good	Cash Value	
				Residential Local Cost Land Improvements								
				Description				Rate	Size	% Good	Cash Value	
				LAND IMPROVEMENTS 15				1,500.00	1	100	1,500	
				Total Estimated Land Improvements True Cash Value = 1,500								
Comments/Influences												
		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	62,300	278,800	341,100			150,792C	
		TPC 10/28/2022 INSPECTED			2023	49,900	244,300	294,200			143,612C	
		TPC 10/12/2020 INSPECTED			2022	31,200	181,600	212,800			136,774C	
		WAS 10/19/2007 INSPECTED			2021	30,000	154,100	184,100			132,405C	



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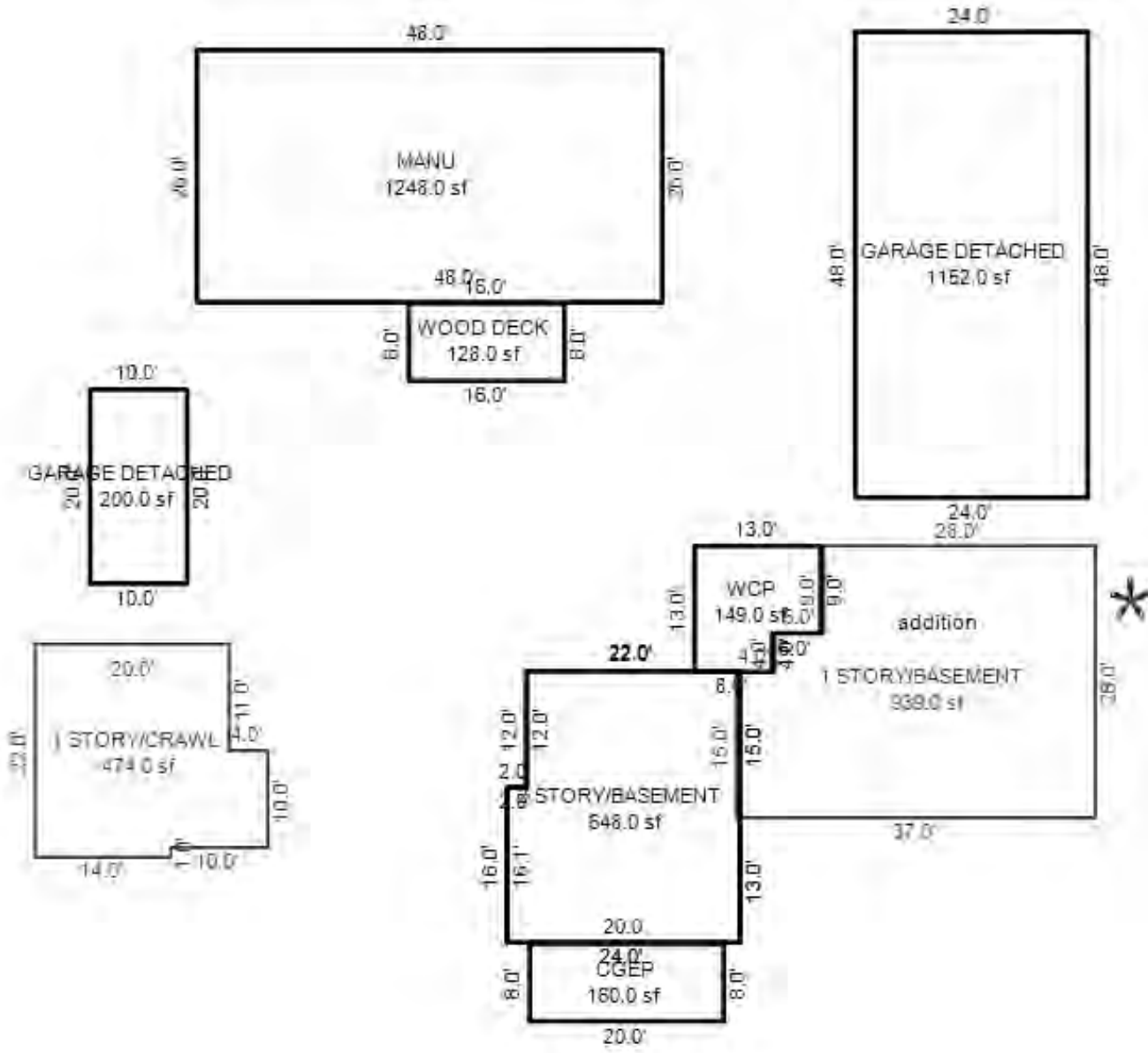
*** Information herein deemed reliable but not guaranteed***

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 149 WCP (1 Story) 160 CGEP (1 Story)	Type	Year Built: 1930 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 2,073 Total Base New : 312,468 Total Depr Cost: 174,156 Estimated T.C.V: 296,065			E.C.F. X 1.700		Bsmnt Garage:																																																																																																												
Building Style: 1.75 STORY		X	Drywall	Plaster																																																																																																																							
Yr Built 1930		Remodeled 1999		Ex	X	Ord	Min																																																																																																																				
Condition: Average		Size of Closets		Lg	X	Ord	Small																																																																																																																				
Room List		Doors	Solid		X	H.C.																																																																																																																					
5	Basement	(5) Floors		(12) Electric																																																																																																																							
2	1st Floor	Kitchen:		200 Amps Service																																																																																																																							
2	2nd Floor	Other:		No./Qual. of Fixtures																																																																																																																							
Bedrooms		Other:		Ex.	X	Ord.	Min																																																																																																																				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																																																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	X Ave.		Few																																																																																																																					
Insulation		X	Suspende	(13) Plumbing																																																																																																																							
(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																																																																																																																							
X	Many Avg.	X	Large Avg.	Basement: 1587 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																							
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		Lump Sum Items:																																																																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed																																																																																																																									
X	Asphalt Shingle	(10) Floor Support																																																																																																																									
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls CD Blt 1930 (11) Heating System: Forced Air w/ Ducts Ground Area = 1587 SF Floor Area = 2073 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>648</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>939</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>238,439</td> <td>131,142</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Water/Sewer</th> <th>1000 Gal Septic</th> <th>Water Well, 100 Feet</th> <th>Porches</th> <th>Garages</th> </tr> </thead> <tbody> <tr> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>WCP (1 Story)</td> <td>Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>CGEP (1 Story)</td> <td>Door Opener</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Base Cost</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Door Opener</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Base Cost</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Built-Ins</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Appliance Allow.</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Fireplaces</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Interior 2 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Wood Stove</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	648			1 Story	Siding	Basement	939			Total:				238,439	131,142	Plumbing	Average Fixture(s)	Water/Sewer	1000 Gal Septic	Water Well, 100 Feet	Porches	Garages		1				WCP (1 Story)	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						CGEP (1 Story)	Door Opener							Base Cost							Class: CD Exterior: Pole (Unfinished)							Door Opener							Base Cost							Built-Ins							Appliance Allow.							Fireplaces							Interior 2 Story							Wood Stove
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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:																																																																	
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Building Style: 1 STORY		X	Drywall Paneled																																																																												
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X Wood/Shingle Aluminum/Vinyl Brick			(5) Floors																																																																												
Insulation			Kitchen: Other: Tile Other:																																																																												
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X	Few	X	Large Avg.																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation																																																																												
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			(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)																																																																												
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			(12) Electric																																																																												
			60 Amps Service																																																																												
			No./Qual. of Fixtures																																																																												
			Ex.		Ord.	X	Min																																																																								
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			(15) Fireplaces																																																																												
			Class: D Effec. Age: 45 Floor Area: 474 Total Base New : 68,817 Total Depr Cost: 37,850 Estimated T.C.V: 64,345																																																																												
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			Bsmnt Garage: Carport Area: Roof:																																																																												
<p>Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1930</p> <p>(11) Heating System: Forced Air w/o Ducts</p> <p>Ground Area = 474 SF Floor Area = 474 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>474</td> <td>Total:</td> <td>59,904</td> <td>32,947</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CGEP (1 Story)</td> <td></td> <td></td> <td>40</td> <td></td> <td>3,461</td> <td>1,904</td> </tr> <tr> <td>CGEP (1 Story)</td> <td></td> <td></td> <td>48</td> <td></td> <td>3,767</td> <td>2,072</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td></td> <td>1,685</td> <td>927</td> </tr> <tr> <td colspan="5">Totals:</td> <td>68,817</td> <td>37,850</td> </tr> </tbody> </table> <p>Notes: OLD COTTAGE SOUTH OF DRIVE ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.700 => TCV: 64,345</p>																	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	474	Total:	59,904	32,947	Other Additions/Adjustments							Porches							CGEP (1 Story)			40		3,461	1,904	CGEP (1 Story)			48		3,767	2,072	Built-Ins							Appliance Allow.			1		1,685	927	Totals:					68,817	37,850
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																									
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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 128	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700		Bsmnt Garage:		
Building Style: MODULAR		Trim & Decoration		Ex X Ord Min			No. of Elec. Outlets			Class: D Effec. Age: 25 Floor Area: 1,248 Total Base New : 153,462 Total Depr Cost: 115,096 Estimated T.C.V: 195,663		Roof:			
Yr Built 1994	Remodeled 0	Size of Closets		Lg X Ord Small			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 3 Single Family MODULAR (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls D	Blt 1994		
Condition: Average		Doors		Solid X H.C.			150 Amps Service			Building Areas		Depr. Cost			
Room List		(5) Floors		Kitchen: Other: Carpeted Other: Vinyl			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
5 Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchens:		Other: Vinyl			Average Fixture(s)			1 Story Siding Crawl Space 1,248		134,301	100,726		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			Average Fixture(s)			Average Fixture(s)		1	790		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			3 Fixture Bath		1	2,503		
(2) Windows		Many Avg. X Avg. Large Small		Basement			2 Fixture Bath			Water/Sewer					
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet		1	4,384	3,288	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Deck			Treated Wood		128	3,039	2,279	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Built-Ins		Appliance Allow.		1	1,685	1,264
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: MODULAR ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.700 => TCV:		153,462	115,096	195,663	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARKINSON	HAGADON & MAPLES	106,000	11/07/1994	WD	03-ARM'S LENGTH	396:22	OTHER	0.0
DURKEE ALMON J & NORMA W	PARKINSON DOUGLAS R	54,500	08/29/1986	WD	03-ARM'S LENGTH	267P183	DEED	0.0
BUMGARDNER GEROG E D & BAR	DURKEE ALMON J & NORMA	50,000	03/26/1983	LC	16-LC PAYOFF	237P152 & 237P	DEED	0.0
BECKER JOHN B & PATRICIA	BUMGARDNER GEORGE DAVID &	18,500	07/01/1974	WD	03-ARM'S LENGTH	173P918	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7938 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MAPLES SHEILA 32928 HARGROVE CT FARMINGTON HILLS MI 48334	MAP #: 72					
	2024 Est TCV 323,193 TCV/TFA: 285.00					

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			
L267 P185 L396 P22&23/94 PRT OF GOVT LOT 4 SEC 3 COM NW COR TH E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH S 57 DEG 45' E ALG C/L 319 FT TH CONT ON SD C/L 446.66 FT TH N 60 DEG 00' E 153 FT TH N 40 DEG 07' E 168.72 FT TO POB TH N 40 DEG 07' E 129.41 FT TH S 65 DEG E 256.25 FT TH S 25 DEG W 125 FT TH N 65 DEG W 289.77 FT TO POB SEC 3 T28N R14W.	X			Dirt Road											
				Gravel Road											
	X			Paved Road	100.00	250.00	1.1247	0.8707	1000	100		97,925			
				Storm Sewer	25.00	250.00	1.1247	0.8707	1000	50	SURPLUS: ZONING 100 ft	1			
				Sidewalk	125 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	110,165		
				Water	Land Improvement Cost Estimates										
				Sewer	Description				Rate	Size	% Good	Cash Value			
	X			Electric	Residential Local Cost Land Improvements										
	X			Gas	Description				Rate	Size	% Good	Cash Value			
				Curb	LAND IMPROVEMENTS 25							2,500.00	1	100	2,500
				Street Lights	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	

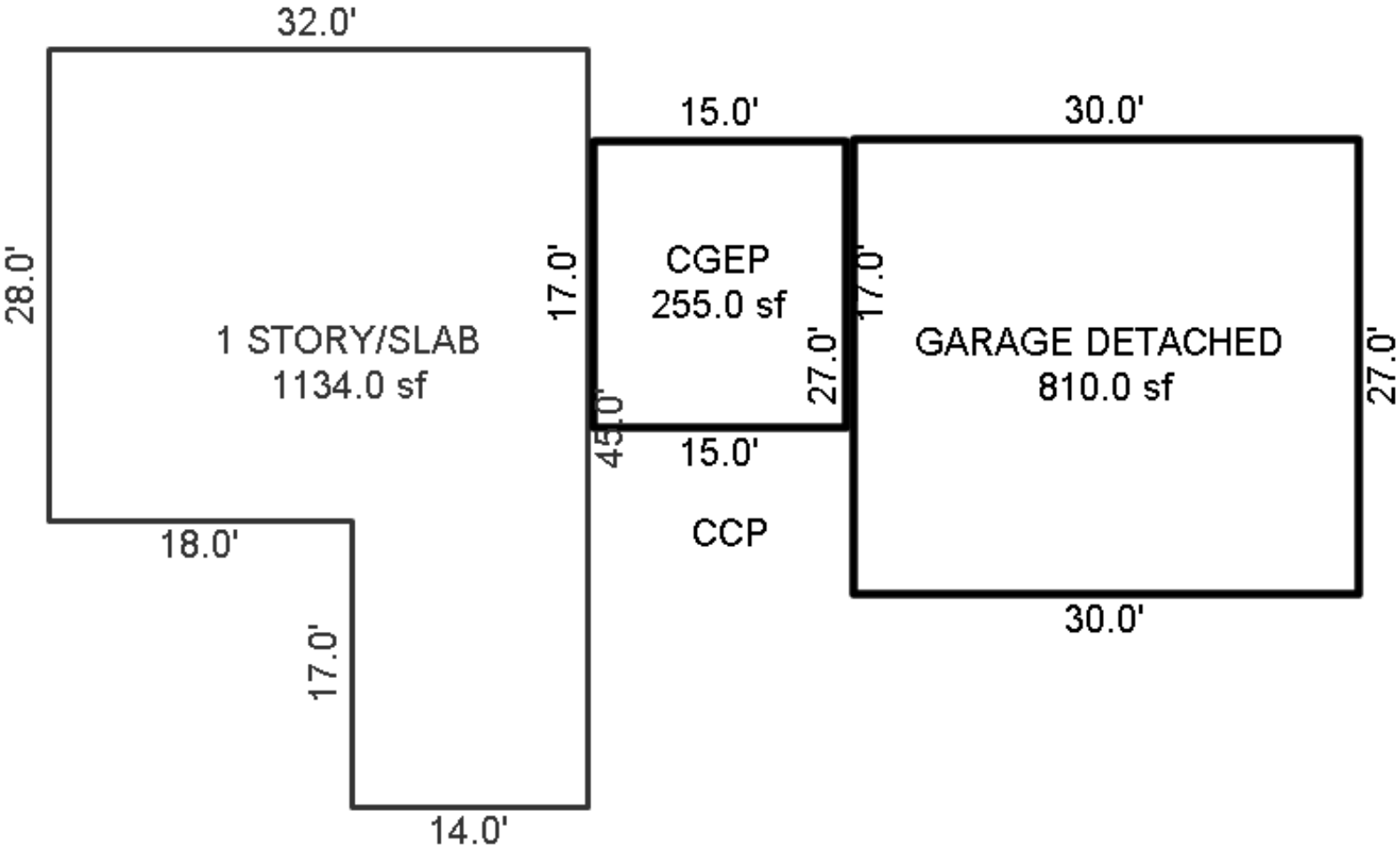
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	55,100	106,500	161,600			72,628C
2023	44,100	92,900	137,000			69,170C
2022	26,000	68,600	94,600			65,877C
2021	25,000	53,900	78,900			63,773C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 255	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 690 % 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: 1,134 Total Base New : 206,424 Total Depr Cost: 123,840 Estimated T.C.V: 210,528		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:																								
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1134 SF Floor Area = 1134 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1930																										
Yr Built 1930	Remodeled 1965	Ex	X Ord	Min	100 Amps Service		No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost															
Condition: Average		Size of Closets		No. of Elec. Outlets		Plumbing		Average Fixture(s)		Plumbing		Water/Sewer		Garages		Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		Door Opener		Built-Ins		Appliance Allow.		Fireplaces		Wood Stove		Notes:		ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.700 => TCV: 210,528		
Room List		Doors	Solid	X H.C.	(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		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service		100 Amps Service	
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		No. of Elec. Outlets		Many		X Ave.		Few		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:																		
(1) Exterior		(6) Ceilings		X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1134 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:																
Wood/Shingle Aluminum/Vinyl Brick X Block Insulation		(2) Windows		Many Avg. Few		Large Avg. Small		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		X		X		X		X		X		X		X		X		X		X		X		X		X		X		

*** 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.
DOMKA & BEDELLS	SMITH CHARLOTTE W TRUST	206,000	05/04/2016	WD	03-ARM'S LENGTH	1259P872	PROPERTY TRANSFER	100.0
DOMKA BETTY	DOMKA BETTY & BEDELLS JAM	0	09/12/2003	QC	09-FAMILY	764:314	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7896 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/11/2008	L08-132	100% FINIS
Owner's Name/Address	P.R.E. 0%					
SMITH CHARLOTTE W TRUST 7342 PINE PARK DR N LAKE WORTH FL 33467	MAP #: 72					
	2024 Est TCV 407,708 TCV/TFA: 249.97					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L507 P494/99 L764 P314/03 PRT GOVT LOT 4 SEC 3 COM AT PT ON N LN SEC 3 1051.1 FT E OF NW COR TH S 0 DEG 01' 30" E 100 FT TH S 25 DEG 04' W 110.40 FT TO POB TH E 213 FT TO WLY R/W ST HWY M-22 TH SLY ALG R/W 252.57 FT TH N 65 DEG W 228.77 FT M/L TH N 25 DEG 04' E 158.56 FT TO POB SEC 3 T28N R11W.	X		Dirt Road									
			Gravel Road									
	X		Paved Road	200.00	220.00	0.9776	0.8433	1000	100			164,877
	X		Storm Sewer	19.00	220.00	0.9776	0.8433	1000	50	SURPLUS: ZONING	100 ft	
	X		Sidewalk	219 Actual Front Feet, 1.11 Total Acres							Total Est. Land Value =	172,709
	X		Water	Land Improvement Cost Estimates								
	X		Sewer	Description				Rate	Size	% Good		Cash Value
	X		Electric	D/W/P: Asphalt Paving				2.97	3200	0		0
	X		Gas	Residential Local Cost Land Improvements								
			Curb	Description				Rate	Size	% Good		Cash Value
			Street Lights	LAND IMPROVEMENTS 5				5,000.00	1	100		5,000
			Standard Utilities	Total Estimated Land Improvements True Cash Value =								5,000
			Underground Utils.									



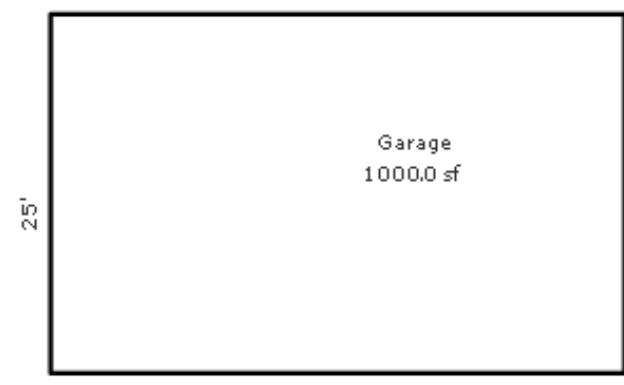
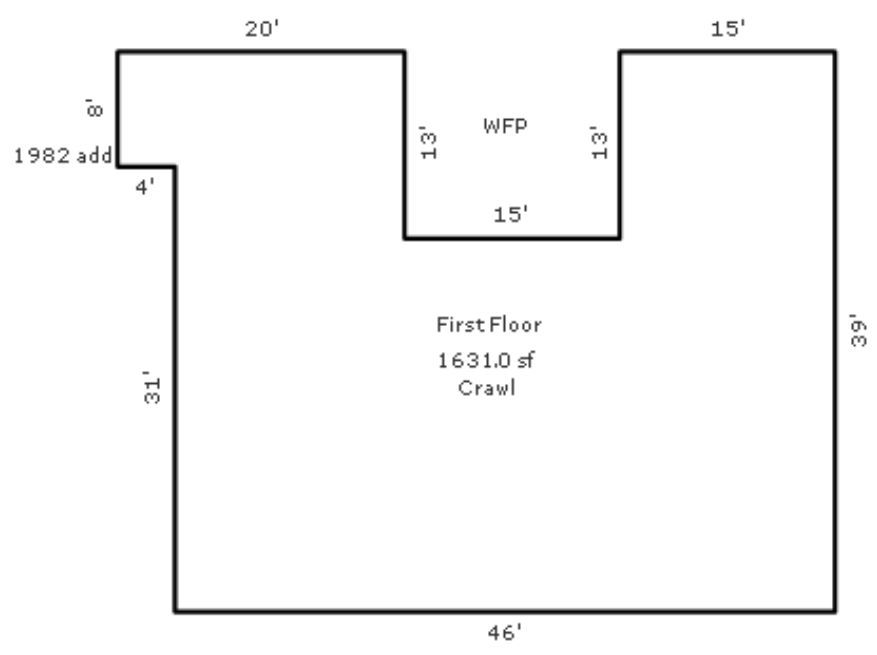
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	86,400	117,500	203,900			123,681C
Rolling	2023	69,100	103,200	172,300			117,792C
Low	2022	45,200	76,500	121,700			112,183C
High	2021	43,400	65,200	108,600			108,600S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/06/2018 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		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 195	Type WGEP (1 Story)	Year Built: 1978 Car Capacity: 3.5 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 975 % 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								E.C.F. X 1.700					
Building Style: 1 STORY		X	Drywall Paneled											Plaster Wood T&G	Trim & Decoration			
Yr Built 1950		Remodeled 1982		Ex	X	Ord	Min	Size of Closets		Lg	X	Ord	Small					
Condition: Average		Doors		Solid	X	H.C.	Central Air Wood Furnace		(12) Electric		120		Amps Service					
Room List		(5) Floors		Kitchen: Other: Other:		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls		CD	Blt	1950				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No. of Elec. Outlets		Ground Area = 1631 SF		Floor Area = 1631 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Stucco X Insulation	X Drywall		Many		X	Ave.	Few	(13) Plumbing		1 Story Siding Crawl Space		1,631	Total:	183,942	101,171		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1631 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		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,265	696		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		WGEP (1 Story)		195	13,939	7,666		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost Door Opener		975 3	30,206 1,496	16,613 823
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Appliance Allow.		Totals:		1		1,989		1,094		
Chimney: Block		Joists: 2X8X16 Unsupported Len: Cntr.Sup:												245,986		135,294		
Notes:													ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.700 =>		TCV:		229,999	

*** 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.
NEWBLATT STEWART A & FLOR	SCHUERMANN ELIZABETH REED	380,000	03/13/2019	WD	03-ARM'S LENGTH	1355P206	PROPERTY TRANSFER	100.0
NEWBLATT STEWART A & FLOR	NEWBLATT STEWART A & FLOR	0	06/25/2010	QC	09-FAMILY	2010 1051-920Q	DEED	0.0
NEWBLATT STEWART A & FLOR		0	05/07/2008	WD	03-ARM'S LENGTH	977/921	DEED	0.0
NEWBLATT STEWART A & FLOR		0	01/21/2008	QC	03-ARM'S LENGTH	977/930	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7880 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	02/25/1993	93001286	
	P.R.E. 0%		WELL/SEPTIC	10/23/1992	1992-1325	100% FINIS
Owner's Name/Address	MAP #: 71					
SCHUERMANN ELIZABETH REED 3450 VISTA AVE CINCINNATI OH 45208	2024 Est TCV 608,575 TCV/TFA: 469.58					

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/	200.00	242.00	0.9844	0.8636	1000	100		170,029
			D 200' @ 1000/	13.00	242.00	0.9844	0.8636	1000	50	SURPLUS: ZONING 100 ft	
			213 Actual Front Feet, 1.18 Total Acres							Total Est. Land Value =	175,555

Tax Description
 L320 P697-699 L360 P35/93 PRT GOVT LOT 4
 BEG AT POINT ON N LN SD SEC 3 DESCRIBED
 AS 1051.1 FT E OF NW COR SD SEC TH ALG SD
 N SEC LN E 239.44 FT TO WLY R/W LN ST HWY
 M-22 TH ALG SD WLY LN ON ARC OF 922.17 FT
 RADIUS CURVE TO RIGHT 177.30 FT CH-S 19
 DEG 13' 30" W 177.03 FT TH ALG SD WLY LN
 S 24 DEG 44' W 36.10 FT TH W 213 FT TH N
 25 DEG 04' E 110.40 FT TH N 00 DEG 01'
 30" E 100 FT TO POB SEC 3 T28N R14W.

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

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.71	3200	0	0
D/W/P: 4in Ren. Conc.	10.56	260	0	0
Wood Frame	36.85	120	50	2,211
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,211



- 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	87,800	216,500	304,300			195,659C
2023	70,200	190,100	260,300			186,342C
2022	45,100	151,000	196,100			177,469C
2021	43,300	128,500	171,800			171,800S

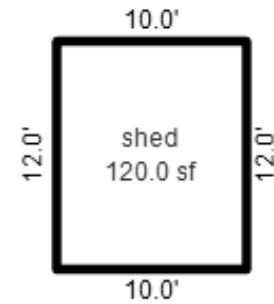
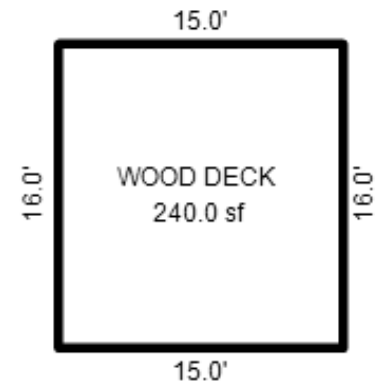
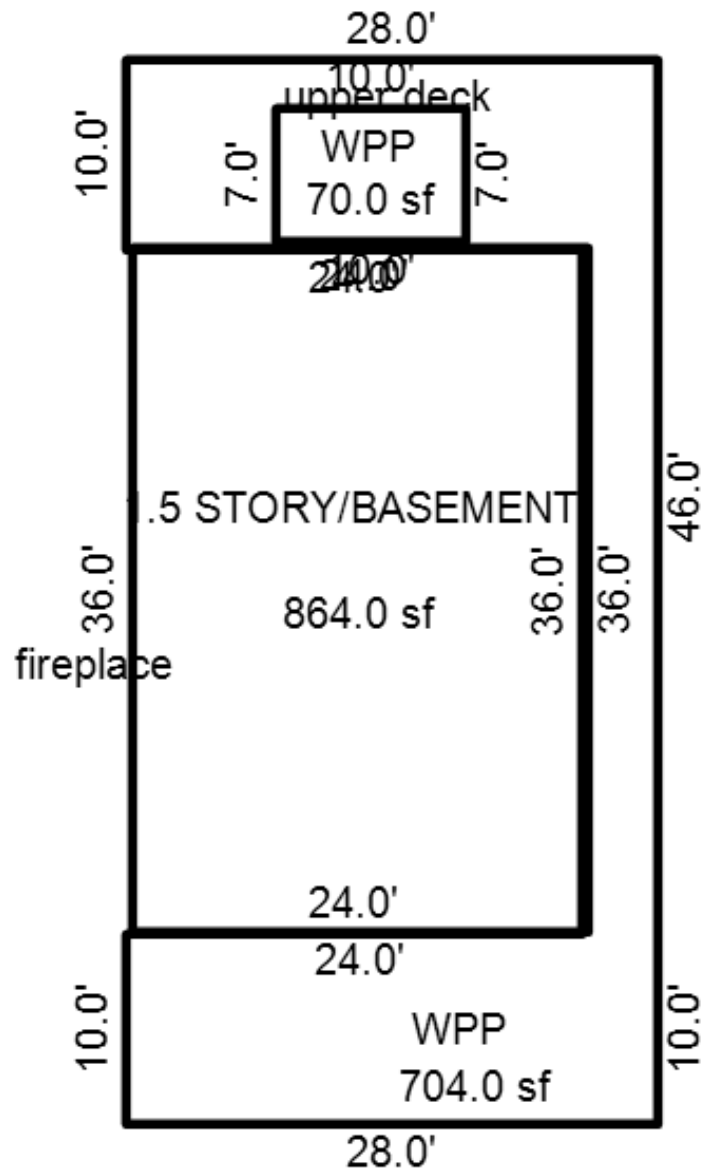
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*** Information herein deemed reliable but not guaranteed***

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 704 70 240	Type WPP WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
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: 20 Floor Area: 1,296 Total Base New : 313,095 Total Depr Cost: 250,476 Estimated T.C.V: 425,809	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5 STORY		X	Drywall		Plaster Wood T&G	Trim & Decoration										
Yr Built 1993	Remodeled 0	X	Ex		Ord	Min	Size of Closets									
Condition: Average		X	Lg	Ord	Small	Central Air Wood Furnace										
Room List		Doors		Solid X H.C.		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 1993		
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			200 Amps Service			Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Total:		219,632 175,706	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X Ex. Ord. Min			X Many Ave. Few			1.5 Story Siding Basement			864			
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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Other Additions/Adjustments			Recreation Room Basement, Outside Entrance, Below Grade		864 24,278 19,422 3 11,086 8,869	
(2) Windows		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1 2,234 1,787 1 7,025 5,620 1 4,707 3,766	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1000 Gal Septic Water Well, 100 Feet		1 5,796 4,637 1 6,421 5,137	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Porches			WPP WPP			70 3,249 2,599 704 14,819 11,855			
(3) Roof		864 Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Deck			Treated Wood			240 5,098 4,078			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Built-Ins			Appliance Allow.			1 4,088 3,270			
X	Asphalt Shingle	Chimney: Metal		Fireplaces			Prefab 2 Story			1 4,661 3,729						
							Local Cost Items			GENERATOR			1 1 1 *			
							Totals:			313,095 250,476						

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

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6900 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/11/2006	PM06-0453				
Owner's Name/Address		P.R.E. 100% 05/10/1994		Res. Garage, Detached		12/22/2005	PB05-0782				
HODGE BRIAN E 6900 W DAY FOREST RD EMPIRE MI 49630		MAP #: 72		GARAGE POLE CONSTRUCTION		12/18/2005	2047-05				
Tax Description		2024 Est TCV 454,669 TCV/TFA: 348.67		Land Value Estimates for Land Table 4120.4120 RESI							
		X Improved	Vacant								
		Public Improvements			* Factors *						
		Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road			D 200' @ 1000/ 160.54 319.09 1.0565 0.9255 1000 100 156,964						
		Paved Road			161 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = 156,964						
		Storm Sewer			Land Improvement Cost Estimates						
		Sidewalk			Description	Rate	Size	% Good	Cash Value		
		Water			D/W/P: 4in Ren. Conc. 8.41 1020 0 0						
		Sewer			Fencing: Wire Mesh, #9 3.90 100 50 195						
		X Electric	Residential Local Cost Land Improvements								
		X Gas	Description Rate Size % Good Cash Value								
		Curb			LAND IMPROVEMENTS 25 2,500.00 1 100 2,500						
		Street Lights			Total Estimated Land Improvements True Cash Value = 2,695						
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		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
		Who	When	What	2024	78,500	148,800	227,300			143,153C
		TPC 05/06/2018 INSPECTED			2023	62,800	130,600	193,400			136,337C
		TPC 09/14/2009 INSPECTED			2022	61,800	96,200	158,000			129,845C
					2021	44,500	81,800	126,300			125,697C

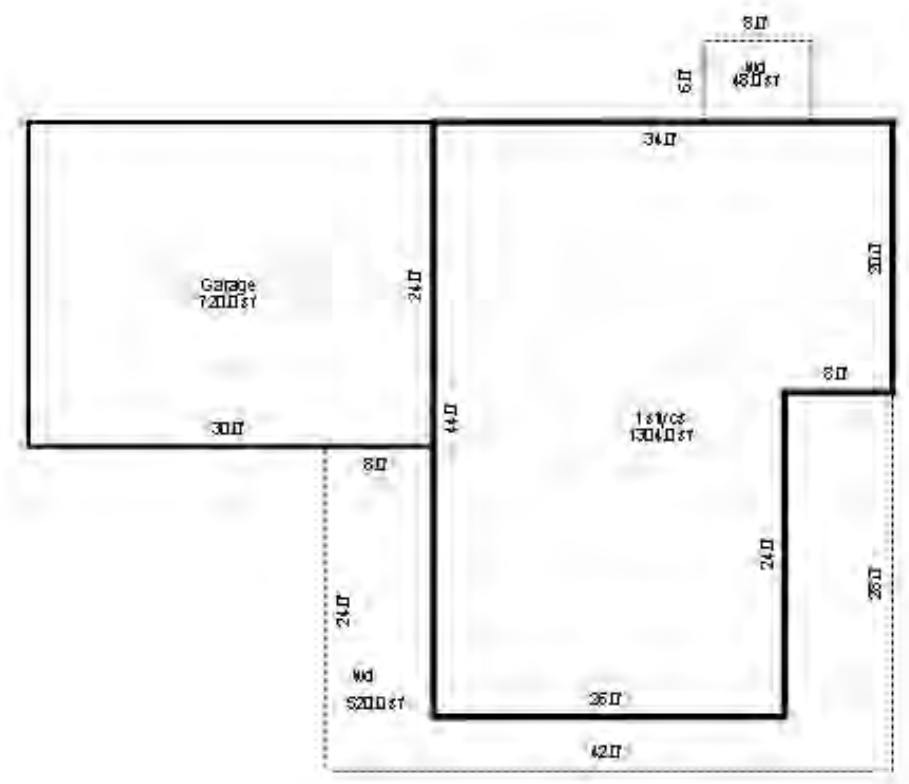


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*** Information herein deemed reliable but not guaranteed***

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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 520	Type Treated Wood Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																															
X	Wood Frame	(4) Interior		X		X		1		E.C.F. X 1.700		Bsmnt Garage:																																																																																																																																																																																																																
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 32 Floor Area: 1,304 Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Carport Area: Roof:																																																																																																																																																																																																																
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets		No. Heating/Cooling		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
Condition: Average		Lg	X	Ord	Small	No. Heating/Cooling		No. Heating/Cooling		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
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4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		150		Amps Service		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
(1) Exterior		Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																															
X	Insulation	X	Drywall	(13) Plumbing		1		Average Fixture(s)		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
(2) Windows		(7) Excavation		1		3		Fixture Bath		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1304 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2 Fixture Bath		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1		Average Fixture(s)		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		2 Fixture Bath		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
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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		1		Average Fixture(s)		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																															
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		1		Average Fixture(s)		Total Base New : 255,198 Total Depr Cost: 173,535 Estimated T.C.V: 295,010		Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																
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<p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																																																																																																																																																																																																																												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITFIELD TRUST	WEBB	289,000	06/15/2001	WD	03-ARM'S LENGTH	587:304	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6876 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/24/2022	PM22-0546	100% FINIS
	P.R.E. 100% 02/24/2003		Electrical	04/05/2022	PE22-0207	100% FINIS
Owner's Name/Address	MAP #: 72		Res. Add/Alter/Repair	06/14/2013	PB13-0151	100% FINIS
WEBB GILBERT G & BETSY B 6876 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 640,621 TCV/TFA: 299.64		Electrical	06/03/2013	PE13-0223	

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	516.06	0.8934	1.0436	1400	100		130,529	
C 100' @ 1400/	57.00	516.06	0.8934	1.0436	1400	50	SURPLUS: ZONING 100 ft	3	
157 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =								167,729	

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
L244 P16 L293 P759 L501 P203/99 L7 P138 L587 P301 L587 P304/01 PARCEL A PRT GOVT LOT 4 ALSO BEING PRT NW 1/4 SEC 3 BEG AT POINT N 90 DEG 00'00" E 848.37 FT (REC AS 851.10 FT) ALG N LN SDSEC & S 22 DEG 09'59" W (REC S 22 DEG 06'20" W) 161.61 FT FROM NW COR SD SEC TH CONT S 22 DEG 09'59" W 213.63 FT TH S 31 DEG 41'23" W 202.94 FT TH S 48 DEG 13'15" W 122.69 FT TH S 60 DEG 00'21" W 33.00 FT TO POINT ON C/L DAY FOREST RD TH N 29 DEG 59'39" W 157.74 FT ALG SD C/L TH N 41 DEG 27'26" E 218.31 FT TH N 13 DEG 51'59" E 173.60 FT	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 3.5 Concrete	6.77	380	0	0	
	X	Electric	Wood Frame	28.79	120	50	1,727	
	X	Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value =					1,727

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	83,900	236,400	320,300			202,420C
X	Rolling		2023	65,900	207,200	273,100			192,781C
X	Low		2022	54,700	163,100	217,800			181,601C
X	High		2021	37,500	138,300	175,800			175,800S
	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	06/28/2022	INSPECTED	2023	65,900	207,200	273,100			192,781C
TPC	05/06/2018	INSPECTED	2022	54,700	163,100	217,800			181,601C
TPC	11/20/2013	INSPECTED	2021	37,500	138,300	175,800			175,800S

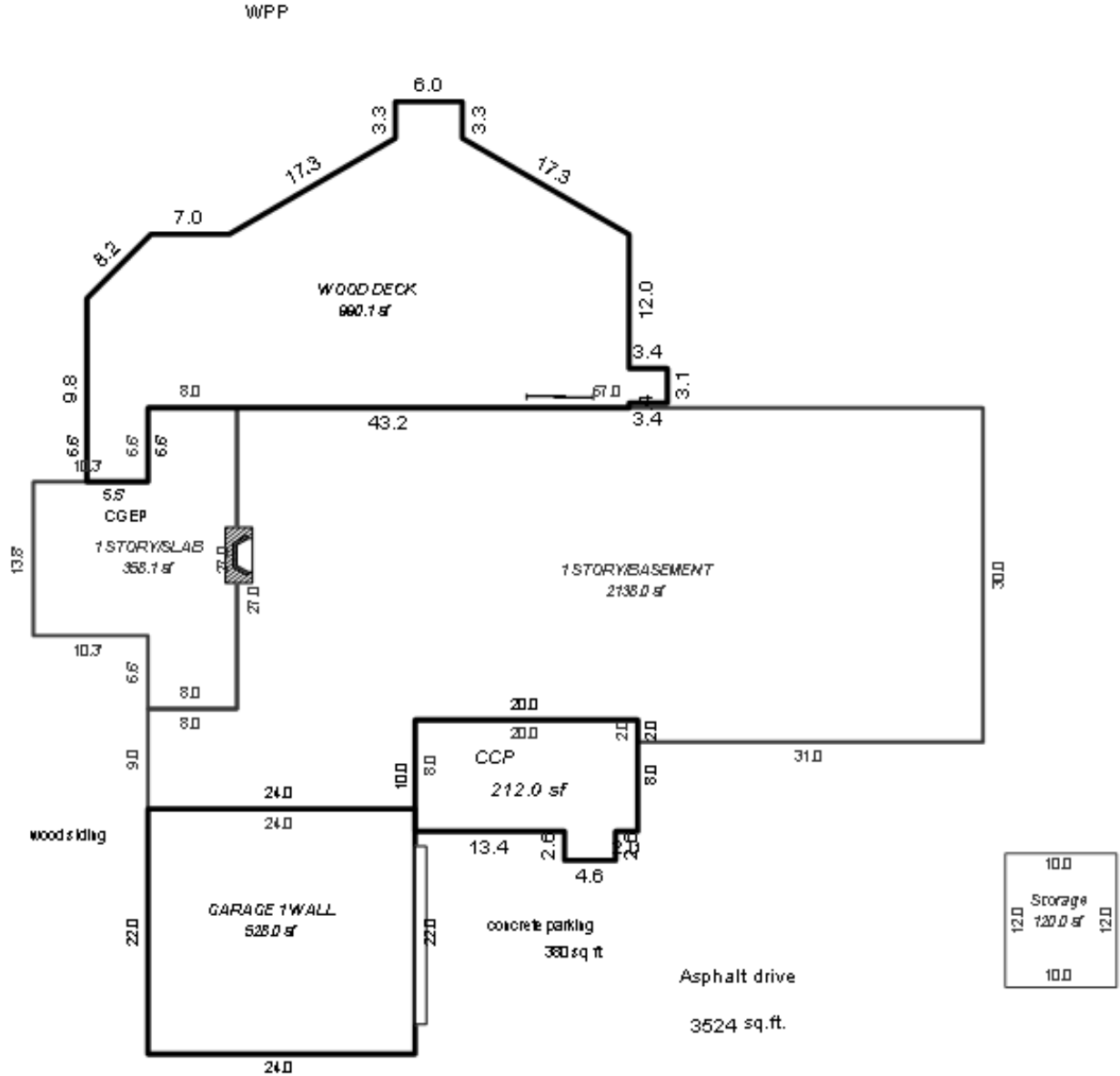
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X	Wood Frame	(4) Interior	X Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																	
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<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1986</p> <p>(11) Heating System: Forced Hot Water Ground Area = 2138 SF Floor Area = 2138 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>2,138</td> <td>Total:</td> <td>309,126</td> <td>216,389</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,518</td> <td>1,063</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td></td> <td>4,777</td> <td>3,344</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td></td> <td>3,197</td> <td>2,238</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td></td> <td>5,002</td> <td>3,501</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,973</td> <td>4,181</td> </tr> <tr> <td>Porches</td> <td>CCP (1 Story)</td> <td></td> <td>212</td> <td></td> <td>5,690</td> <td>3,983</td> </tr> <tr> <td></td> <td>CGEP (1 Story)</td> <td></td> <td>358</td> <td></td> <td>20,105</td> <td>14,073</td> </tr> <tr> <td>Garages</td> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>528</td> <td></td> <td>24,061</td> <td>16,843</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td></td> <td>-2,762</td> <td>-1,933</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>1</td> <td></td> <td>562</td> <td>393</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>2,845</td> <td>1,991</td> </tr> <tr> <td>Fireplaces</td> <td>Wood Stove</td> <td></td> <td>1</td> <td></td> <td>2,624</td> <td>1,837</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>990</td> <td></td> <td>13,217</td> <td>9,252</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,138	Total:	309,126	216,389	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)		212		5,690	3,983		CGEP (1 Story)		358		20,105	14,073	Garages	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							Base Cost		528		24,061	16,843		Common Wall: 1 Wall		1		-2,762	-1,933		Door Opener		1		562	393	Built-Ins	Appliance Allow.		1		2,845	1,991	Fireplaces	Wood Stove		1		2,624	1,837	Deck	Treated Wood		990		13,217	9,252
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITFIELD TRUST	BUTLER	105,900	01/31/2000	WD	03-ARM'S LENGTH	535:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6888 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/29/2023	PM23-0729	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	07/06/2021	PM21-0558	100% FINIS
BUTLER JOHN M & SANDRA C PO BOX 408 GLEN ARBOR MI 49636	MAP #: 72		Electrical	11/25/2020	PE20-0652	100% FINIS
	2024 Est TCV 790,854 TCV/TFA: 414.71		Res. Add/Alter/Repair	04/17/2018	PB18-0150	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
L535 P249-251/00 PRT NW 1/4 SEC 3 BEG AT POINT WHICH IS E 399.10 FT ALG N LN SD SEC TH CONT E 449.27 FT TH S 22 DEG 09'59" W 161.61 TH W 398.34 FT TH N 03 DEG 50'33" E 150 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 3 T28N R14W.	X	Dirt Road		C 100' @ 1400/	158.31	423.81	0.8915	0.9935	1400	100	196,299
		Gravel Road		158 Actual Front Feet, 1.54 Total Acres						Total Est. Land Value =	196,299

Comments/Influences	X	Electric	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X	Gas	D/W/P: 4in Concrete	7.16	3200	0	0	
	X	Curb	D/W/P: Patio Blocks	16.05	124	0	0	
	X	Street Lights	Retaining Wall: Brick, 12 in.	40.24	334	50	6,720	
	X	Standard Utilities	Wood Frame	24.16	312	50	3,769	
		Underground Utils.	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 =				20,489	



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	98,100	297,300	395,400			241,539C
X	Rolling	2023	77,100	261,400	338,500			230,038C
X	Low	2022	64,600	196,100	260,700			219,084C
X	High	2021	45,200	165,600	210,800			210,150C
X	Landscaped							
X	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

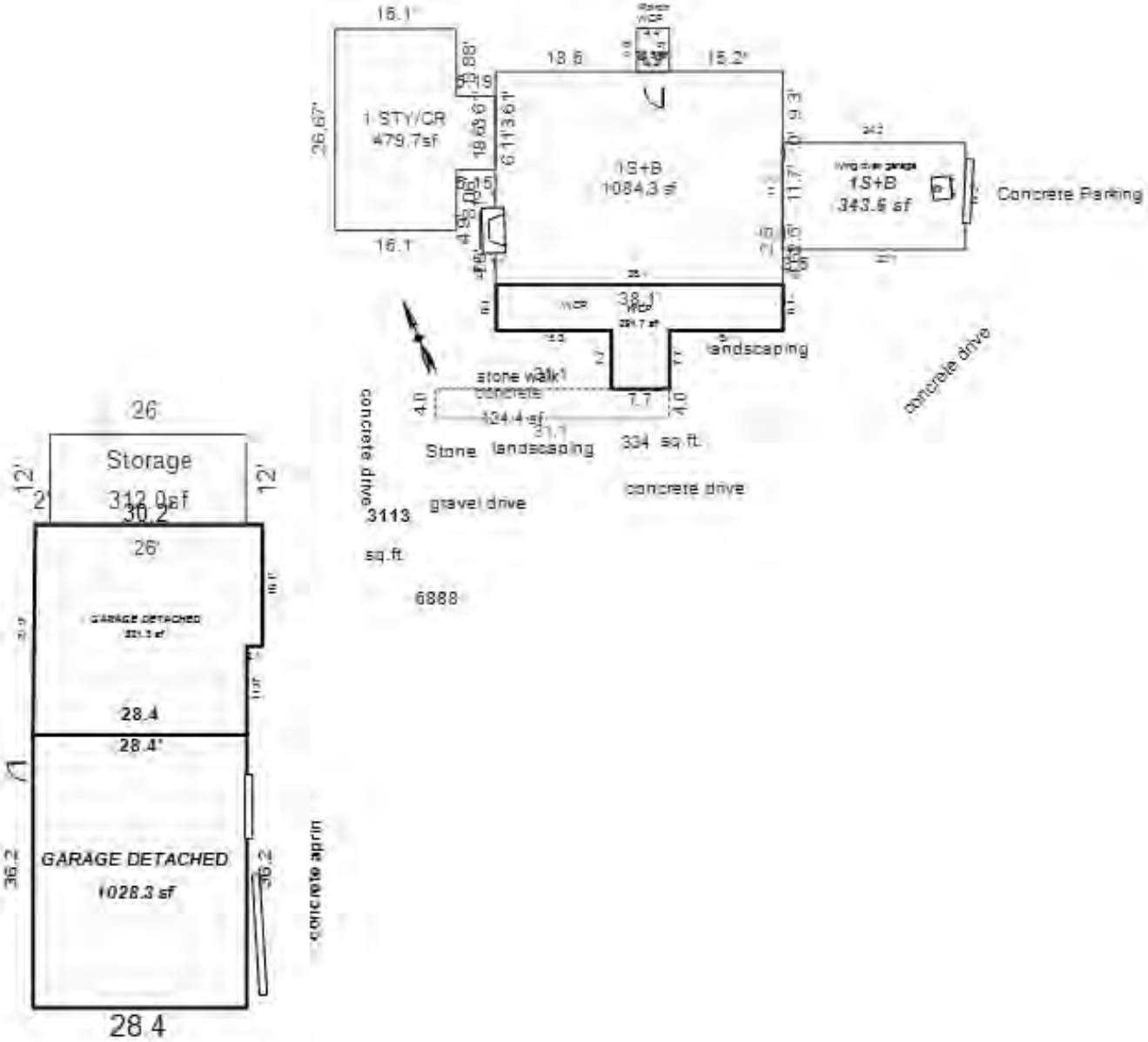
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/15/2018	INSPECTED	2023	77,100	261,400	338,500			230,038C
TPC	04/19/2018	INSPECTED	2022	64,600	196,100	260,700			219,084C
TPC	11/14/2017	INSPECTED	2021	45,200	165,600	210,800			210,150C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																														
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							291	WCP (1 Story)																															
	Building Style: 1 STORY																																											
	Yr Built 2000	Remodeled 2017			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:		(12) Electric 0 Amps Service																																							
	(1) Exterior				No./Qual. of Fixtures X Ex.				Ord.	Min																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets Many			X	Ave.	Few																																		
	(2) Windows		(7) Excavation Basement: 1428 S.F. Crawl: 479 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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																																							
X	Many Avg. Few	X	Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																							
	(3) Roof	50	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																																							
X	Gable Hip Flat		Gambrel Mansard Shed																																									
X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																									
	Chimney: Brick																																											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1907 SF Floor Area = 1907 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <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>1,085</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>343</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>479</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>287,824</td> <td>244,651</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 50 994 497 Plumbing Average Fixture(s) 1 1,518 1,290 3 Fixture Bath 2 9,555 8,122 Water/Sewer 1000 Gal Septic 1 5,002 4,252 Water Well, 100 Feet 1 5,973 5,077 Porches WCP (1 Story) 291 10,007 8,506 WCP (1 Story) 25 2,000 1,700 Garages Class: C Exterior: Pole (Unfinished) Door Opener 2 1,124 955 Base Cost 1028 25,505 21,679 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 821 32,643 27,747 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,673 2,272 Door Opener 1 562 478 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,085			1 Story	Siding	Basement	343			1 Story	Siding	Crawl Space	479			Total:				287,824	244,651
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
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Total:				287,824	244,651																																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHMALTZ CHRISTOPHER S &	CUSTER STEPHEN J & NELSON	395,000	09/23/2016	WD	03-ARM'S LENGTH	1275P330	PROPERTY TRANSFER	100.0
WHITFIELD BENJAMIN H & MA	SCHMALTZ CHRISTOPHER S &	1	08/02/2012	QC	09-FAMILY	1133P571	PROPERTY TRANSFER	100.0
WHITFIELD BENJAMIN H JR &	WHITFIELD BENJAMIN H & MA	1	12/11/2009	QC	09-FAMILY	2010 1041-234	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6882 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/07/2016	PM16-0754	
	P.R.E. 0%		Mechanical	12/06/2016	PM16-0746	
Owner's Name/Address	MAP #: 72		HOUSE	04/12/2000	20000137	
CUSTER STEPHEN J & NELSON MARIANNE 14491 WILDERNESS TRL OSTRANDER OH 43061	2024 Est TCV 665,606 TCV/TFA: 385.41					

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/	108.00	431.57	0.9809	0.9980	1400 100	148,025
108 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =						148,025

Tax Description	Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value	
SURVEY L7 P138-9 SPLIT FROM 006-203-004-20 PARCEL B PRT GOVT LOT 4 ALSO BEING PRT NW 1/4 SEC 3 BEG AT POINT N90 DEG 00'00" E 399.10 FT ALG N LN SD SEC & S 03 DEG 50'33" W 150.00 FT FROM NW COR SD SEC TH N 90 DEG 00'00" E 198.34 FT PAR TO SD N LN TH S 13 DEG 51'59" W 173.60 FT TH S 41 DEG 27'26" E 218.31 FT TO POINT ON C/L DAY FOREST RD TH N 29 DEG 59'39" W 61.84 FT ALG SD C/L TH N 03 DEG 50'33" E 279.23 FT TO POB. SEC 3 T28N R14W. 1.07 A M/L.				
Residential Local Cost Land Improvements				
Description	Rate	Size % Good	Cash Value	
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
Total Estimated Land Improvements True Cash Value = 5,000				



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

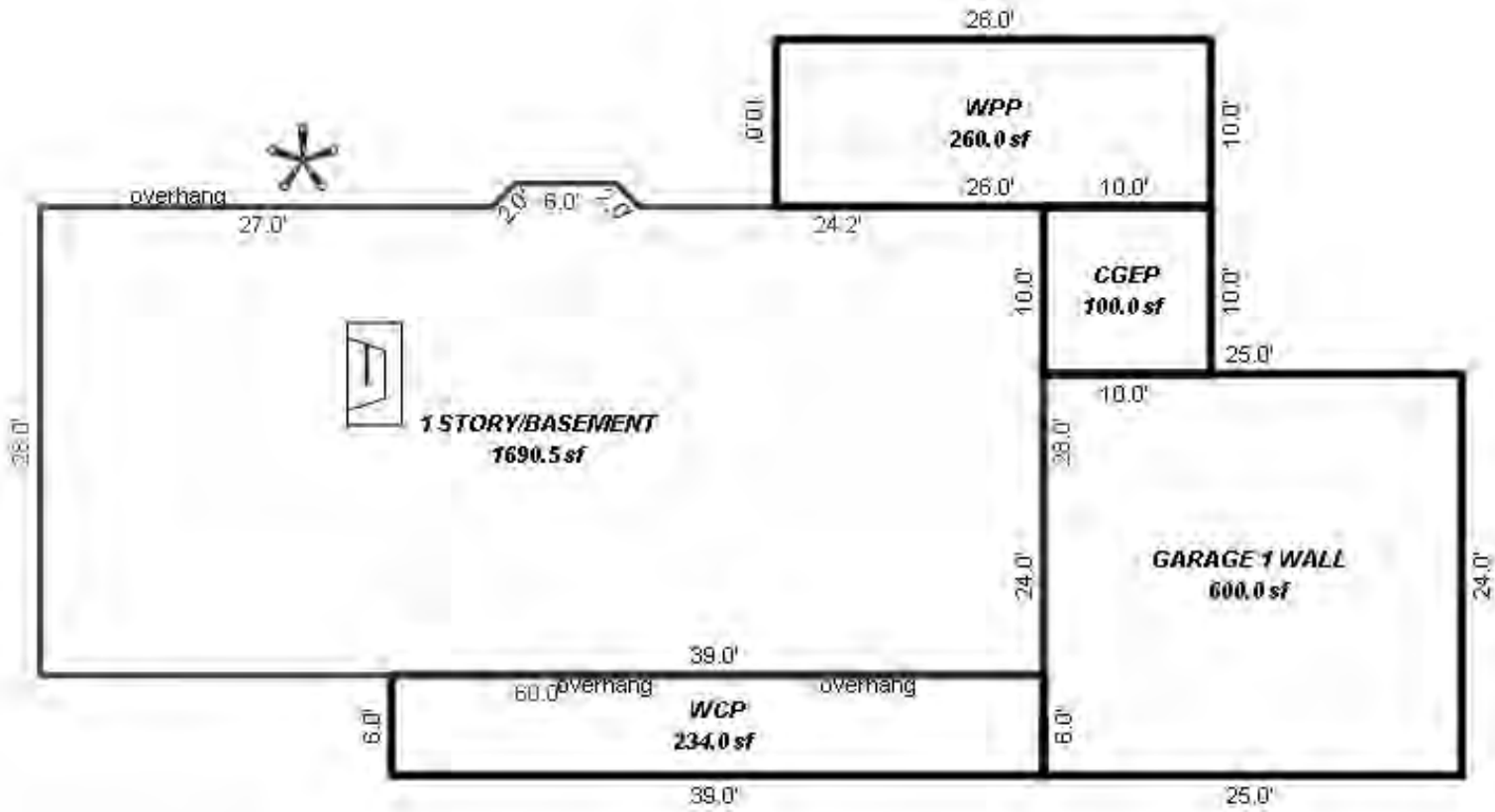
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	74,000	258,800	332,800			209,895C
TPC 05/06/2018	INSPECTED		2023	58,200	227,000	285,200			199,900C
TPC 09/29/2016	INSPECTED		2022	47,800	169,200	217,000			190,381C
TPC 05/01/2014	INSPECTED		2021	32,100	152,200	184,300			184,300S

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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 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 234 260	Type CGEP (1 Story) WCP (1 Story) WPP	Year Built: 2000 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: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																
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X	Wood/Shingle Aluminum/Vinyl Brick		Small																																																																																																																										
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	(2) Windows		Solid	X	H.C.																																																																																																																								
X	Many Avg. Few		(5) Floors																																																																																																																										
X	Large Avg. Small		Kitchen: Hardwood Other: Carpeted Other:																																																																																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(12) Electric																																																																																																																										
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X			1	Softener, Auto																																																																																																																									
X			1	Softener, Manual																																																																																																																									
X			1	Solar Water Heat																																																																																																																									
X			1	No Plumbing																																																																																																																									
X			1	Extra Toilet																																																																																																																									
X			1	Extra Sink																																																																																																																									
X			1	Separate Shower																																																																																																																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHMALTZ	HUTCHISON	117,050	02/27/1995	PTA	33-TO BE DETERMINED	400:951	OTHER	0.0
SCHMALTZ	SCHMALTZ	1	03/26/1993	WD	03-ARM'S LENGTH	398:228	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6850 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 04/27/1998					
HUTCHISON JOHN F HUTCHISON ANNA M 6850 W DAY FOREST RD EMPIRE MI 49630	MAP #: 72					
	2024 Est TCV 441,126 TCV/TFA: 260.71					

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	
L400 P951 L536 P892/00 L649 P248/02 PRT GOVT LOT 4 COM NW COR THEREOF TH S 144.6 FT ALG W LN SD SEC TH S 62 DEG 27' 00" E 56.38 FT TH S 57 DEG 45' 00" E 319 FT TH S 30 DEG 00' 00" E 445.76 FT TO POB TH N 60 DEG 12' 48" E 34.48 FT THN 48 DEG 26' 42" E 120.98 FT TH N 48 DEG 20' 56" E 161.90 FT TH S 65 DEG 01' 08" E 43.49 FT TH S 24 DEG 03' 39" W 181.31 FT TH S 35 DEG 24' 40" W 181.88 FT TH N 54 DEG 30' 00" W 62.45 FT TH N 30 DEG 00' 00" W 102.74 FT TO POB SEC 3 T28N R14W .85 A.	X		Dirt Road									
			Gravel Road									
	X		Paved Road	100.00	300.00	0.9439	0.9113	1400	100		120,419	
			Storm Sewer	26.00	300.00	0.9439	0.9113	1400	50	SURPLUS: ZONING 100 ft	1	
			Sidewalk	126 Actual Front Feet, 0.87 Total Acres							Total Est. Land Value =	136,073

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Water Sewer						
	X		Electric						
	X		Gas						
			Curb	5,000.00	1	100			5,000
			Street Lights	Total Estimated Land Improvements True Cash Value =					5,000
			Standard Utilities						
			Underground Utils.						



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

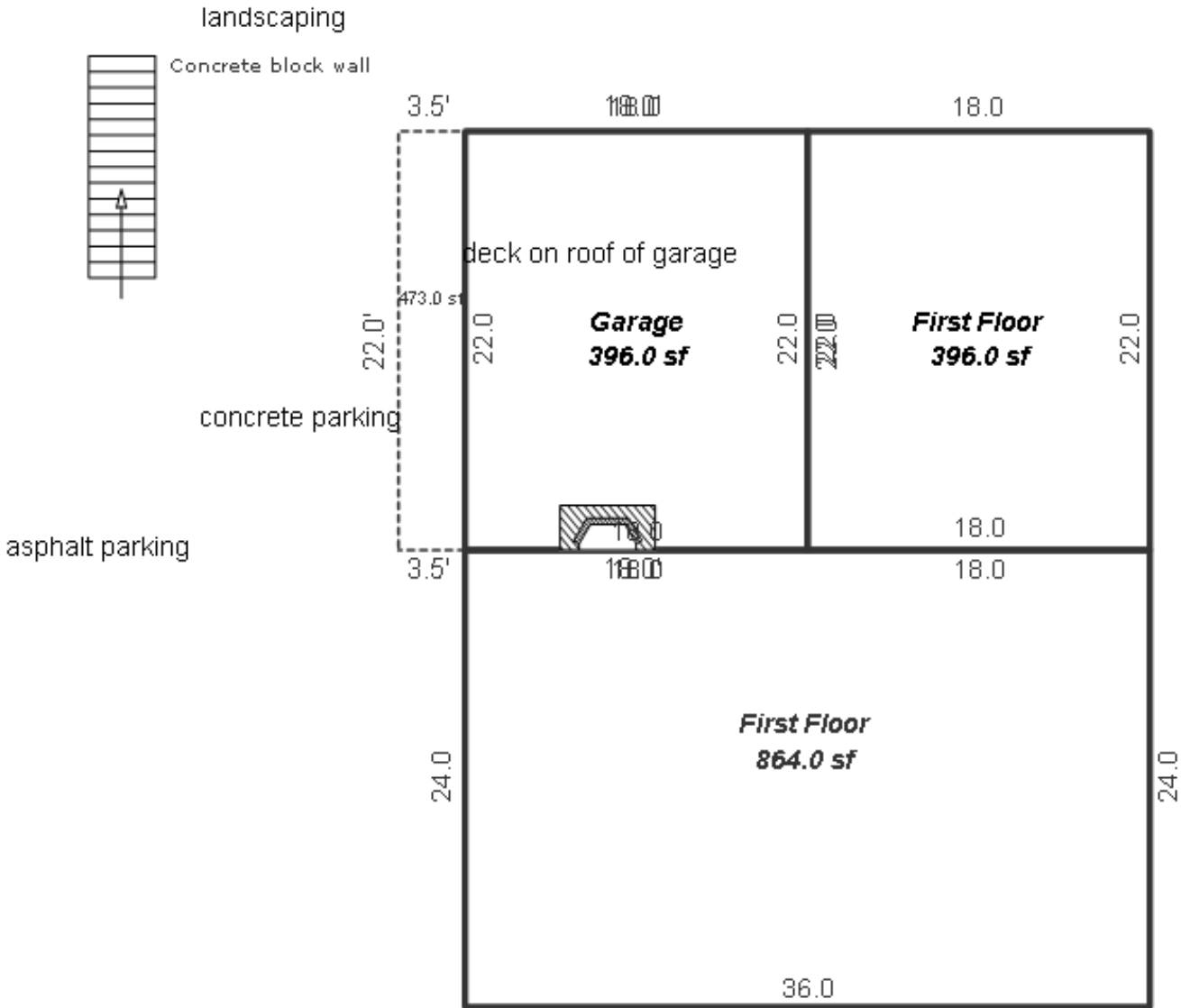
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	68,000	152,600	220,600			122,906C
2023	53,500	133,900	187,400			117,054C
2022	45,100	99,000	144,100			111,480C
2021	31,900	84,300	116,200			107,919C

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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 1 Front Overhang 1 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 473	Type Treated Wood	Year Built: Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	Size of Closets		Lg	X	Ord	Small																																																																																																												
Building Style: 1.5 STORY		Yr Built 1973		Remodeled 1977		Condition: Average		Room List		Doors		Solid		X	H.C.																																																																																																													
Basement 5 1st Floor 2 2nd Floor 3 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)																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets		Many		X	Ave.		Few		(13) Plumbing		2		3 Fixture Bath																																																																																																											
X	Insulation	(7) Excavation		Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		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																																																																																																										
(2) Windows		Many	X	Large		Avg.		X	Avg.		Small		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		396		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		1		1000 Gal Septic		2000 Gal Septic																																																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		2000 Gal Septic		1		1000 Gal Septic		2000 Gal Septic																																																																																																										
X	Asphalt Shingle	Chimney: Metal		1		1000 Gal Septic		2000 Gal Septic		1		1000 Gal Septic		2000 Gal Septic		1		1000 Gal Septic																																																																																																										
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CANSIANI KEVIN & LARDNER	VILLA LAGO PROPERTIES LLC	0	05/14/2022	QC	21-NOT USED/OTHER	2022003030	DEED	0.0
QUIGLEY WILLIAM G & SUSAN	CANSIANI KEVIN & LARDNER	615,000	04/16/2021	WD	03-ARM'S LENGTH	2021003286	PROPERTY TRANSFER	100.0
HARTIGAN BRIAN & JODY	QUIGLEY WILLIAM G & SUSAN	382,499	08/01/2019	WD	03-ARM'S LENGTH	1368P1	PROPERTY TRANSFER	100.0
REAY THOMAS D & HUGHES RE	HARTIGAN BRIAN & JODY	344,000	07/11/2017	WD	19-MULTI PARCEL ARM'S LE	1300P389	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6854 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/14/2022	PM22-0310	100% FINIS
	P.R.E. 0%		Electrical	01/27/2022	PE22-0056	100% FINIS
Owner's Name/Address	MAP #: 72		Mechanical	11/12/2020	PM20-0779	100% FINIS
VILLA LAGO PROPERTIES LLC 3023 COCHRANE ST DETROIT MI 48216	2024 Est TCV 533,332 TCV/TFA: 245.55		HOUSE	07/10/2008	LU08-2124	100% FINIS

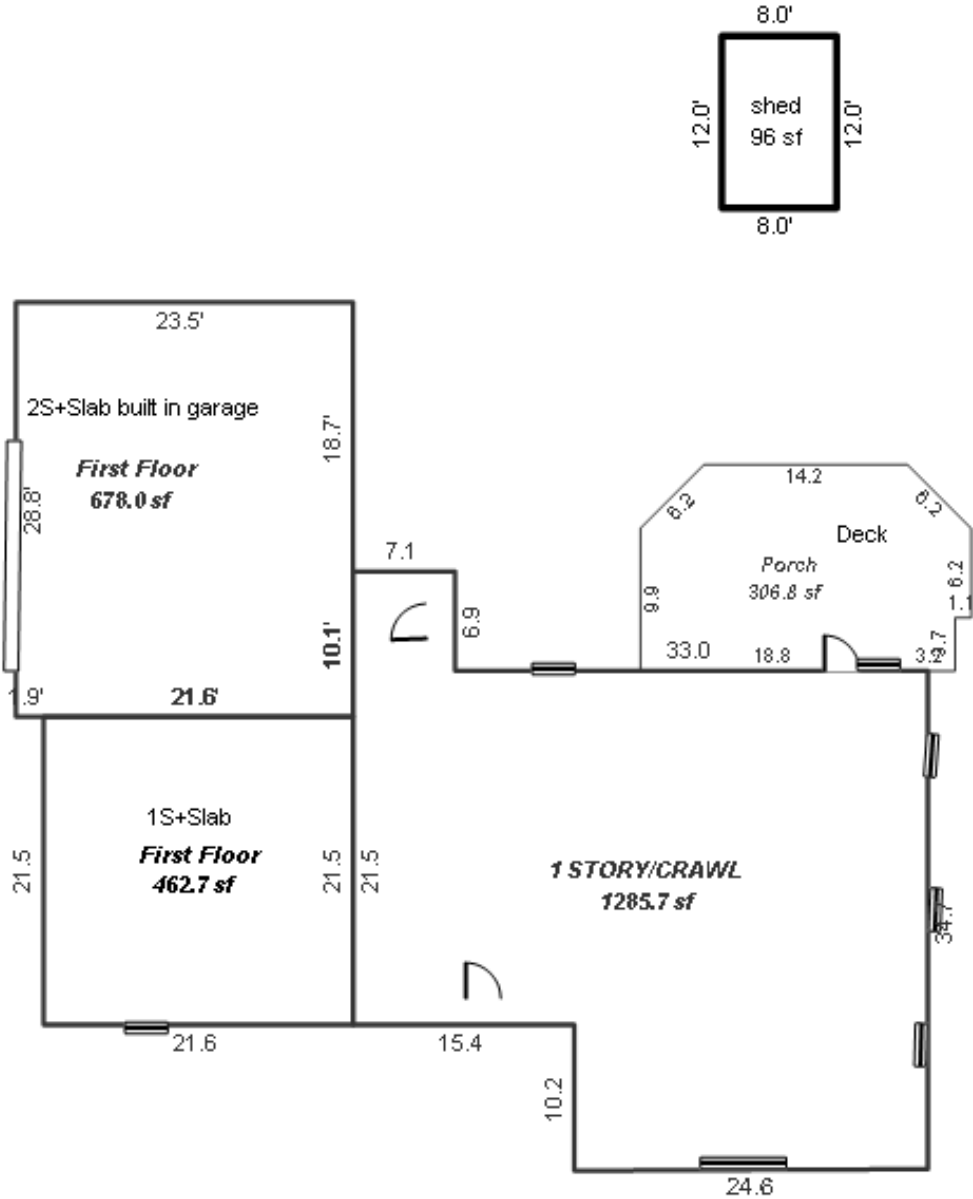
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L234 P247 L384 P472-475 L446 P544/97 PRT OF GOVT LOT 4 SEC 3 COM NW SEC COR TH S 144.60 FT TO C/L DAY FOREST RD TH ON C/L S 62 DEG 27' E 56.38 FT TH S 57 DEG 45' E 319 FT TH S 30 DEG E 346.66 FT FOR POB TH CONT S 30 DEG E ON SD C/L 100 FT TH N 60 DEG E 33 FT TH N 48 DEG 13' 54" E 142.58 FT TH S 35 DEG 45'33" E 99.20 FT TH S 48 DEG 13'54" W 152.58 FT TH S 60 DEG W 33 FT TO POB SEC 3 T28N R14W.	X		Dirt Road	100.00	122.00	1.0000	0.7277	1400	100	101,882	
	X		Gravel Road	100 Actual Front Feet,	0.28 Total Acres			Total Est. Land Value =		101,882	
	X		Paved Road	Land Improvement Cost Estimates							
	X		Storm Sewer	Description	Rate	Size	% Good	Cash Value			
	X		Sidewalk	D/W/P: Brick on Sand	18.53	144	0	0			
	X		Water	Wood Frame	30.37	96	50	1,458			
	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 =							6,458
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Comments/Influences	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Level	Rolling							
	X	Level	2024	50,900	215,800	266,700			194,811C
	X	Rolling	2023	40,000	189,400	229,400			185,535C
		Low	2022	34,900	139,800	174,700			174,700S
		High	2021	26,400	98,700	125,100			125,100S
		Landscaped							
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	05/09/2022	INSPECTED						
	TPC	03/15/2021	INSPECTED						
	TPC	07/27/2017	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		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 306	Type Treated Wood	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: 1 Mech. Doors: 0 Area: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	(4) Interior		(12) Electric		Class: C +5 Effec. Age: 25 Floor Area: 2,172 Total Base New : 333,345 Total Depr Cost: 249,995 Estimated T.C.V: 424,992		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Trim & Decoration		X Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 5 Blt 1967				
Yr Built 1967 200	Remodeled 2019	Ex	X Ord	Min	150 Amps Service		Ex. X Ord. Min		Ground Area = 1494 SF Floor Area = 2172 SF.					
Condition: Average		Size of Closets		X		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
Room List		Lg	X Ord	Small	(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
4	Basement	Doors	Solid X	H.C.	1	Average Fixture(s)	1 Story Siding Crawl Space 1,074		1 Story Siding Slab 420					
4	1st Floor	(5) Floors		(8) Basement		3	3 Fixture Bath	1 Story Siding Overhang 678		Total: 270,453 202,827				
3	2nd Floor	Kitchen:		Conc. Block		Softener, Auto		Other Additions/Adjustments						
3	Bedrooms	Other: Carpeted		Poured Conc.		Softener, Manual		Plumbing						
(1) Exterior		Other:		Stone		Solar Water Heat		Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Treated Wood		No Plumbing		3 Fixture Bath						
X	Insulation	X	Drywall	Concrete Floor		Extra Toilet		Water/Sewer						
(2) Windows		(7) Excavation		(9) Basement Finish		Extra Sink		1000 Gal Septic						
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1074 S.F. Slab: 420 S.F. Height to Joists: 0.0		Recreation SF		Separate Shower		Water Well, 100 Feet						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		Living SF		Ceramic Tile Floor		Deck						
X	Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone		Walkout Doors (B) No Floor SF		Ceramic Tile Wains		Treated Wood 306		5,627		4,220		
X	Storms & Screens	(9) Basement Finish		Walkout Doors (A)		Ceramic Tub Alcove Vent Fan		Garages						
(3) Roof		(10) Floor Support		(14) Water/Sewer		Vent Fan		Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water		Lump Sum Items:		Base Cost 678					
X	Asphalt Shingle	Chimney: Brick		Public Sewer		1 1000 Gal Septic		Common Wall: 1 Wall 1 -2,762						
				2000 Gal Septic		1 Water Well		Door Opener 1 562						
				1 1000 Gal Septic		1 2000 Gal Septic		Built-Ins						
				1 2000 Gal Septic				Appliance Allow. 1 2,845				2,134		
								Local Cost Items						
								GENERATOR 1 1				1 *		
								Totals: 333,345 249,995						
Notes: 2008 ADDITION <<<<< 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.
PEAKE WENDI B	PEAKE WENDI B TRUST	0	07/18/2023	QC	09-FAMILY	2023003061	PROPERTY TRANSFER	0.0
BANK OF NEW YORK MELLON T	PEAKE WENDI B	160,000	12/30/2010	CD	11-FROM LENDING INSTITUT	2010 1075-508C	PROPERTY TRANSFER	100.0
BANK OF NEW YORK MELLON T	CHASEFLEX TR SRVCS -JP MO	160,000	12/08/2010	CD	11-FROM LENDING INSTITUT	2010 1075-508C	DEED	100.0
KEGLER CATHERINE ANN LIVI	BANK OF NEW YORK MELLON T	315,000	05/13/2010	SD	10-FORECLOSURE	2010 1048-169S	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6998 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	01/31/2023	PP23-0047	100% FINIS
	P.R.E. 100% 12/30/2021		Mechanical	03/17/2020	PM20-0195	100% FINIS
Owner's Name/Address	MAP #: 72		Plumbing	01/28/2020	PP20-0032	100% FINIS
PEAKE WENDI B TRUST 6998 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 792,828 TCV/TFA: 340.12		Plumbing	06/11/2019	PP19-0148	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/	149.40	172.02	0.9045	0.7930	1400	100		150,026	
149 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								150,026	

X		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Residential Local Cost Land Improvements								
Description	Rate	Size	% Good	Cash Value				
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
Total Estimated Land Improvements True Cash Value =								2,500

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



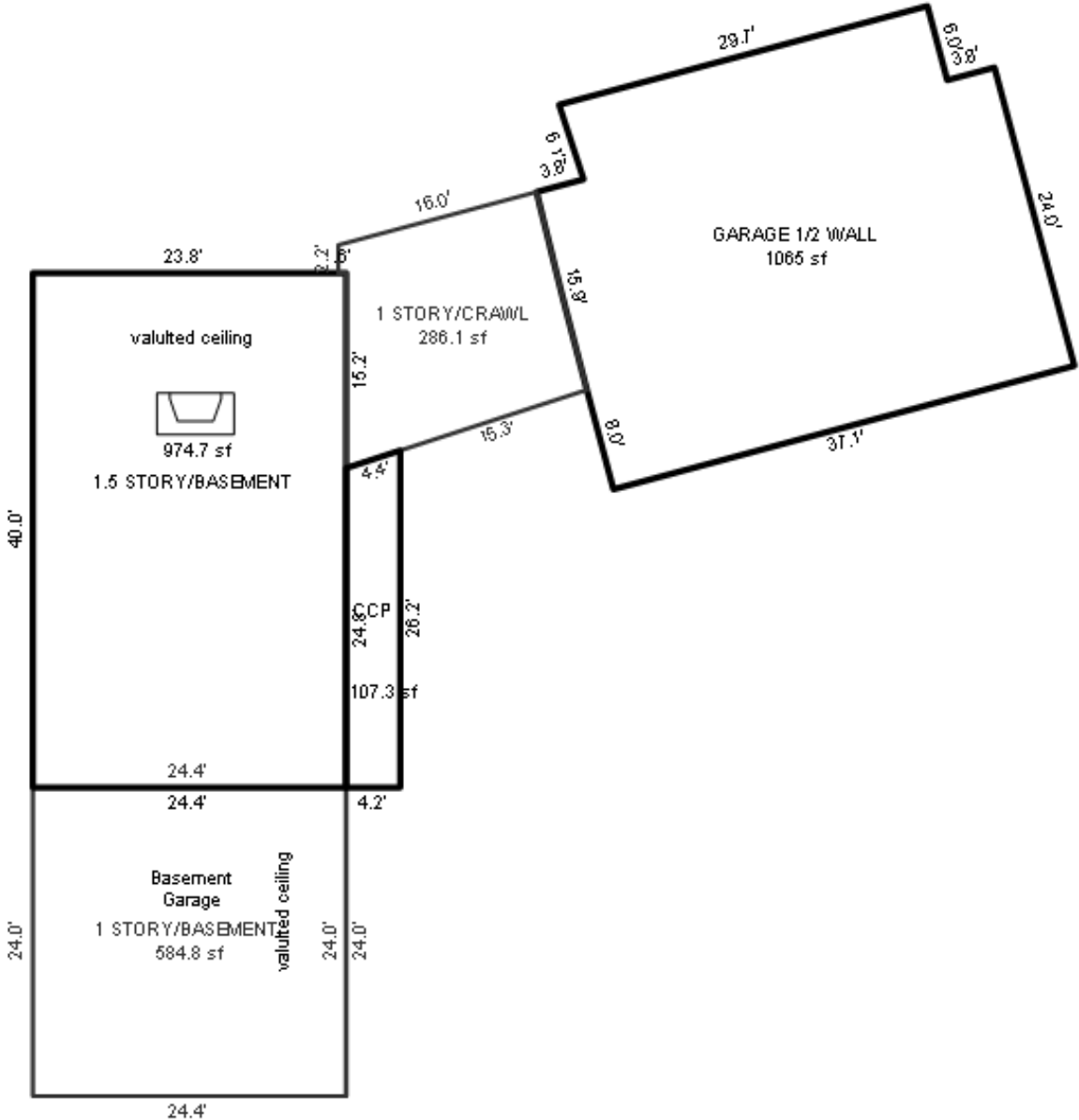
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	321,400	396,400			243,163C
2023	58,900	281,800	340,700			231,584C
2022	51,500	186,200	237,700			196,652C
2021	39,200	136,000	175,200			165,201C

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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	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 2 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	(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: C +10 Effec. Age: 10 Floor Area: 2,331 Total Base New : 418,466 Total Depr Cost: 376,648 Estimated T.C.V: 640,302		E.C.F. X 1.700		Bsmnt Garage: 2 Car Carport Area: Roof:					
Building Style: 1.5 STORY		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures							
Yr Built 1976	Remodeled 2022	Ex	Ord	Min	Size of Closets			150 Amps Service			Ex. X Ord. Min								
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			No. of Elec. Outlets			Many X Ave. Few								
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1976					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Ground Area = 1844 SF Floor Area = 2331 SF.									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			Building Areas									
X	Insulation	(7) Excavation		Basement: 1558 S.F. Crawl: 286 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			1.5 Story Siding 974 1 Story Siding 286 1 Story Siding 584 Total: 327,214 294,520									
(2) Windows		(7) Excavation		Basement: 1558 S.F. Crawl: 286 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			1.5 Story Siding 974 1 Story Siding 286 1 Story Siding 584 Total: 327,214 294,520									
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			14) Water/Sewer			Plumbing								
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			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Other Additions/Adjustments						
(3) Roof		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			14) Water/Sewer			Plumbing			Basement, Outside Entrance, Below Grade			1 2,632 2,369			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			14) Water/Sewer			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Plumbing			Storage Over Garage Common Wall: 1/2 Wall Door Opener Base Cost		
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			14) Water/Sewer			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Plumbing			Storage Over Garage Common Wall: 1/2 Wall Door Opener Base Cost			
Chimney:		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Plumbing			Storage Over Garage Common Wall: 1/2 Wall Door Opener Base Cost			
<p>Class: C Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage 576 8,139 7,325 Common Wall: 1/2 Wall 1 -1,381 -1,243 Door Opener 2 1,124 1,012 Base Cost 1065 47,361 42,625 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,734 3,361 Door Opener 2 1,124 1,012 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																			

*** 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.
BOSS ROBERT M TRUST	VOLK ROLAND & KATHARINE	272,500	08/03/2009	WD	03-ARM'S LENGTH	2009 1023-958W	DEED	100.0
SUTTON KATHRYN M		0	08/03/2009	QC	03-ARM'S LENGTH	2009 1023-954T	DEED	0.0
SUTTON KATHRYN MARY	BOSS ROBERT M TRUST	0	06/30/2006	QC	09-FAMILY	907:588	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6982 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 72					
VOLK ROLAND & KATHARINE 2366 OLEANDER ST BATON ROUGE LA 70806	2024 Est TCV 485,370 TCV/TFA: 262.65					

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	
L269 P554 L343 P447 L418 P770/96 DC L523 P790 L692 P546&547/02 L907 P588/06 E 100.0 FT OF W 238.66 FT OF GOVT LOT 4 LYING NLY OF DAY FOREST RD SEC 3 T28N R14W. .57 A M/L.	X			Dirt Road	112.00	221.69	0.9721	0.8449	1400 100	128,782	
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
Comments/Influences	X			Electric							
	X			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	501 0	0				
				Residential Local Cost Land Improvements							
				Description	Rate	Size % Good	Cash Value				
				LAND IMPROVEMENTS 15	1,500.00	1 100	1,500				
				Total Estimated Land Improvements True Cash Value =							1,500



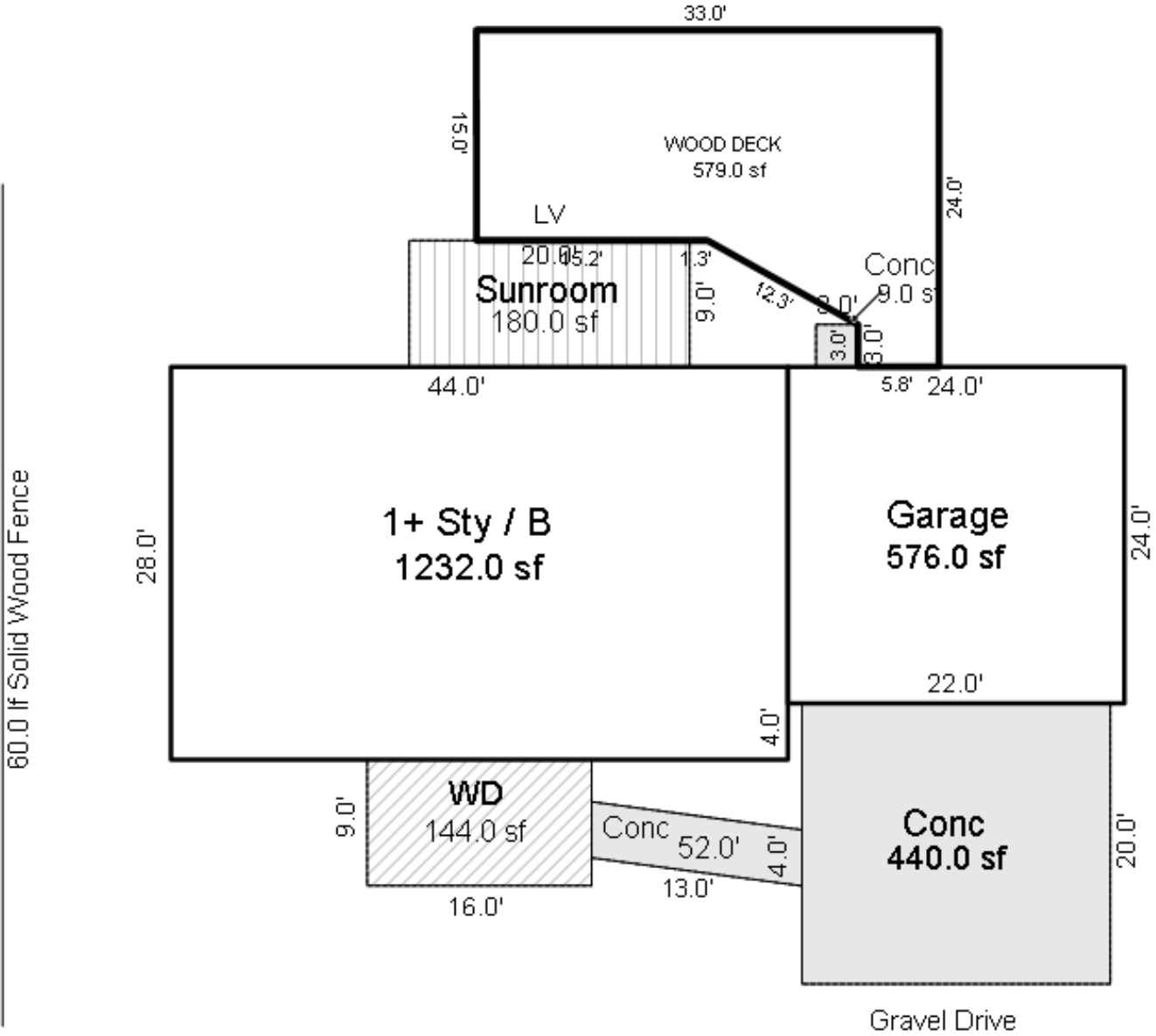
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	64,400	178,300	242,700			144,864C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2023	50,600	156,300	206,900			137,966C
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
			2022	43,100	114,900	158,000			131,397C
			2021	31,100	96,100	127,200			127,200S

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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 180 579 144	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1993 Car Capacity: 2.5 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: 576 % 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																																																																																																																																			
Yr Built 1993	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 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric																																																																																																																														
(1) Exterior		Kitchen: Other: Carpeted Other:			200 Amps Service																																																																																																																														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																																																																																																														
X Insulation		X	Drywall		Ex.	X Ord.	Min																																																																																																																												
(2) Windows		No. of Elec. Outlets																																																																																																																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.	Few																																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing																																																																																																																														
X	X	X	X	(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																																																																																																																												
X	X	X	X	(9) Basement Finish			1500 Gal Septic 2000 Gal Septic																																																																																																																												
(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				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																													
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 = 1232 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,232</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>223,222</td> <td>156,231</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,518</td> <td>1,063</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>3,344</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,197</td> <td>2,238</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>3,501</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>4,181</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>180</td> <td>11,882</td> <td>8,317</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>579</td> <td>8,552</td> <td>5,986</td> </tr> <tr> <td>Treated Wood</td> <td>144</td> <td>3,433</td> <td>2,403</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>22,913</td> <td>16,039</td> <td colspan="2"></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,282</td> <td>-1,597</td> <td colspan="2"></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>562</td> <td>393</td> <td colspan="2"></td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>1,991</td> <td colspan="2"></td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Interior 2 Story</td> <td>1</td> <td>6,836</td> <td>4,785</td> <td colspan="2"></td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,232			Total:				223,222	156,231	Average Fixture(s)	Size	Cost New	Depr. Cost	1	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				CGEP (1 Story)	180	11,882	8,317	Deck				Treated Wood	579	8,552	5,986	Treated Wood	144	3,433	2,403	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost	576	22,913	16,039			Common Wall: 1 Wall	1	-2,282	-1,597			Door Opener	1	562	393			Built-Ins				Appliance Allow.	1	2,845	1,991			Fireplaces				Interior 2 Story	1	6,836	4,785			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																														
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1000 Gal Septic	1	5,002	3,501																																																																																																																																
Water Well, 100 Feet	1	5,973	4,181																																																																																																																																
Porches																																																																																																																																			
CGEP (1 Story)	180	11,882	8,317																																																																																																																																
Deck																																																																																																																																			
Treated Wood	579	8,552	5,986																																																																																																																																
Treated Wood	144	3,433	2,403																																																																																																																																
Garages																																																																																																																																			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																																																																																																																																			
Base Cost	576	22,913	16,039																																																																																																																																
Common Wall: 1 Wall	1	-2,282	-1,597																																																																																																																																
Door Opener	1	562	393																																																																																																																																
Built-Ins																																																																																																																																			
Appliance Allow.	1	2,845	1,991																																																																																																																																
Fireplaces																																																																																																																																			
Interior 2 Story	1	6,836	4,785																																																																																																																																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																																			

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



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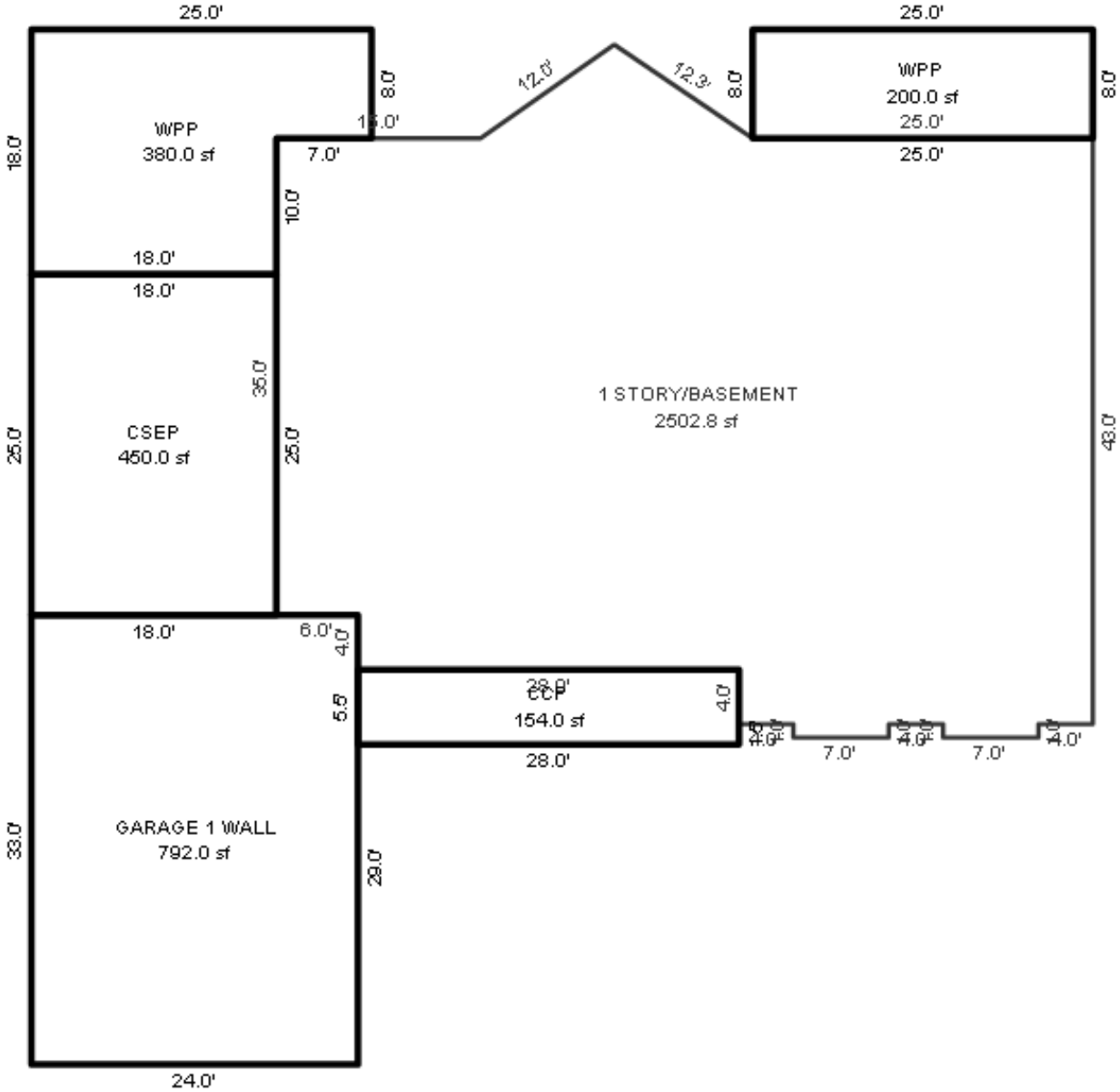
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICKER EDWIN D	RICKER EDWIN D	0	11/14/2019	QC	03-ARM'S LENGTH	2019006692	PROPERTY TRANSFER	0.0				
GLEN LODGE LLC	RICKER EDWIN D	100	12/31/2014	QC	09-FAMILY	1233P510	PROPERTY TRANSFER	1.0				
RICKER EDWIN	RICKER EDWIN D LIFE ESTAT	0	08/01/2014	WD	03-ARM'S LENGTH	1204P989	PROPERTY TRANSFER	0.0				
RICKER ELAINE	RICKER EDWIN	0	01/10/2012	AFF	07-DEATH CERTIFICATE		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
7953 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 92% 04/08/2010										
RICKER EDWIN D GLEN LODGE LLC 7953 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 72		2024 Est TCV 2,446,136 TCV/TFA: 977.67								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L252 P649 L392 P132-133/94 L385 P994/94 L387 P311/94 PRT GOVT LOT 4 COM AT POINT IN CENTER ST HWY M-22 WHICH IS 498.7 FT S & 1117.9 FT E OF NW COR SD SEC TH ALG SD C/L S 24 DEG 12' 00" W 143.16 FT TO POB TH S 49 DEG 22' 05" E 242.16 FT TO SHR GLEN LK TH ALG SD SHR S 60 DEG 50' W 131.08 FT TH N 46 DEG 02' 03" W 78.25 FT TN N 59 DEG 08' 38" W 44.11 FT TO C/L HWY M-22 TH ALG SD LN N 24 DEG 12' 00" E 127.76 FT TO POB SEC 3 T28N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP D 10000/	100.00	201.96	0.9415	0.8255	10000	100		777,194
		Paved Road		GROUP D 10000/	27.25	201.96	0.9415	0.8255	10000	50	SURPLUS: ZONING	100 ft 10
		Storm Sewer		127 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 883,087								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		X Curb		Total Estimated Land Improvements True Cash Value = 7,500								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	441,500	781,600	1,223,100			549,284C		
		Rolling		2023	310,900	588,600	899,500			523,128C		
		Low		2022	272,900	482,000	754,900			498,218C		
		High		2021	272,900	442,800	715,700			482,303C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	03/29/2010	INSPECTED								
		WAS	11/30/2009	INSPECTED								
		WAS	09/14/2007	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough 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 154 450 200 380	Type CPP CSEP (1 Story) WPP WPP	Year Built: 1994 Car Capacity: 2.5 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: 792 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: 1 STORY		Trim & Decoration		Size of Closets						Class: BC Effec. Age: 20 Floor Area: 2,502 Total Base New : 747,858 Total Depr Cost: 598,288 Estimated T.C.V: 1,555,549		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1994	Remodeled 0	X	Ex		Ord		Min									
Condition: Average		Lg		X	Ord		Small									
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		(12) Electric						Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 2502 SF Floor Area = 2502 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas		Cls BC		Blt 1994		
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile		200 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets						1 Story Siding Basement 2,502 Total: 453,674 362,940						
X	Insulation	X	Drywall							Other Additions/Adjustments						
(2) Windows		(7) Excavation		(13) Plumbing						Basement Living Area 2502 137,860 110,288 Basement, Outside Entrance, Below Grade 2 7,390 5,912						
X	Many Avg. Few	X	Large Avg. Small	Basement: 2502 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 5 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer						Average Fixture(s) 3 Fixture Bath 4 28,102 22,482 2 Fixture Bath 1 4,707 3,766						
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Water/Sewer						
X	Patio Doors Storms & Screens	X	Concrete Floor	Lump Sum Items:						1000 Gal Septic 1 5,796 4,637 Water Well, 100 Feet 1 6,421 5,137						
(3) Roof		(9) Basement Finish								Porches						
X	Gable Hip Flat	Gambrel Mansard Shed	2502 Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)							CPP 154 3,788 3,030 CSEP (1 Story) 450 22,847 18,278 WPP 200 5,902 4,722 WPP 380 8,455 6,764						
X	Asphalt Shingle	(10) Floor Support								Garages						
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:								Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 792 48,779 39,023 Door Opener 1 703 562						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEER GERALD C & JANICE E	PAUPORE JASON & JENNIFER	885,000	05/08/2019	WD	03-ARM'S LENGTH	1359P690	PROPERTY TRANSFER	100.0
RICKER EDWIN D & ELAINE H	PEER GERALD C & JANICE E	0	05/20/1995	QC	09-FAMILY	398P408	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7945 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	07/01/2004	PE04-0755	100% FINIS
Owner's Name/Address	P.R.E. 0%		HOUSE	08/17/1998	98000480	
PAUPORE JASON & JENNIFER 3971 BERING CT NAPLES FL 34119	MAP #: 72		HOUSE	08/10/1998	98000449	100% FINIS
	2024 Est TCV 1,525,115 TCV/TFA: 932.22					

Tax Description	Land Value Estimates for Land Table 4080.4080 BIG GLEN	
	Improved	Vacant
L1359P690 THAT PART OF GOVERNMENT LOT 4, SECTION 3, TOWN 28 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT A POINT IN THE CENTER OF STATE HIGHWAY M-22 WHICH IS 498.7 FEET SOUTH AND 1117.9 FEET EAST (MEASURED AS SOUTH 65°56'25" EAST, 1220.56 FEET) OF THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ALONG SAID CENTERLINE, SOUTH 24°12'00" WEST, 63.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56°09'40" EAST, 208.97 FEET (RECORDED AS 209.5 FEET); THENCE SOUTH	X	



Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	93.33	175.56	0.9283	0.7970	10000	100		690,564
Gravel Road	41.33	175.56	0.9283	0.7970	10000	50	SURPLUS: ZONING 100 ft	15
Paved Road	122 Actual Front Feet, 0.57 Total Acres		Total Est. Land Value =					843,475

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Picket, 12-24	19.25	100	0	0	
D/W/P: Asphalt Paving	3.19	240	0	0	
D/W/P: Crushed Rock	2.33	240	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
Total Estimated Land Improvements True Cash Value =				5,000	

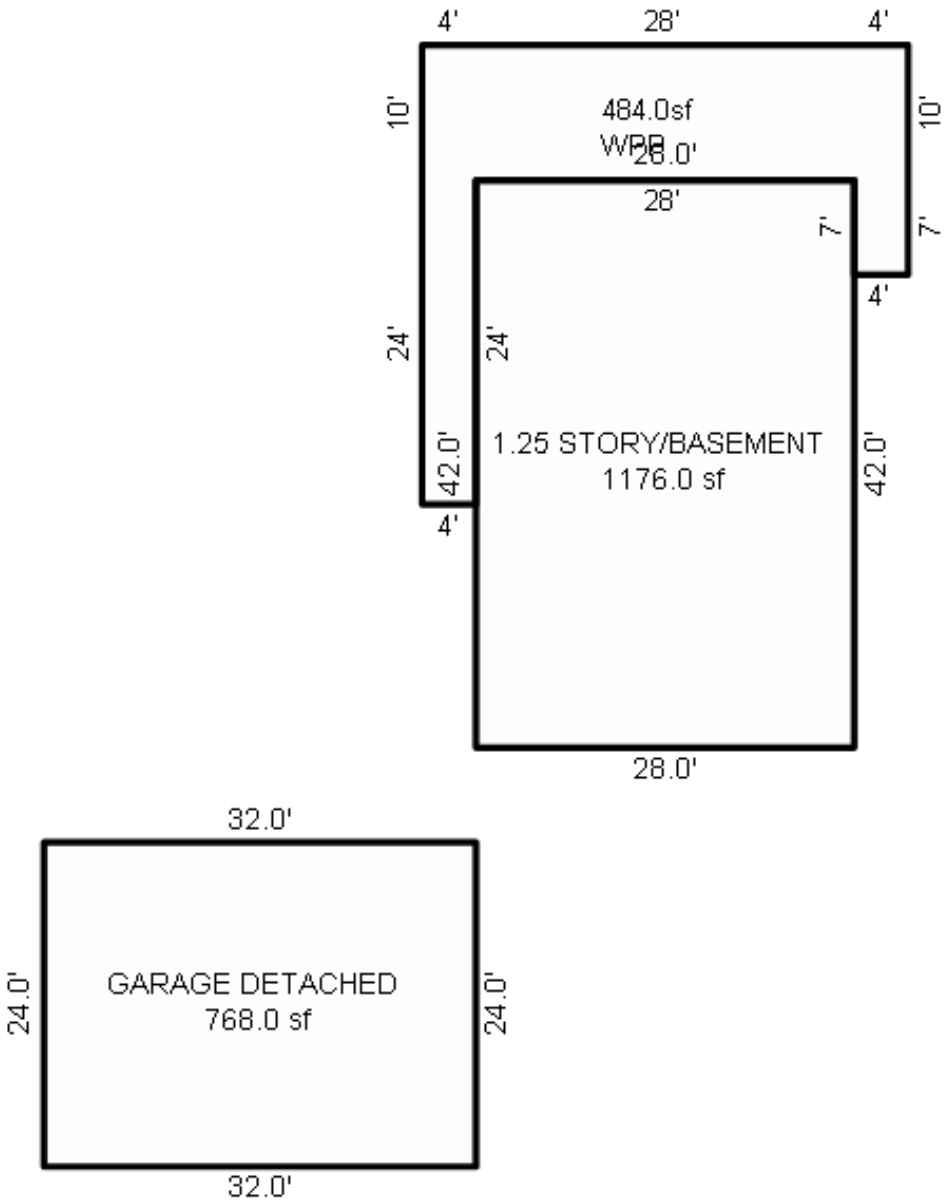
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	421,700	340,900	762,600			505,696C
	Rolling		2023	296,900	257,000	553,900			481,616C
	Low		2022	266,000	210,500	476,500			458,682C
	High		2021	266,000	193,500	459,500			444,030C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		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 484	Type WPP	Year Built: 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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				Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration										Class: C +5 Effec. Age: 20 Floor Area: 1,636 Total Base New : 325,325 Total Depr Cost: 260,246 Estimated T.C.V: 676,640	
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation															
	(2) Windows	(7) Excavation			No./Qual. of Fixtures											
	Many Avg. Few	X	Large Avg. Small		X Ex.				Ord.		Min					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets											
	(3) Roof				Many	X	Ave.		Few							
X	Gable Hip Flat		Gambrel Mansard Shed		(13) Plumbing											
X	Asphalt Shingle	826	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Chimney: Brick	(9) Basement Finish			(14) Water/Sewer											
					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 1636 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,176 1 Story Siding Overhang 166 Total: 234,013 187,197 Other Additions/Adjustments Recreation Room 826 16,421 13,137 Basement, Outside Entrance, Below Grade 2 5,265 4,212 Plumbing Average Fixture(s) 1 1,518 1,214 3 Fixture Bath 2 9,555 7,644 Separate Shower 1 1,398 1,118 Water/Sewer 1000 Gal Septic 1 5,002 4,002 Water Well, 100 Feet 1 5,973 4,778 Porches WPP 484 8,349 6,679 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 31,165 24,932 Door Opener 1 562 450 Built-Ins Appliance Allow. 1 2,845 2,276 Fireplaces Prefab 2 Story 1 3,259 2,607 Totals: 325,325 260,246											
<<<<< 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.
LILLIE DAVID & PATRICIA	FAMILY HOME ONE LLC	490,000	07/01/2022	WD	03-ARM'S LENGTH	2022003855	PROPERTY TRANSFER	100.0
KUK	LILLIE	245,000	02/23/2000	WD	03-ARM'S LENGTH	537:364	PROPERTY TRANSFER	0.0
SCHMALTZ	KUK	125,000	12/08/1994	WD	03-ARM'S LENGTH	397:516	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6852 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/01/2022	PM22-0898	100% FINIS
	P.R.E. 0%		Res. Add/Alter/Repair	08/11/2017	PB17-0447	100% FINIS
Owner's Name/Address	MAP #: 72					
FAMILY HOME ONE LLC PO BOX 408 GLEN ARBOR MI 49636	2024 Est TCV 560,312 TCV/TFA: 412.30					

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		
L397 P516-517 L537 P364/00 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH ALG N SEC LN N 90 DEG 00' 00" E 851.10 FT TO POB TH CONT ALG SD SEC LN N 90 DEG 00' 00" E 200 FT TH S 00 DEG 01' 30" E 100 FT TH S 25 DEG 04' 00" W 268.96 FT TH N 55 DEG 57' 30" W 213.69 FT TH N 22 DEG 06' 20" E 241.78 FT TO POB TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 3 T28N R14W.	X			Dirt Road	100.00	305.37	0.8342	0.9153	2000	100		152,716		
	X			Gravel Road	106.50	305.37	0.8342	0.9153	2000	50	SURPLUS: ZONING 100 ft	8		
	X			Paved Road	207 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	234,037	
	X			Storm Sewer	Land Improvement Cost Estimates									
	X			Sidewalk	Description							Rate	Size % Good	Cash Value
	X			Water	Residential Local Cost Land Improvements									
	X			Sewer	Description							Rate	Size % Good	Cash Value
	X			Electric	LAND IMPROVEMENTS 5							5,000.00	1 100	5,000
	X			Gas	Total Estimated Land Improvements True Cash Value =									5,000
	X			Curb										
	X			Street Lights										
	X			Standard Utilities										
	X			Underground Utils.										

Comments/Influences



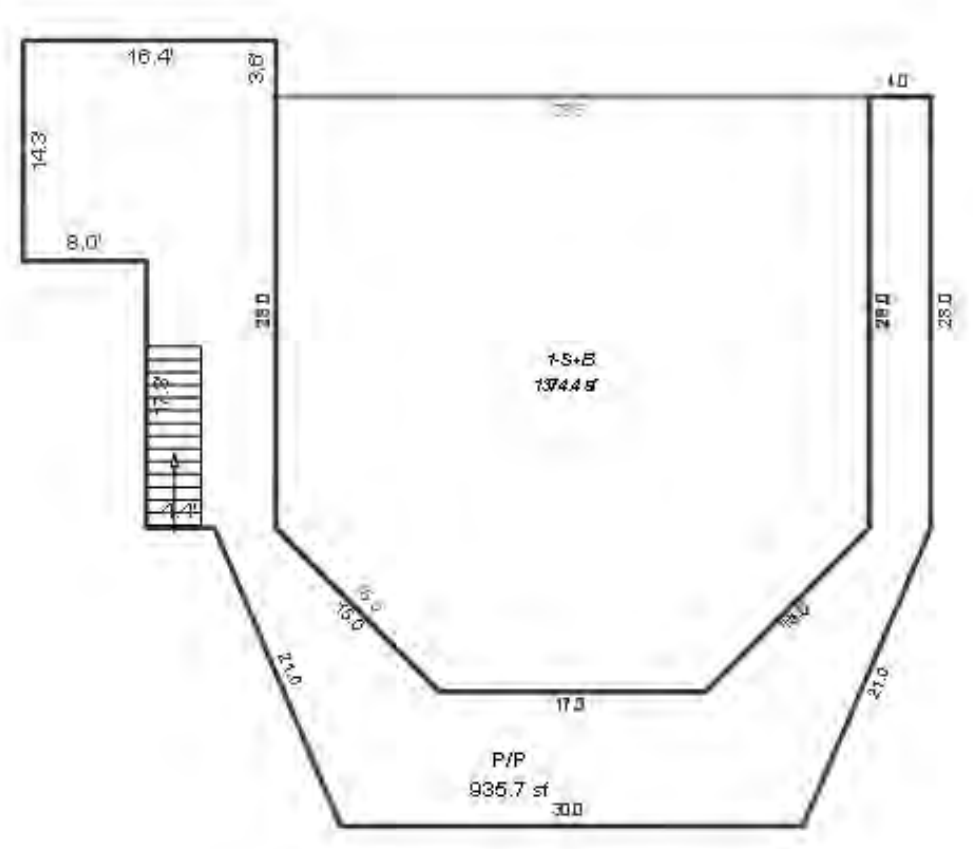
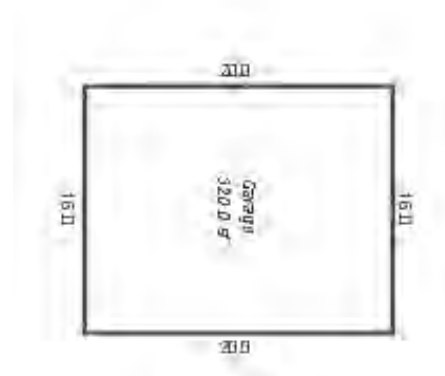
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 County of Leelanau, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	117,000	163,200	280,200			248,745C
X Rolling	2023	93,600	143,300	236,900			236,900S
X Low	2022	93,900	107,700	201,600			166,003C
X High	2021	75,400	85,300	160,700			160,700S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	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 935	Type WPP		Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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				Class: C +5 Effec. Age: 40 Floor Area: 1,359 Total Base New : 314,992 Total Depr Cost: 188,985 Estimated T.C.V: 321,275				E.C.F. X 1.700		Bsmnt Garage:										
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275		Carport Area: Roof:								
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	Size of Closets				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275									
Room List		Doors		Solid	X	H.C.	(12) Electric				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors				Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile				No./Qual. of Fixtures				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275						
(1) Exterior		Ex.	X	Ord.		Min	150 Amps Service				Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No. of Elec. Outlets				Ground Area = 1359 SF Floor Area = 1359 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275						
X	Insulation	X	Drywall	(13) Plumbing				Building Areas				Building Areas				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275				
(2) Windows		(7) Excavation				No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1359 S.F. Crawl: 0 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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 Story Siding Basement 1,359 Total: 221,047 132,618				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				Plumbing				Other Additions/Adjustments				Total: 221,047 132,618				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275		
(3) Roof		(9) Basement Finish				(14) Water/Sewer				Recreation Room 1372 27,275 16,365 Basement, Outside Entrance, Below Grade 1 2,632 1,579 Plumbing Average Fixture(s) 1 1,518 911 3 Fixture Bath 1 4,777 2,866 2 Fixture Bath 1 3,197 1,918 Water/Sewer 1000 Gal Septic 1 5,002 3,001 Water Well, 100 Feet 1 5,973 3,584 Deck Treated Wood 100 2,626 1,576 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 17,370 10,422 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Interior 1 Story 1 5,489 3,293 Porches WPP 935 15,241 9,145 Totals: 314,992 188,985				Total: 221,047 132,618				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275		
X	Gable Hip Flat	Gambrel Mansard Shed	1372 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Lump Sum Items:				Total: 221,047 132,618				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275	
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Total: 221,047 132,618				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275		
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				Lump Sum Items:				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Total: 221,047 132,618				Total Base New : 314,992		Total Depr Cost: 188,985		Estimated T.C.V: 321,275		

*** 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.
BLASIVS EDWIN & SANDRA J	WEBB GILBERT G & BETSY B	72,350	09/07/2004	WD	03-ARM'S LENGTH	821:276	OTHER	100.0
LILLIE	BLASIVS	55,000	09/29/1999	WD	03-ARM'S LENGTH	524:756	OTHER	0.0
SCHMALTZ	LILLIE	24,500	08/31/1995	LC	16-LC PAYOFF	409:648	OTHER	0.0

Property Address: W DAY FOREST RD
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 100% 05/16/2006

Owner's Name/Address: WEBB GILBERT G & BETSY B
 6876 W DAY FOREST RD
 EMPIRE MI 49630
 MAP #: 72
 2024 Est TCV 97,925

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

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

D 200' @ 1000/ 100.00 200.00 1.1892 0.8234 1000 100 97,925
 100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 97,925

Tax Description: L409 P648-652 L524 P756/99 L821 P276/04
 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH
 ALG N SEC LN N 90 DEG 00' 00" E 1051.10
 FT TH S 00 DEG 01' 30" E 100 FT TH S 25
 DEG 14' 00" W 268.96 FT TO POB TH S 40
 DEG 07' 00" W 100.56 FT TH N 55 DEG 57'
 30" W 181.91 FT TH N 22 DEG 06' 20" E
 102.21 FT TH S 55 DEG 57' 30" E 213.69 FT
 TO POB TOGETHER WITH & SUBJECT TO
 EASEMENT SEC 3 T28N 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	49,000	0	49,000			31,659C
2023	39,200	0	39,200			30,152C
2022	38,500	0	38,500			28,717C
2021	27,800	0	27,800			27,800S

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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.
CANSIANI KEVIN & LARDNER	VILLA LAGO PROPERTIES LLC	0	05/14/2022	QC	19-MULTI PARCEL ARM'S LE	2022003030	DEED	0.0
QUIGLEY WILLIAM G & SUSAN	CANSIANI KEVIN & LARDNER	615,000	04/16/2021	WD	19-MULTI PARCEL ARM'S LE	2021003285	PROPERTY TRANSFER	100.0
HARTIGAN BRIAN & JODY	QUIGLEY WILLIAM G & SUSAN	382,499	08/01/2019	WD	19-MULTI PARCEL ARM'S LE	1368P1	PROPERTY TRANSFER	100.0
REAY THOMAS D & HUGHES RE	HARTIGAN BRIAN & JODY	344,000	07/11/2017	WD	19-MULTI PARCEL ARM'S LE	1300P389	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 72					
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VILLA LAGO PROPERTIES LLC 3023 COCHRANE ST DETROIT MI 48216	2024 Est TCV 113,303					
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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
D 200' @ 1000/	123.33	191.08	1.1285	0.8141	1000	100	113,303
123 Actual Front Feet, 0.54 Total Acres						Total Est. Land Value =	113,303

Tax Description L407 P240-243 L416 P141 L821 P186/04 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH ALG N SEC LN N 90 DEG 00' 00" E 1051.10 FT TH S 00 DEG 01' 30" E 100 FT TH S 25 DEG 04' 00" W 268.96 FT TH S 40 DEG 07' 00" W 205.56 FT TO POB TH S 40 DEG 07' 00" W 27.40 FT TH S 48 DEG 27' 50" W 131.94 FT TH N 35 DEG 45'33" W 99.2 FT TH S 48 DEG 13' 50" W 142.58 FT TH S 60 DEG 00' 00" W 33 FT TH ALG C/L DAY FOREST RD N 30 DEG 00' 00" W 25.54 FT TH N 60 DEG 00' 00" E 33 FT TH N 48 DEG 13' 50" E 122.58 FT TH N 31 DEG 44' 00" E 129.23 FT TH S 55 DEG 57' 30" E 161.32 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 3 T28N R14W.	X	Dirt Road					
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	X	Gravel Road					
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	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
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	X	Water					
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	X	Sewer					
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	X	Electric					
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	X	Gas					
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	X	Curb					
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	X	Street Lights					
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	X	Standard Utilities					
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	X	Underground Utils.					
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Comments/Influences	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level	2024	56,700	0	56,700			47,565C
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	X	Rolling	2023	45,300	0	45,300		45,300C	45,300S
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	X	Low	2022	45,100	0	45,100		45,100C	45,100S
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	X	High	2021	42,500	0	42,500		42,500C	42,500S
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	X	Landscaped							
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	X	Swamp							
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	X	Wooded							
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	X	Pond							
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	X	Waterfront							
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	X	Ravine							
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	X	Wetland							
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	X	Flood Plain							
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	X	Who	When	What					
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	X	TPC 03/15/2021	INSPECTED						
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	X	TPC 05/06/2018	INSPECTED						
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	X	TPC 07/27/2017	INSPECTED						
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*** Information herein deemed reliable but not guaranteed***									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MINNING LISA	MINNING DANIEL J & LISA M	0	08/30/2023	WD	09-FAMILY	2023003716	PROPERTY TRANSFER	0.0				
KISH ELAINE M TRUST	MINNING LISA	570,000	08/31/2020	WD	03-ARM'S LENGTH	2020005728	PROPERTY TRANSFER	100.0				
KISH JOHN A & ELAINE M	KISH ELAINE M TRUST	0	10/16/2015	QC	09-FAMILY	1243P795	OTHER	0.0				
DELAERE	KISH	59,900	05/31/2000	WD	03-ARM'S LENGTH	545:374	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6868 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/09/2023	PM23-0044	100% FINIS				
Owner's Name/Address		P.R.E. 100% 09/09/2020		Electrical		01/06/2023	PE23-0012	100% FINIS				
MINNING DANIEL J & LISA M TRUST 6868 W DAY FOREST RD EMPIRE MI 49630-9709		MAP #: 72		DECK/PORCH		12/31/2009	PB09-423	100% FINIS				
		2024 Est TCV 965,211 TCV/TFA: 416.40		Electrical		03/07/2007	PE07-0108					
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/	100.00	170.00	1.1748	0.7907	1000	100		92,886
		Paved Road		C 100' @ 1400/	5.00	170.00	0.9879	0.7907	1400	50	SURPLUS: ZONING 100 ft	
		Storm Sewer		105 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 95,620								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Fencing: Vnyl, Solid, 6'	56.47	140	0	0				
		X Electric		Fencing: Vnyl,Picket,36-48	34.22	369	0	0				
		X Gas		D/W/P: 3.5 Concrete	8.47	1951	0	0				
		X Curb		D/W/P: 3.5 Concrete	8.47	16	0	0				
				Street Lights	8.47	596	0	0				
				Standard Utilities	8.47	209	0	0				
				Underground Utils.								
		Topography of Site		Description	Rate	Size	% Good	Cash Value				
		X Level		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
		Rolling		Total Estimated Land Improvements True Cash Value = 10,000								
		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	47,800	434,800	482,600			345,536C	
		TPC 11/01/2023 INSPECTED			2023	38,200	381,600	419,800			329,082C	
		TPC 09/14/2009 INSPECTED			2022	37,900	283,400	321,300			313,412C	
		WAS 01/24/2009 INSPECTED			2021	27,900	275,500	303,400			303,400S	

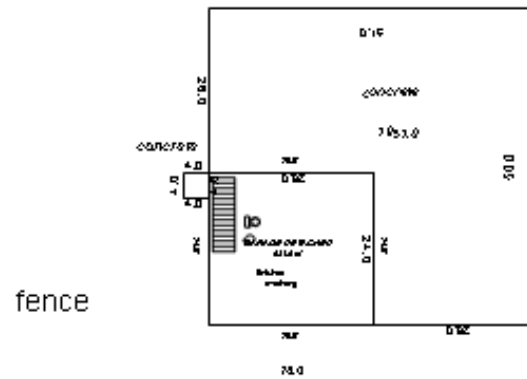
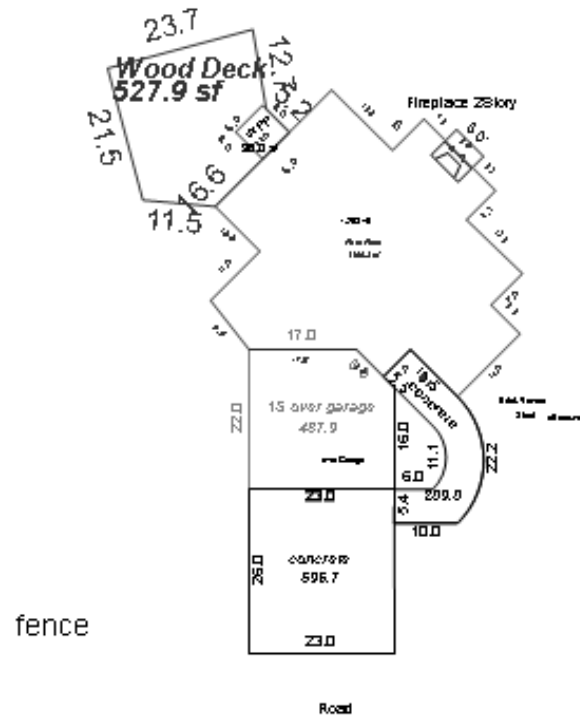


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		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: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 596 % 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		15 36 527	CPP WPP Treated Wood			
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 2007		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X		Wood/Shingle Aluminum/Vinyl Brick		No./Qual. of Fixtures			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls B-10		Blt 2007	
Insulation		(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few	(11) Heating System: Forced Heat & Cool		Ground Area = 1465 SF		Floor Area = 2318 SF.	
(2) Windows		(7) Excavation		Many			X	Ave.	Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1465 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Average Fixture(s) 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 1.25 Story Siding				1 Story	Siding	Overhang	1,465 487		
(3) Roof		1006 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1 1 Story Siding				Other Additions/Adjustments					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding				Recreation Room		1006	31,337	25,070	
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			1 1000 Gal Septic 1 2000 Gal Septic				Exterior Stone Veneer		530	28,185	22,548	
Chimney: Brick		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding				Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 200 Feet		1 1 1	3,407 10,749 7,166	2,726 8,599 5,733	
		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding				Porches WPP CPP		36 15	2,287 523	1,830 418	
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding				Deck Treated Wood		527	8,896	7,117	
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding				Garages Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)					
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding				Base Cost Common Wall: 1 Wall Door Opener		596 1 1	37,560 -3,270 787	30,048 -2,616 630	
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 1 Story Siding				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BATTERSON LIVING TRUST	BATTERSON WILLIAM D & NAN	0	07/15/2020	QC	09-FAMILY	2020004382	PROPERTY TRANSFER	0.0			
BATTERSON WILLIAM D	BATTERSON W & N REAL ESTA	0	07/15/2020	QC	09-FAMILY	2020004383	PROPERTY TRANSFER	0.0			
BATTERSON NANCY C	BATTERSON W & N REAL ESTA	0	07/15/2020	QC	09-FAMILY	2020004384	PROPERTY TRANSFER	0.0			
BATTERSON WILLIAM D & NAN	BATTERSON LIVING TRUST	1	11/16/2012	QC	09-FAMILY	1142P458	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
7929 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/30/2020	PM20-0827	100% FINIS			
Owner's Name/Address		P.R.E. 54% 02/29/2008		MECHANICAL		12/30/2004	PM04-0923	100% FINIS			
BATTERSON W & N REAL ESTATE TRUST 7929 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 72		ELECTRICAL		11/05/2004	PE04-0722				
		2024 Est TCV 2,286,050 TCV/TFA: 1077.3		MECHANICAL		08/31/2004	PM04-0557				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
L432 P46/96 L432 P47/96 L590 P833/01 L804 P552&573/04 L804 P987&998/04 PRT GOVT LOT 4 SEC 3 BEG AT PT ON C/L HWY M-22 WHICH PT IS 498.7 FT S & 1117.9 FT E OF NW COR SD SEC TH S 65 DEG 21' E 308.20 FT TO SHR GLEN LAKE TH ALG SHR S 39 DEG 48' 40" W 100.0 FT TH N 65 DEG 21' W 74.95 FT TH N 56 DEG 09' 40" W 209.50 FT TO C/L M-22 TH ALG C/L N 24 DEG 32' 40" E 63.05 FT TO POB SEC 3 T28N R14W.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Electric		GROUP D 10000/	87.67	300.00	1.0335	0.9113	10000	100	825,627
		Gas		100 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 825,627							
		Curb		Land Improvement Cost Estimates							
		Street Lights		Description	Rate	Size	% Good	Cash Value			
		Standard Utilities		Dock: Light posts	48.91	280	50	6,847			
		Underground Utils.		Residential Local Cost Land Improvements							
		Topography of Site		Description	Rate	Size	% Good	Cash Value			
		Level		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500			
		Rolling		BOAT HOIST	2,000.00	1	100	2,000			
		Low		Total Estimated Land Improvements True Cash Value = 16,347							
		High		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Landscaped		Who	When	What	2024	412,800	730,200	1,143,000	489,176C
		Swamp		TPC 01/10/2019 INSPECTED	2023	290,700	550,900	841,600		465,882C	
		Wooded		WAS 10/19/2007 INSPECTED	2022	253,500	451,600	705,100		443,698C	
		Pond			2021	253,500	415,000	668,500		429,524C	
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									

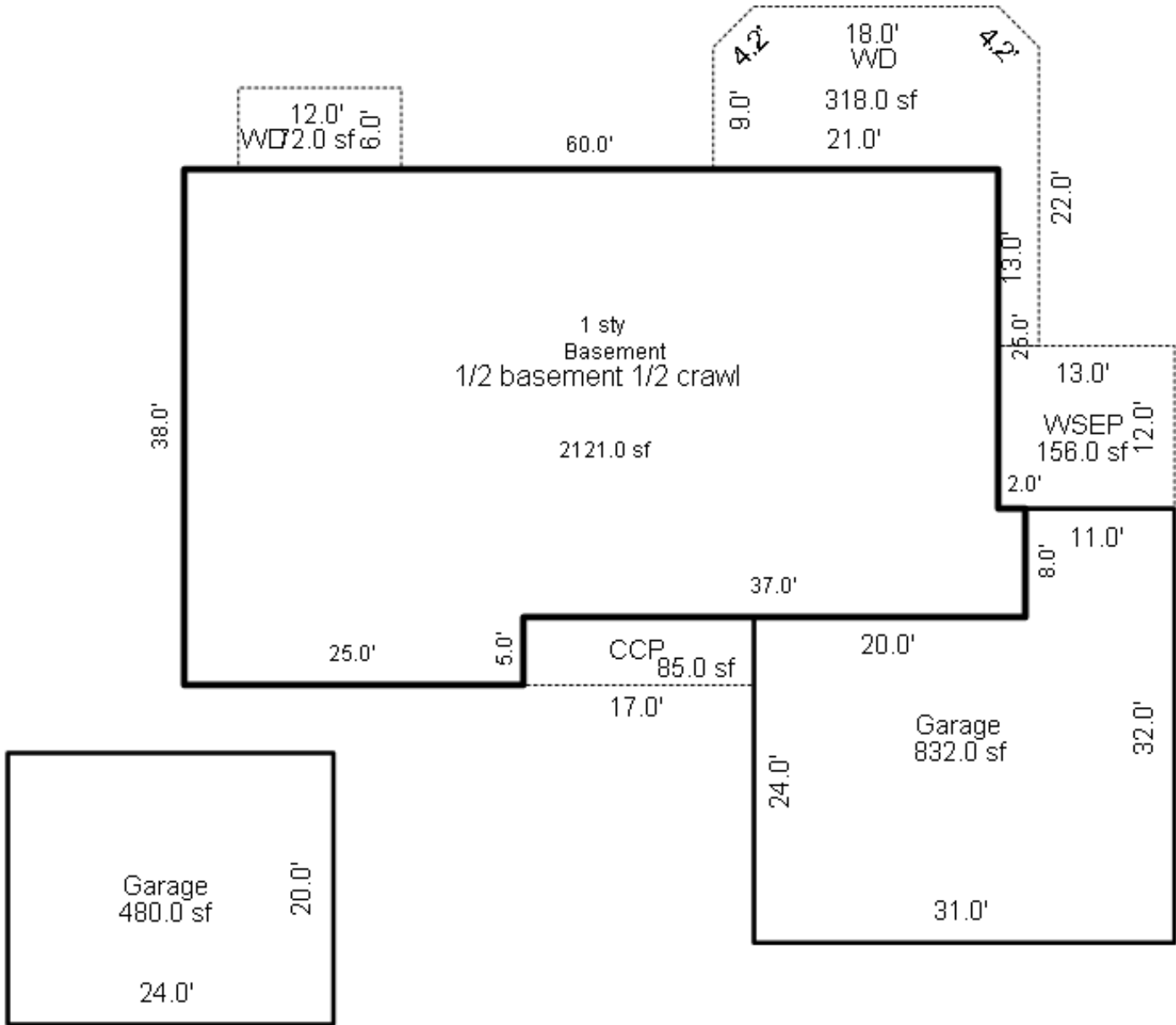


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	3	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1973 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: 480 % Good: 98 Storage Area: 0 No Conc. Floor: 0																																																																																								
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			85 CCP (1 Story) 156 WSEP (1 Story) 144 WPP 318 WPP			Bsmnt Garage: Carport Area: Roof:																																																																																							
Building Style: 1.25 STORY		Yr Built 2004		Remodeled 0	Ex	X	Ord	Min	Class: BC Effec. Age: 15 Floor Area: 2,122 Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:																																																																																						
Condition: Average		Size of Closets		X	Lg	Ord	Small	Central Air Wood Furnace			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																							
Room List		Doors		Solid	X	H.C.	(5) Floors			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Linoleum Other: Carpeted Other: Hardwood			(12) Electric			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
(1) Exterior		200		Amps Service			No./Qual. of Fixtures			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
X	Insulation	X Drywall		Many X Ave. Few			(13) Plumbing			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
(2) Windows		(7) Excavation		Average Fixture(s)			1			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1146 S.F. Crawl: 1061 S.F. Slab: 0 S.F. Height to Joists: 0.0			4			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			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		3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
(3) Roof		2121		Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)			(14) Water/Sewer			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
Chimney:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove Vent Fan			1			Total Base New : 649,249 Total Depr Cost: 555,414 Estimated T.C.V: 1,444,076			E.C.F. X 2.600																																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004 (11) Heating System: Forced Air w/ Ducts Ground Area = 2122 SF Floor Area = 2122 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas</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>1,061</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,061</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>364,591</td> <td>309,902</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Basement Living Area</td> <td>2121</td> <td>99,337</td> </tr> <tr> <td>Basement, Outside Entrance, Above Grade</td> <td>2</td> <td>4,911</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,899</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3</td> <td>17,915</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>9,674</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,553</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>85</td> <td>2,719</td> </tr> <tr> <td>Foundation: Basement</td> <td>85</td> <td>2,315</td> </tr> <tr> <td>WSEP (1 Story)</td> <td>156</td> <td>9,477</td> </tr> <tr> <td>WPP</td> <td>144</td> <td>4,105</td> </tr> <tr> <td>WPP</td> <td>318</td> <td>6,022</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>480</td> <td>26,084</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>689</td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>848</td> <td>43,716</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,061			1 Story	Siding	Crawl Space	1,061			Total:				364,591	309,902	Area	Cost	Depr. Cost	Basement Living Area	2121	99,337	Basement, Outside Entrance, Above Grade	2	4,911	Plumbing			Average Fixture(s)	1	1,899	3 Fixture Bath	3	17,915	Water/Sewer			2000 Gal Septic	1	9,674	Water Well, 50 Feet	1	2,553	Porches			CCP (1 Story)	85	2,719	Foundation: Basement	85	2,315	WSEP (1 Story)	156	9,477	WPP	144	4,105	WPP	318	6,022	Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost	480	26,084	Door Opener	1	689	Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost	848	43,716
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEARD TODD D	HILL MATTHEW A	165,000	01/03/2020	WD	09-FAMILY	2020000195	PROPERTY TRANSFER	50.0
HILL MATTHEW A	HILL HAVEN COTTAGES LLC	1	01/03/2020	WD	09-FAMILY	2020000195	PROPERTY TRANSFER	0.0
HILL NANCY J LIVING TRUST	HILL MATTHEW A & BEARD TO	400,000	12/18/2012	WD	09-FAMILY	1148P40	PROPERTY TRANSFER	100.0
HILL NANCY J	HILL NANCY J LIVING TRUST	0	04/24/2011	CD	07-DEATH CERTIFICATE	RECORD EAGLE D	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7982 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/04/2021	PE21-0003	100% FINIS
	P.R.E. 55% 03/14/2018		COMMERCIAL ADD/ALT	05/15/2013	2013-9999	100% FINIS
Owner's Name/Address	MAP #: 72		SHED	11/30/1992	92001211	
HILL HAVEN COTTAGES LLC 803 RANDOLPH ST TRAVERSE CITY MI 49684	2024 Est TCV 517,146 TCV/TFA: 137.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
L269 P172 L596 P384/01 PRT GOVT LOT 4 SEC 3 COM NW COR SEC TH S 144.6 FT TO C/L DAY FOREST RD TH ALG C/L S 62 DEG 27' E 56.38 FT S 57 DEG 45' E 319 FT S 30 DEG E 548.5 FT S 54 DEG 30' E 62.77 FT TO POB TH S 54 DEG 30' E ALG SD C/L 234.23 FT TH S 73 DEG 30' E ALG C/L 28.4 FT TH E ALG C/L 50 FT TO C/L M-22 IN ARC 4 DEG 20' CURVE BEAR NELY TH N 17 DEG 41' E ON CHD 194.89 FT TH N 65 DEG W 246.28 FT TH S 35 DEG 50' W 178.93 FT TO POB SEC 3 T28N R14W 1 A M/L.			* Factors * CNR - SLIGHT VIEW								
	X	Dirt Road	181.00	0.00	1.0000	1.0000	0	125	CNR SITE SECTION	0	
	X	Gravel Road	234.00	0.00	1.0000	1.0000	0	65	SURPLUS: CNR SITE-LMTD VWS		
	X	Paved Road	2000	COMME	9.30PSF	29926	SqFt	9.30000	100	CORNER GRANDFATHERED USE	
	X	Storm Sewer	2000	COMME	\$0/SQFT ROW	7730	SqFt	0.00000	100		0
	X	Sidewalk	2000	COMME	\$0/SQFT ROW	5905	SqFt	0.00000	100		0
	X	Water	415 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =							278,309	
	X	Sewer									
	X	Electric									
	X	Gas									
Land Improvement Cost Estimates			Description		Rate	Size	% Good	Cash Value			
			Wood Frame		20.65	512	50	5,286			
			Total Estimated Land Improvements True Cash Value =					5,286			

Comments/Influences



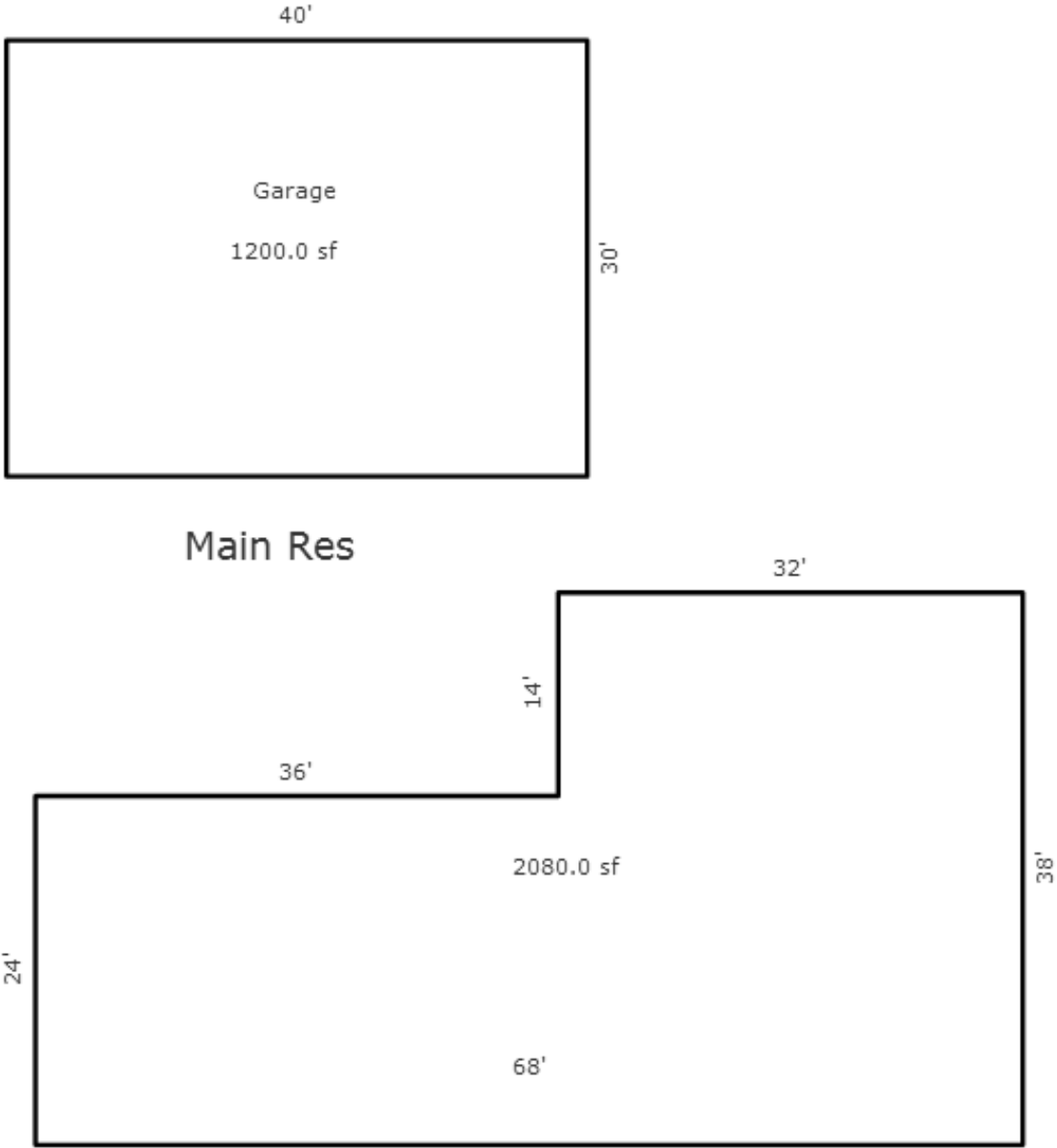
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	139,200	119,400	258,600			242,655C
	Rolling		2023	139,200	91,900	231,100			231,100S
	Low		2022	139,200	104,800	244,000			241,084C
	High		2021	139,200	104,700	243,900			233,383C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	10/04/2018	INSPECTED							
TPC	12/21/2017	INSPECTED							
TPC	11/20/2013	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	X	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 1987									
	Mobile Home		X		Insulation						Wood			Coal	Steam	Interior 2 Story	16	CGEP (1 Story)	Car Capacity:				
	Town Home		0	Front Overhang	X	Forced Air w/o Ducts			Garbage Disposal	2nd/Same Stack	Two Sided	Class: CD											
Duplex	0	Other Overhang	Forced Air w/ Ducts			Bath Heater	Vent Fan	Exterior 1 Story	Exterior 2 Story	Exterior: Pole													
A-Frame			(4) Interior			Forced Hot Water	Hot Tub	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Auto. Doors: 1	E.C.F.	X	Stone Ven.: 0									
X	Wood Frame	X	Drywall	Trim & Decoration	Electric Baseboard			Unvented Hood	Heat Radiator	Raised Hearth	Mech. Doors: 0			E.C.F.	X	Common Wall: Detache							
	Building Style:		Paneled		Plaster	Elec. Ceil. Radiant			Vented Hood	Heat Radiator	Wood Stove	Finished?:	E.C.F.			X	Foundation: 18 Inch						
	1 STORY			Wood T&G	Electric Wall Heat			Intercom	Heat Radiator	Direct-Vented Ga	Auto. Doors: 1	E.C.F.		X	Area: 1200								
Yr Built	Remodeled	Trim & Decoration	Ex	X	Ord	Min	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Class: CD					Storage Area: 0								
1915	1987		Lg	X	Ord	Small	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	Microwave	Effec. Age: 45			% Good: 0									
Condition: Average		Size of Closets		No. of Closets			No Heating/Cooling	Central Air	Standard Range	Floor Area: 2,080				Storage Area: 0									
Room List			Doors		Solid	X	H.C.	Central Air	Wood Furnace	Wood Furnace	Self Clean Range	Total Base New : 282,445				Roof:							
Basement		(5) Floors				100	Amps Service		Trash Compactor	Central Vacuum	Estimated T.C.V: 122,719	E.C.F.	X	1.580	Bsmnt Garage:								
7 1st Floor			Kitchen:											(12) Electric									
2nd Floor				Other: Carpeted																			
3 Bedrooms		Other:										Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls	CD	Blt	1915					
(1) Exterior		(6) Ceilings				No./Qual. of Fixtures			Ground Area = 2080 SF			Floor Area = 2080 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5								
X	Wood/Shingle		X				Ex.	X	Ord.	Min	Building Areas												
	Aluminum/Vinyl						Many	X	Ave.	Few	Stories												
Brick					(13) Plumbing			Exterior			Foundation			Size									
X	Insulation				Average Fixture(s)			Siding			Crawl Space			2,080									
(2) Windows		(7) Excavation				2	3 Fixture Bath			Other Additions/Adjustments													
X	Many		X				2 Fixture Bath			Plumbing													
	Avg.			Large				Softener, Auto			3 Fixture Bath			1									
Few	Small				Softener, Manual			Water/Sewer						3,969									
Basement: 0 S.F.						Solar Water Heat			1000 Gal Septic						9,358								
Crawl: 2080 S.F.						No Plumbing			Water Well, 100 Feet						5,800								
Slab: 0 S.F.						Extra Toilet			Garages														
Height to Joists: 0.0						Extra Sink			Class: CD Exterior: Pole (Unfinished)														
(8) Basement						Separate Shower			Door Opener						499								
						Ceramic Tile Floor			Base Cost						26,652								
						Ceramic Tile Wains			Built-Ins														
						Ceramic Tub Alcove			Appliance Allow.						1,989								
						Vent Fan			Fireplaces														
(9) Basement Finish						(14) Water/Sewer			Interior 1 Story						4,833								
						Public Water			Porches														
						Public Sewer			CGEP (1 Story)						16								
						Water Well			Totals:						282,445								
						1000 Gal Septic			Notes: RESIDENCE						77,670								
						2000 Gal Septic			ECF (2201 COMMERCIAL) 1.580 => TCV:						122,719								
						Lump Sum Items:																	
(10) Floor Support																							
Chimney: Brick																							

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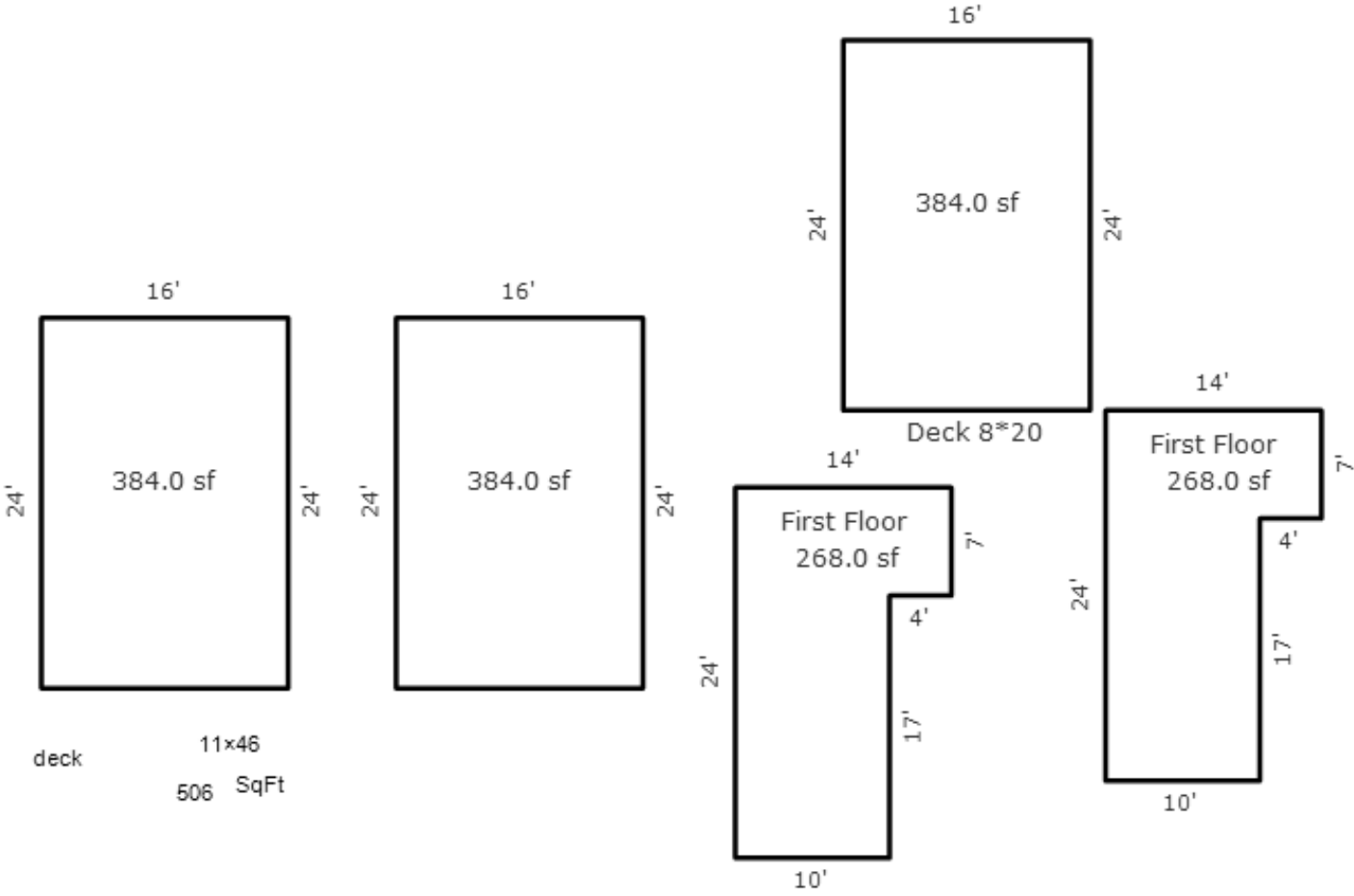
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	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: CD Effec. Age: 45 Floor Area: 384 Total Base New : 57,466 Total Depr Cost: 15,802 Estimated T.C.V: 24,967		E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5		Cls CD		Blt 1915		
Yr Built 1915	Remodeled 1980	Ex	Ord	X	Min	60 Amps Service			Building Areas		Size 384		Cost New 51,880	Depr. Cost 14,266	
Condition: Average		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Stories Exterior Foundation		Total:		1,989	547	
Room List		Doors	Solid	X	H.C.	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			1 Story Siding Crawl Space		Totals:		57,466	15,802	
Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Tile Other:			Plumbing			Other Additions/Adjustments		Appliance Allow.		Notes:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing		Deck		Treated Wood		Built-Ins		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Tile		Many			X	Ave.	Few	Solar Water Heat		Totals:		57,466	15,802
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Notes:		ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967	
Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Notes:		ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 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			Notes:		ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:		ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:		ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967		
X	Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			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			Notes:		ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967	
Chimney: Metal		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Notes:		ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967	

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

Main Res

Rental Units

Road



Road

*** 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 160	Type Treated Wood	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 384 Total Base New : 57,466 Total Depr Cost: 15,802 Estimated T.C.V: 24,967		E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall	Plaster	(12) Electric			Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5			Cls CD		Blt 1915			
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
1915	1980	Ex	Ord	X	Min	Ex. X Ord. Min			384		51,880		14,266		
Condition: Average		Size of Closets		No. of Elec. Outlets			Stories Exterior Foundation			Total:		3,597		989	
		Lg	Ord	X	Small	Many	X	Ave.	Few	1		1,989		547	
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space			57,466		15,802	
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Totals:		57,466		15,802	
(1) Exterior		Kitchen: Other: Tile Other:		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			Deck Treated Wood Built-Ins Appliance Allow.			1		1,989		547	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(14) Water/Sewer			Notes:			ECF (2201 COMMERCIAL) 1.580 => TCV:		24,967			
(2) Windows		X Tile		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Many Avg. Large X Few X Small		Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													
(3) Roof		(8) Basement													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Metal		(10) Floor Support													
		Joists: 2X8X16 Unsupported Len: Cntr.Sup:													

*** 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 160	Type Treated Wood	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	Drywall Paneled	Plaster Wood T&G																									
Building Style: 1 STORY		Trim & Decoration																													
Yr Built 1915	Remodeled 1980	Ex	Ord	X	Min																										
Condition: Average		Size of Closets			Lg	Ord	X	Small																							
Room List		Doors	Solid	X	H.C.				Central Air Wood Furnace																						
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors							(12) Electric																						
		Kitchen: Other: Tile Other:							60 Amps Service																						
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.	Min																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings							No. of Elec. Outlets																						
		X	Tile						Many	X	Ave.		Few																		
(2) Windows		(7) Excavation							(13) Plumbing																						
X	Many Avg. Few	X	Large Avg. Small						1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0																													
		(8) Basement																													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
(3) Roof		(9) Basement Finish							(14) Water/Sewer																						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
X	Asphalt Shingle	(10) Floor Support																													
	Chimney: Metal	Joists: 2X8X16 Unsupported Len: Cntr.Sup:							Lump Sum Items:																						
Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1915 (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5 Building Areas <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>384</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>51,880</td> <td>14,266</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 160 3,597 989 Built-Ins Appliance Allow. 1 1,989 547 Totals: 57,466 15,802 Notes: ECF (2201 COMMERCIAL) 1.580 => TCV: 24,967														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	384			Total:				51,880	14,266
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	384																												
Total:				51,880	14,266																										


*** 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 78	Type Treated Wood	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 268 Total Base New : 41,429 Total Depr Cost: 11,394 Estimated T.C.V: 18,003		E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 5 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 268 SF Floor Area = 268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5		Cls CD		Blt 1915					
Yr Built 1915	Remodeled 1980	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		60 Amps Service			Ex. X Ord. Min			Stories		Exterior		Foundation		Total:			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story		Siding		Crawl Space		268				
	Basement 2 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Tile Other:			Many X Ave. Few			1		Average Fixture(s)		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments			
(1) Exterior		(6) Ceilings		No. of Plumbing			Lump Sum Items:			Deck		Treated Wood		78		2,241		616	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Tile		Basement: 0 S.F. Crawl: 268 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Built-Ins		Appliance Allow.		1		1,989		547	
(2) Windows		(7) Excavation		Basement			(14) Water/Sewer			Notes:		Totals:		41,429		11,394		ECF (2201 COMMERCIAL) 1.580 => TCV: 18,003	
X	Many Avg. Few	X	Large Avg. Small	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			Totals:		41,429		11,394		18,003			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(10) Floor Support			Chimney: Metal		Joists: 2X8X16 Unsupported Len: Cntr.Sup:							
(3) Roof		Gable	Gambrel	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	Hip Flat		Mansard Shed	(10) Floor Support			Lump Sum Items:												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family 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 66	Type Treated Wood	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 268 Total Base New : 41,256 Total Depr Cost: 11,347 Estimated T.C.V: 17,928		E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 6 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 268 SF Floor Area = 268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5		Cls CD		Blt 1915				
Yr Built 1915	Remodeled 1980	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		60 Amps Service			Ex. X Ord. Min			Stories		Exterior		Foundation		Total:		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story		Siding		Crawl Space		268			
Basement 2 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Tile Other:			Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Deck Treated Wood Built-Ins Appliance Allow.		1		1,989		547	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 268 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			Notes:		Totals:		41,256		11,347		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Tile		(7) Excavation			(13) Plumbing			Notes:		Totals:		41,256		11,347		
(2) Windows		X Large Avg. Avg. Few X Small		(8) Basement			(14) Water/Sewer			Notes:		Totals:		41,256		11,347		
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		Totals:		41,256		11,347		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			Notes:		Totals:		41,256		11,347		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Totals:		41,256		11,347			
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Lump Sum Items:			Notes:		Totals:		41,256		11,347		

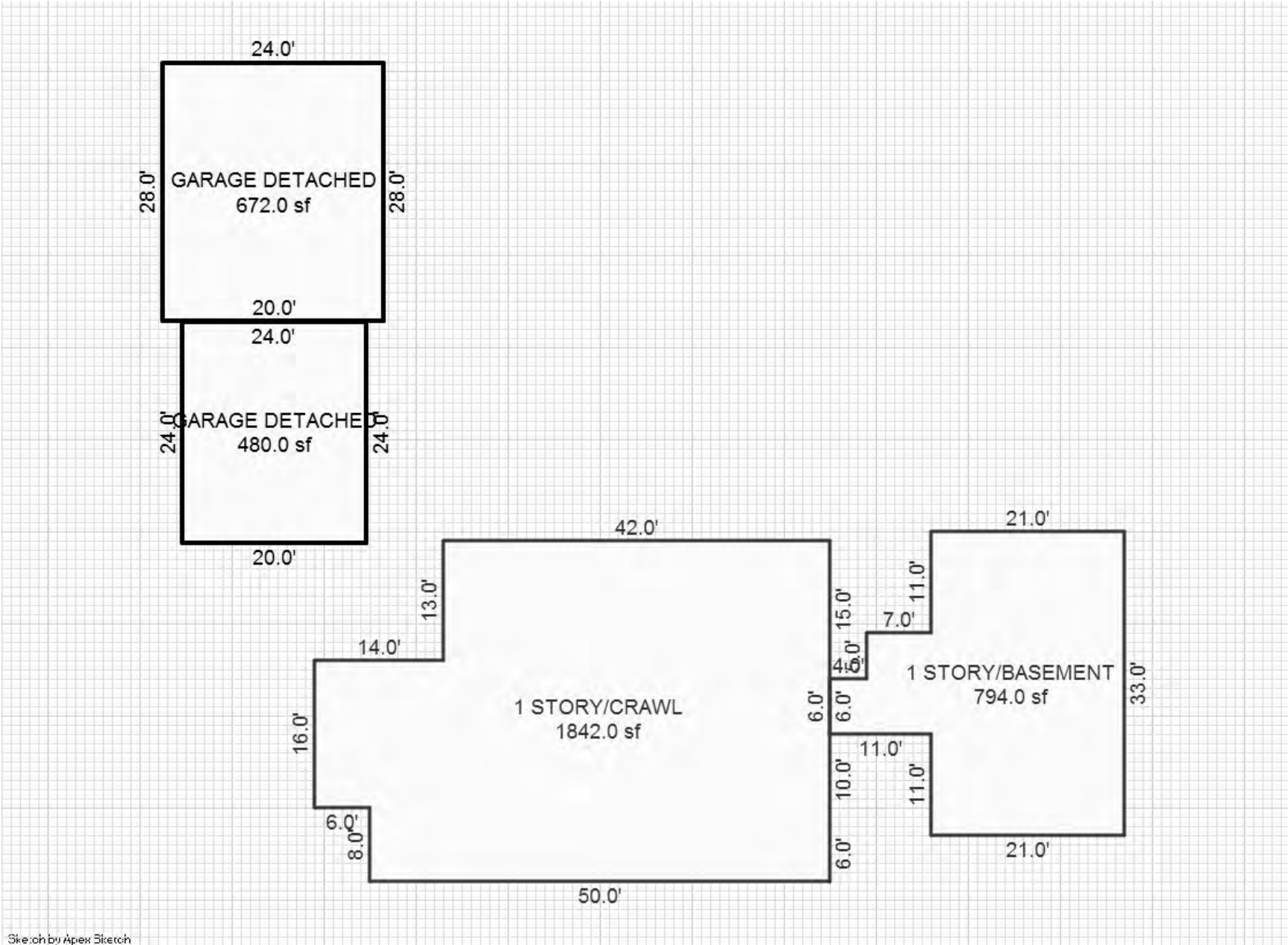
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KRAMPS JOAN H QUALIFIED P	KRAMPS JOAN H	1	04/07/2016	QC	09-FAMILY	1257P210	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)		Date	Number	Status		
7875 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL		10/28/2002	PE02-0701			
Owner's Name/Address		P.R.E. 100% 05/06/1996		Res. Add/Alter/Repair		08/13/2002	PB02-0436			
KRAMPS JOAN H 7875 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 72		ADDITION/ALTERATION		08/01/2002	2021-952	100% FINIS		
Tax Description		2024 Est TCV 3,405,336 TCV/TFA: 1291.8		Land Value Estimates for Land Table 4080.4080 BIG GLEN						
DC L818 P408 L818 P410/04 PRT GOVT LOT 4 SEC 3 BEG AT MEANDER COR ON SHR GLEN LAKE AT E END OF N SEC LN TH W 141 FT TO C/L ST RD M-22 TH S 24 DEG 30' W ALG C/L 445.8 FT TH S 65 DEG 20' E 297.32 FT TO SHR GLEN LAKE TH N 18 DEG 04' E ALG SHR 85.83 FT TH N 27 DEG 20' E ALG SHR 64.9 FT TH N 28 DEG 54' E ALG SHR 99.6 FT TH N 5 DEG 44' W ALG SHR 193.4 FT TH N 15 DEG W ALG SHR 115.2 FT TO POB SEC 3 T28N R14W. 2.87 A.		X Improved	Vacant	* Factors * 445.8 RD 558.73 LK						
Comments/Influences		Topography of Site		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Public Improvements		GROUP D 10000/ 400.00 220.20 0.6882 0.8435 10000 100 2,321,972						
		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.		GROUP D 10000/ 45.80 220.20 0.6882 0.8435 10000 50 SURPLUS: ZONING 100 ft 13 446 Actual Front Feet, 2.25 Total Acres Total Est. Land Value = 2,454,905						
		Land Improvement Cost Estimates		Residential Local Cost Land Improvements						
		X Level X Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain		Description Rate Size % Good Cash Value Dock: Light posts 48.91 400 50 9,782						
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		TPC 03/29/2010 INSPECTED		2024	1,227,500	475,200	1,702,700			559,706C
		WAS 10/19/2007 INSPECTED		2023	864,200	359,200	1,223,400			533,054C
				2022	765,500	294,800	1,060,300			507,671C
				2021	765,500	270,900	1,036,400			491,454C

*** 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: 1982 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 240	
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			42		CPP	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall	Plaster		Trim & Decoration			Class: BC Effec. Age: 35 Floor Area: 2,636 Total Base New : 552,158 Total Depr Cost: 358,903 Estimated T.C.V: 933,149		E.C.F. X 2.600				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC		Blt 1954			
1954 198	2002	Ex	X	Ord	Min	Ex. X Ord. Min			Ground Area = 2636 SF Floor Area = 2636 SF.						
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Basement	1st Floor	(5) Floors		(12) Electric			Average Fixture(s)			1 Story Siding Crawl Space 1,842					
2nd Floor	4 Bedrooms	Kitchen: Vinyl Other: Hardwood Other: Carpeted		200 Amps Service			2 3 Fixture Bath			1 Story Siding Basement 794		Total: 448,145 291,295			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 2,234 1,452	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			Plumbing			3 Fixture Bath		1 7,025 4,566		2 4,707 3,060	
X	Insulation	(7) Excavation		(14) Water/Sewer			Water/Sewer			2 Fixture Bath		1 5,796 3,767		1 6,421 4,174	
(2) Windows		Basement: 794 S.F. Crawl: 1842 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			1000 Gal Septic Water Well, 100 Feet			Porches		CPP		42 1,284 835	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		480 29,136 18,938	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Public Water Public Sewer Water Well			No Concrete Floor			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		672 36,792 23,915	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 1000 Gal Septic 1 2000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Door Opener		2		1,405 913	
(3) Roof		(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.		1		4,088 2,657	
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			Porches			Interior 1 Story		1		7,112 4,623	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Garages			<<<<< 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.
MURPHY EDWARD F IRA & COL	MILLENIUUM TRUST FBO MURPH	20	05/08/2013	QC	09-FAMILY	1167P300	OTHER	0.0
BUDNICK	MURPHY	450,000	07/07/1997	WD	03-ARM'S LENGTH	448:206	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7911 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/17/2018	PM18-0418	100% FINIS
Owner's Name/Address	P.R.E. 0%					
MILLENIUUM TRUST FBO MURPHY EDWARD 10915 S DRAKE AVE CHICAGO IL 60655	MAP #: 72					
	2024 Est TCV 1,529,381 TCV/TFA: 975.37					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
GA 52-1 DC L442 P245 L448 P206 L461 P323PART OF GOVT LT 4 COM AT MEANDER COR ON SHORE GLEN LK AT E END N LINE LOT 4 TH W 141.51 FT C/L HWY M 22 TH SWLY ON C/L 445.8 FT TO P.O.B. TH S 24DEG 30' W 100 FT TH S 65DEG 20' E 308.6 FT TO SHORE TH N 18DEG 04' E ON SHR 100.67 FT M/L TO PT S 65DEG 20' W OF POB TH N 65DEG 20' E 297.32 FT TO POB SEC 3 T28N R14W .69 A M/L.	X		* Factors *				
			GROUP D 10000/ 100 Actual Front Feet, 0.69 Total Acres	100.00	300.00	1.0000	0.9113	10000 100	911,293
Comments/Influences	X		Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X		D/W/P: 3.5 Concrete	6.77	132	0	0
	X		D/W/P: Asphalt Paving	3.19	1500	0	0
	X		Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
			Total Estimated Land Improvements True Cash Value =				5,000



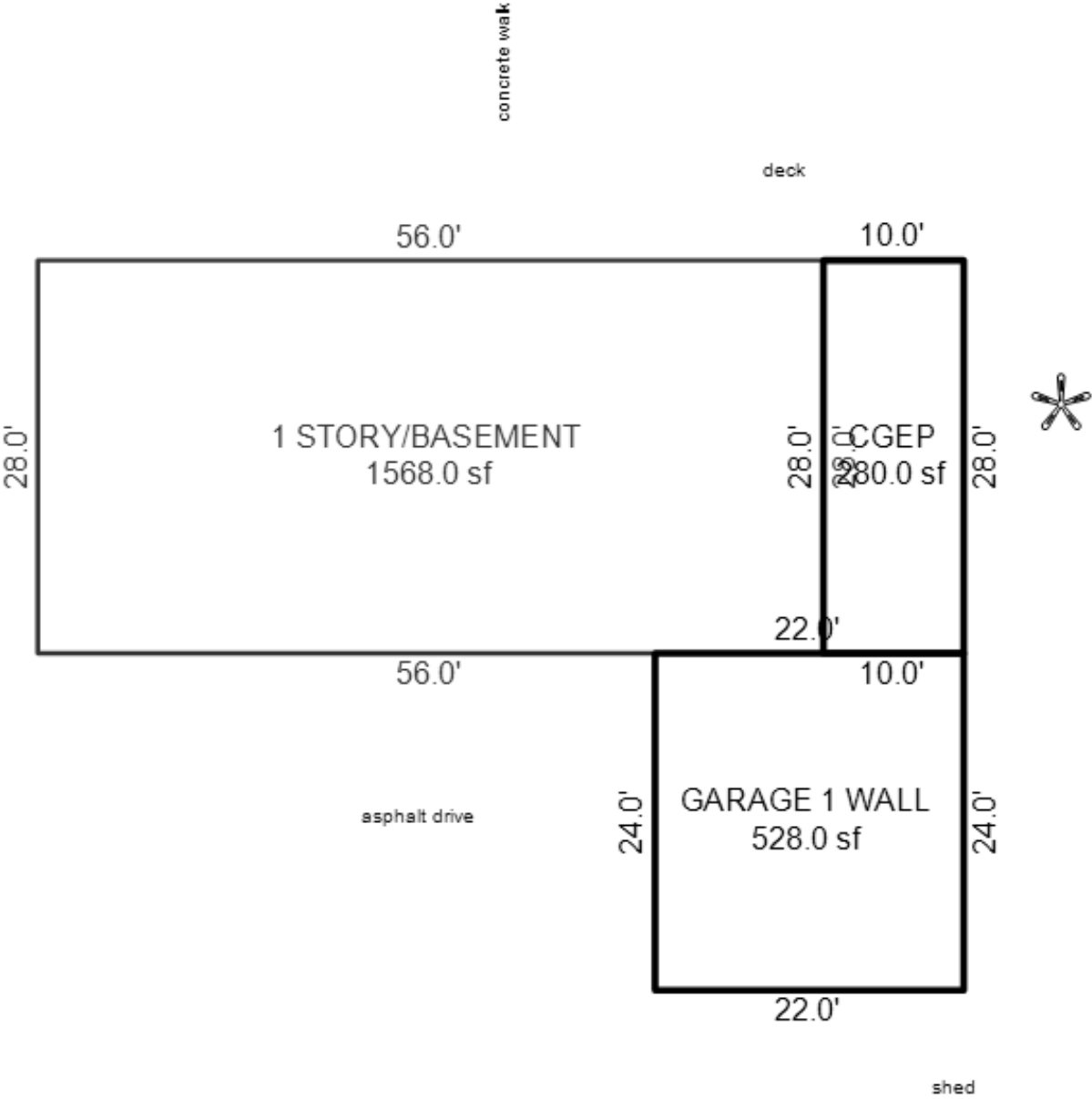
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	455,600	309,100	764,700			398,005C
Rolling	2023	320,800	233,000	553,800			379,053C
Low	2022	279,800	191,000	470,800			361,003C
High	2021	279,800	175,500	455,300			349,471C
Landscaped							
Swamp							
Wooded							
Pond							
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	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: 1966 Car Capacity: Class: C Exterior: Brick 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					280	CGEP (1 Story)																																																																																																																																																		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																																																																																																								
Yr Built 1966	Remodeled 0	Trim & Decoration			(12) Electric																																																																																																																																																								
Condition: Average		Ex	X Ord	Min	120	Amps Service																																																																																																																																																							
Room List		Size of Closets			No./Qual. of Fixtures																																																																																																																																																								
	Basement 6 1st Floor 2nd Floor 3 Bedrooms	Lg	X Ord	Small	Ex.	X Ord.	Min																																																																																																																																																						
(1) Exterior		(5) Floors			No. of Elec. Outlets																																																																																																																																																								
	Wood/Shingle Aluminum/Vinyl X Brick	Kitchen: Other: Carpeted Other:			Many	X Ave.	Few																																																																																																																																																						
X	Insulation	(6) Ceilings			(13) Plumbing																																																																																																																																																								
(2) Windows		X Tile			1	Average Fixture(s)																																																																																																																																																							
X	Many Avg. X Avg. Few Small	(7) Excavation			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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Notes: ECF (4080 BIG GLEN) 2.600 => TCY:										613,088																																																																																																																																																			

*** 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.
FERRIS JACK L & MARCIE A	TMC VENTURE I LLC	550,000	10/03/2008	WD	03-ARM'S LENGTH	989/618	DEED	100.0
THE NARROWS MARINA	FERRIS	164,900	04/09/1991	LC	16-LC PAYOFF	322:106	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8137 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/09/2023	PE23-0304	100% FINIS
	P.R.E. 0% Cond. 3rd		Electrical	05/09/2022	PE22-0316	100% FINIS
Owner's Name/Address	MAP #: 72		Electrical	05/07/2021	PE21-0284	100% FINIS
TMC VENTURE I LLC 6391 S LAKE ST GLEN ARBOR MI 49636	2024 Est TCV 1,143,122 TCV/TFA: 729.03		Electrical	05/19/2020	PE20-0193	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
Dirt Road			GROUP D 10000/ 112.69 69.58 0.9706 0.6324 10000 125 COMMERCIAL USE - ALLOWANCE					
Gravel Road			113 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 864,609					
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								

Tax Description	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L322 P106-108 L416 P313-315/96 PRT GOVT LOT 4, SEC 3 T28N R14W GLEN ARBOR TWP LEELANAU COUNTY MI DESC AS COM NW SEC COR TH E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L FOLLOWING (4) COURSES: S 57 DEG 45' E 319 FT, S 30 DEG E 548 FT, S 54 DEG 30' E 297 FT & S 84 DEG 13' 40" E 77.65 FT TO C/L ST HWY M-22 TH ALG C/L M-22 ON THE CHORD OF A CURVE TO THE LEFT S 04 DEG 40' 30" W 364.10 FT, S 00 DEG 18' 30" W 35.24 FT CONTINUING ALONG SAID CENTERLINE THENCE S 07 DEG 07'40" E 218.45 FT ALONG C/L TO POR TH S	X	2024	432,300	139,300	571,600			418,505C
	X	2023	304,400	117,100	421,500			398,577C
	X	2022	285,600	111,300	396,900			373,026C
	X	2021	285,600	108,400	394,000			361,110C

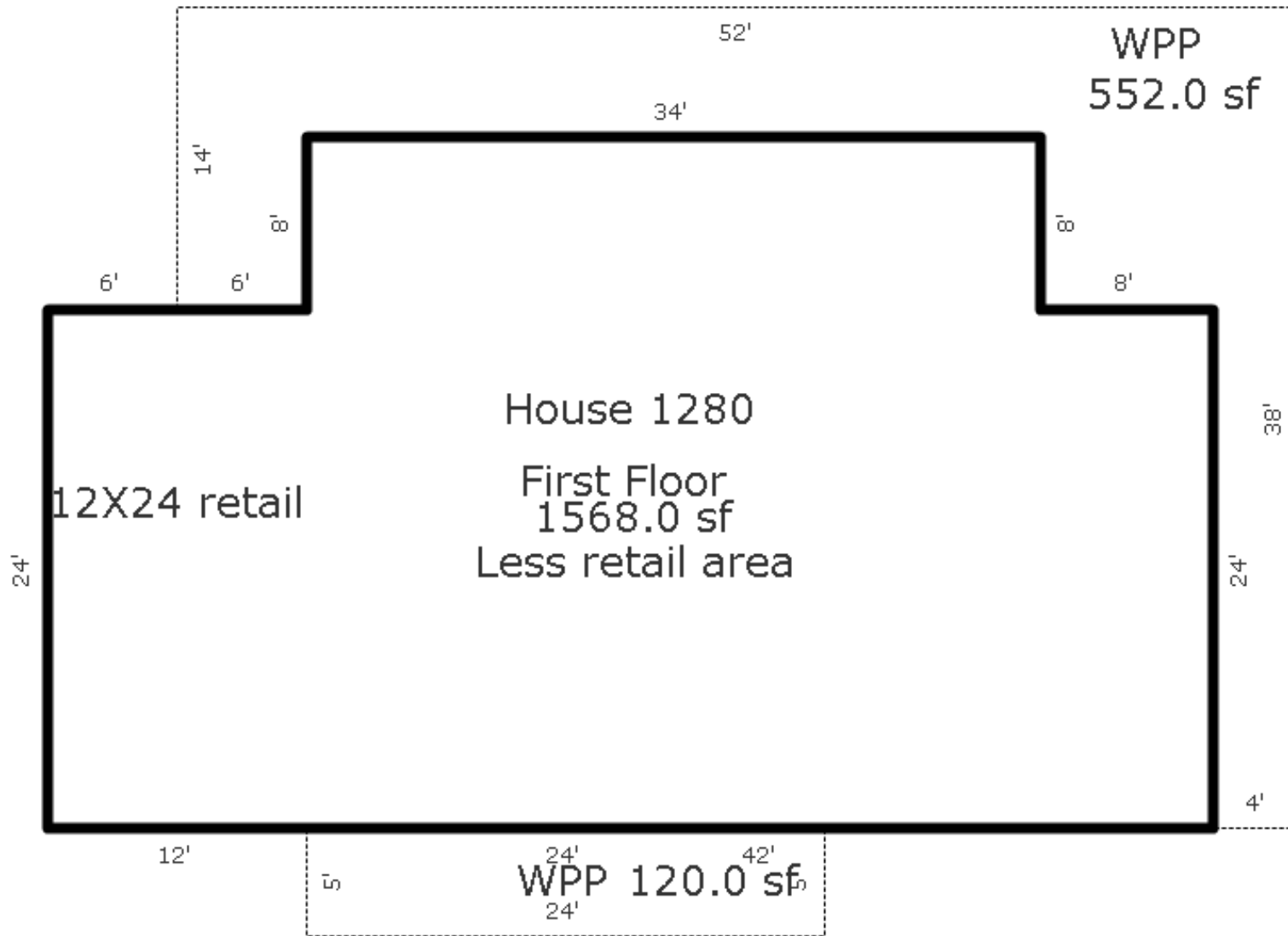


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 552	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		Class: CD Effec. Age: 35 Floor Area: 1,280 Total Base New : 213,132 Total Depr Cost: 103,903 Estimated T.C.V: 164,167		E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall	Plaster		Trim & Decoration											
Yr Built 1950		Remodeled 1960		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: Vinyl Other: Carpeted Other:													
(1) Exterior																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
X	Insulation	X	Drywall														
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		X	Ave.	Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(9) Basement Finish		(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
Chimney: Metal		Joists: 2X10X165 Unsupported Len: Cntr.Sup:		Lump Sum Items:													
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1280 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/75/100/100/48.75		Cls CD		Blt 1950			
										Building Areas		Size		Cost New		Depr. Cost	
										1 Story Siding		1,280		170,725		83,229	
										Other Additions/Adjustments							
										Exterior							
										Stone Veneer		72		2,531		1,234	
										Basement, Outside Entrance, Below Grade		1		2,222		1,083	
										Plumbing							
										Average Fixture(s)							
										3 Fixture Bath		1		3,969		1,935	
										2 Fixture Bath		1		2,670		1,302	
										Water/Sewer							
										1000 Gal Septic		1		4,679		2,281	
										Water Well, 100 Feet		1		5,800		2,827	
										Porches							
										WPP		120		3,034		1,479	
										WPP		552		8,379		4,085	
										Built-Ins							
										Appliance Allow.		1		1,989		970	
										Fireplaces							
										Exterior 1 Story		1		5,869		2,861	
										Totals:				213,132		103,903	
										Notes:							
														ECF (2201 COMMERCIAL) 1.580 => TCV:		164,167	

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

Class: D
 Floor Area: 288
 Gross Bldg Area: 288
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 20
 Physical %Good: 44
 Func. %Good : 100
 Economic %Good: 100

1960 Year Built
 Remodeled

8 Overall Bldg
 Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 288
 Ave. Perimeter: 48
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type:

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

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 48
 Overall Building Height: 8

Base Rate for Upper Floors = 104.94

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.59 100%
 Adjusted Square Foot Cost for Upper Floors = 130.53

Total Floor Area: 288 Base Cost New of Upper Floors = 37,593


Reproduction/Replacement Cost = 37,593
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 16,541

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI11/AGFS/SW/1000	9866.67	1	1.00	98	9,669

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 41,936
 Replacement Cost/Floor Area= 164.79 Est. TCV/Floor Area= 145.61

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

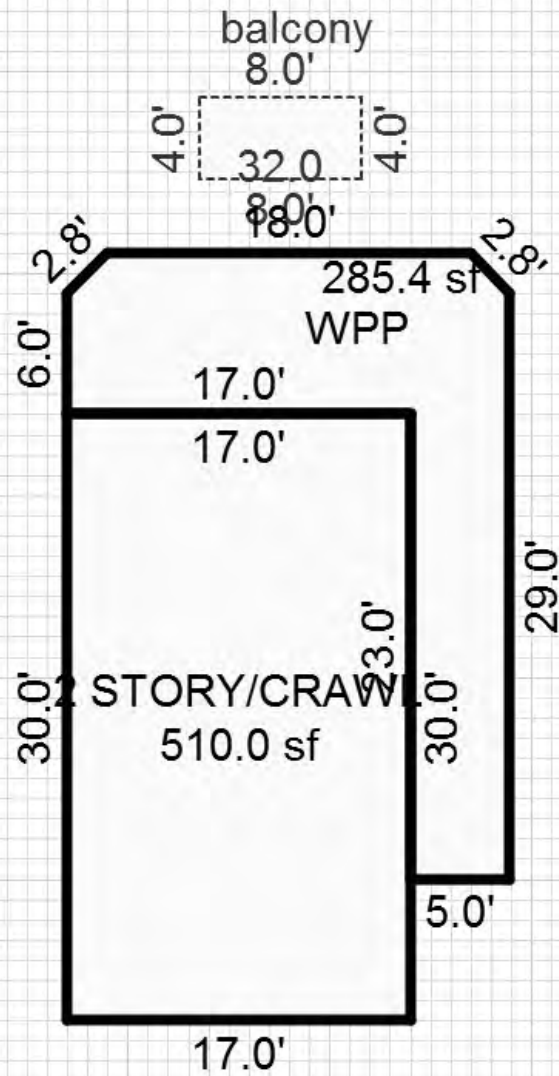
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
WALTON JOHN P SURVIVOR OF	WALTON JOHN P TRUST	0	08/19/2014	QC	09-FAMILY	1208P389	OTHER	0.0											
NIGHTINGALE GLORIA SURVIV	NIGHTINGALE GLORIA TRUST	0	05/01/2002	QC	09-FAMILY	643P600	DEED	0.0											
SCHMALTZ WILLIAM A & RITA	NIGHTINGALE & WALTON	0	10/15/1983	WD	16-LC PAYOFF	432P635	DEED	0.0											
SCHMALTZ WILLIAM A JR & R	NIGHTINGALE FRANCIS G & G	29,900	08/18/1973	LC	16-LC PAYOFF	247P771	OTHER	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status										
8055 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		12/09/1996	1996-4105	100% FINIS											
Owner's Name/Address		P.R.E. 0%		MAP #: 72		2024 Est TCV 1,160,174 TCV/TFA: 689.76													
NIGHTINGALE TRUST & WALTON TRUST 10975 FOWLER RD HONOR MI 49640-9731		X Improved		Vacant		Land Value Estimates for Land Table 4080.4080 BIG GLEN													
Taxpayer's Name/Address		Public Improvements		* Factors *		HOLDING TANKS		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
WALTON TRUST & NIGHTINGALE TRUST 26081 BERG RD SOUTHFIELD MI 48033-2419		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GROUP D 10000/ 100 Actual Front Feet, 0.17 Total Acres		10000 100 Total Est. Land Value = 642,335											
Tax Description		X		Electric		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value											
L177 P633 L247 P771/84 L432 P635/96 L643 P600/02 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH E ALG N SEC LN 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L S 57 DEG 45' E 319 FT S 30 DEG E 548 FT S 54 DEG 30' E 297 FT & S 84 DEG 13' E 77.65		X		Gas Curb Street Lights Standard Utilities Underground Utils.		LAND IMPROVEMENTS 15 Total Estimated Land Improvements True Cash Value =		1,500.00 1 100 1,500 2,958											
Topography of Site		X		Level Rolling Low High Landscaped Swamp Wooded Pond		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X		Waterfront Ravine Wetland Flood Plain		2024		321,200		258,900		580,100						183,692C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		WAS 10/19/2007 INSPECTED		2023		226,100		195,000		421,100								174,945C	
				2022		211,500		159,700		371,200								166,615C	
				2021		211,500		146,600		358,100								161,293C	

*** 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 285	Type WPP 32 Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 1,020 Total Base New : 158,670 Total Depr Cost: 134,876 Estimated T.C.V: 350,678		E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:			
Building Style: 2 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 510 SF Floor Area = 1020 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 1996				
Yr Built 1996	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			Building Areas			Size	Cost New	Depr. Cost			
Condition: Average		Lg		X	Ord	Small	(13) Plumbing			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story	Siding	Crawl Space	510	136,790	116,278			
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Other Additions/Adjustments			Total:	136,790	116,278			
(1) Exterior	(6) Ceilings		X Tile			Many			X	Ave.	Few	Plumbing					
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 510 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,518 1,290 Water/Sewer 1 5,002 4,252 Solar Water Heat 1 5,973 5,077					
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Porches			WPP 285 5,201 4,421					
(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Balcony			Wood Balcony 32 1,341 1,140					
X Many Avg. X Avg. Few Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,845 2,418					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Notes: 8071			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			158,670 134,876					
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 8071			Totals:			158,670 134,876			
X Asphalt Shingle	(14) Water/Sewer		Notes: 8071			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 8071			Totals:			158,670 134,876		
Chimney: Brick	(14) Water/Sewer		Notes: 8071			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 8071			Totals:			158,670 134,876		

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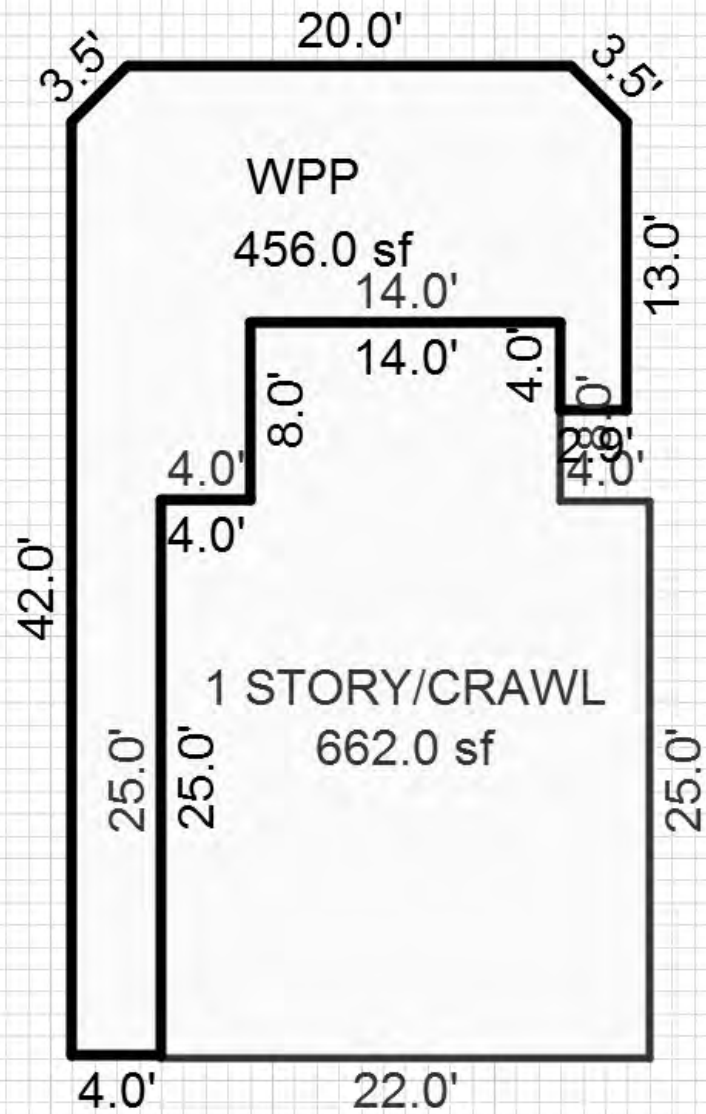


Sketch by Apex Sketch

*** 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	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 456	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 662 Total Base New : 105,259 Total Depr Cost: 63,155 Estimated T.C.V: 164,203		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: 2 Single Family 1 STORY		Cls C Blt 1945		
Yr Built 1945	Remodeled 1968	Ex	Ord	X	Min	(12) Electric			60 Amps Service		Ground Area = 662 SF Floor Area = 662 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 662	
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments		Total: 94,543 56,725		Other Additions/Adjustments		
5	Basement	(5) Floors		Kitchen: Other: Carpeted Other:			1			Porches		WPP 456 7,871 4,723		Built-Ins	
2	1st Floor	Kitchen:		Other: Carpeted			3 Fixture Bath			Appliance Allow.		1 2,845 1,707		Totals: 105,259 63,155	
2	2nd Floor	Other:		Other:			2 Fixture Bath			Notes: 8055		ECF (4080 BIG GLEN) 2.600 => TCV: 164,203			
2	Bedrooms	Other:		Other:			Softener, Auto								
(1) Exterior		(6) Ceilings		Softener, Manual			No Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Extra Toilet			Extra Sink								
X	Insulation	(7) Excavation		Extra Shower			Separate Shower								
(2) Windows		Basement: 0 S.F. Crawl: 662 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Floor			Ceramic Tile Wains								
X	Many Avg. X Few	Large Avg. X Small		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		Public Water			Public Sewer								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well			1000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		2000 Gal Septic			Lump Sum Items:								
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Metal		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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



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.
SCHMID ALLAN C & VIRGINIA	TMC VENTURE I LLC	955,000	01/06/2021	WD	03-ARM'S LENGTH	2021000221	PROPERTY TRANSFER	100.0
SCHMID ALLAN & VIRGINIA T	SCHMID ALLAN & VIRGINIA T	0	03/31/2016	OTH	07-DEATH CERTIFICATE	SOC SEC RECORD	OTHER	100.0
SCHMID ALLAN & VIRGINIA	SCHMID VIRGINIA M TRUST	0	02/17/1999	QC	09-FAMILY	2019006097	OTHER	0.0
SCHMID ALLAN & VIRGINIA E	SCHMID ALLAN C TRUST	0	02/17/1999	QC	09-FAMILY	2019006098	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8097 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	REMODEL		01/08/1996	96003412	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 72	2024 Est TCV 1,560,488 TCV/TFA: 530.78
TMC VENTURE I LLC 6391 S LAKE ST 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	
	Dirt Road	100.00	57.65	0.8052	0.6034	10000	100		485,833	
	Gravel Road	137.90	57.65	0.8052	0.6034	10000	50	SURPLUS: ZONING 100 ft	33	
	Paved Road	238 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	820,811

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L294 P507/88 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L AS FOLLOWS: S 57 DEG 45' E 319 FT, S 30 DEG E 548 FT, S 54 DEG 30' E 297 FT & S 84 DEG 13' 40" E 77.65 FT TO C/L ST HWY M-22 TH ALG C/L ON CHORD OF CURVE TO LEFT S 04 DEG 40' 30" W 364.10 FT FOR POB TH CONT ON C/L S 00 DEG 18' 30" W 35.24 FT & S 07 DEG 07' 40" E 218.45 FT TH N 85 DEG 34' 20" E 69.87 FT TO SHR GLEN LAKE TH ALG SHR N 04 DEG 34' 10" W 237.88 FT TH N 83 DEG 02' W 78.18 FT TO POB SEC 3 T28N R14W.	X	Electric	44.14	1400	0	0

X	Description	Rate	Size	% Good	Cash Value
X	Dock: Light posts	44.14	1400	0	0
X	Gas				
X	Curb				
	Street Lights	5,000.00	1	100	5,000
	Standard Utilities				
	Underground Utils.				
	Total Estimated Land Improvements True Cash Value = 5,000				

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



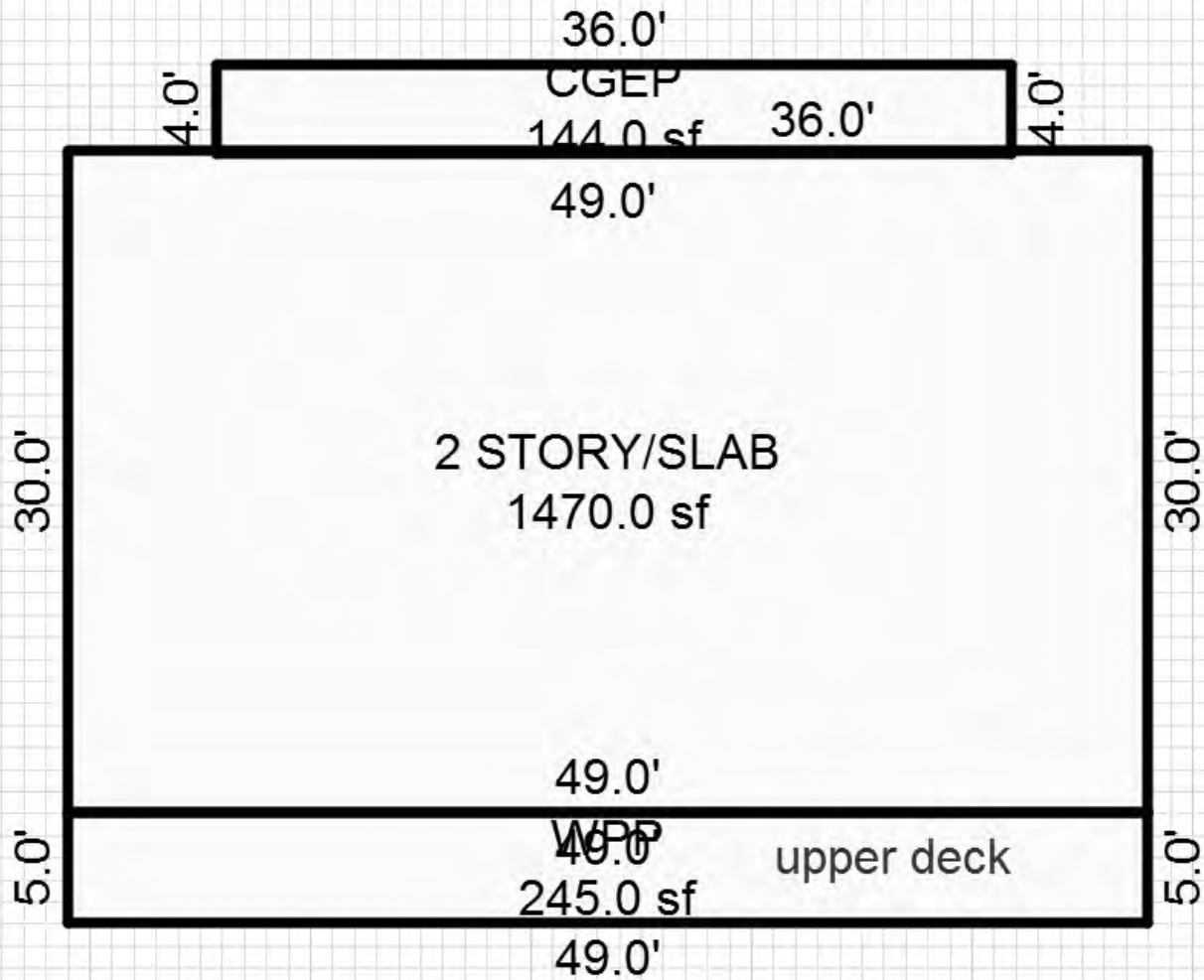
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	410,400	369,800	780,200			504,283C
2023	246,200	278,800	525,000			480,270C
2022	229,000	228,400	457,400			457,400S
2021	229,000	209,900	438,900			362,648C

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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	5	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 144 245	Type CGEP (2 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 30 Floor Area: 2,940 Total Base New : 403,670 Total Depr Cost: 282,568 Estimated T.C.V: 734,677		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:													
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C		Blt 1930												
Yr Built 1930 199	Remodeled 1980	Ex	X	Ord	Min	(12) Electric			200 Amps Service		Ground Area = 1470 SF		Floor Area = 2940 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70												
Condition: Average		Size of Closets		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.	(13) Plumbing			5 Average Fixture(s) 5 3 Fixture Bath 1 2 Fixture Bath		2 Story		Siding		Slab		1,470		Total:		314,223		219,955				
6	Basement	(5) Floors		Kitchen: Other: Carpeted Other: Vinyl			Many			X	Ave.	Few	Other Additions/Adjustments		Plumbing		Average Fixture(s)		5		7,588		5,312				
7	1st Floor	Kitchen:		Other: Carpeted			1			2		Softener, Auto		3		Fixture Bath		4		19,109		13,376					
7	2nd Floor	Other: Vinyl		Height to Joists: 0.0			5			2		Softener, Manual		2		Fixture Bath		1		3,197		2,238					
7	Bedrooms	No. of Elec. Outlets		Basement			5			3		Solar Water Heat		No Plumbing		Water/Sewer		1000 Gal Septic		1		5,002		3,501			
(1) Exterior		X	Tile	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			5			2		Extra Toilet		Extra Sink		Separate Shower		Porches		144		16,240		11,368			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(8) Basement			5			2		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		245		5,064		3,545			
X	Insulation	(7) Excavation		(9) Basement Finish			5			2		Built-Ins		Appliance Allow.		Fireplaces		Interior 2 Story		1		6,836		4,785			
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1470 S.F. Height to Joists: 0.0			5			3		Water/Sewer		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic		
X	Many Avg. Few	X	Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			5			3		Plumbing		Average Fixture(s)		5		7,588		5,312		19,109		13,376			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			5			2		Solar Water Heat		No Plumbing		Water/Sewer		1000 Gal Septic		1		5,002		3,501			
(3) Roof		(9) Basement Finish		(10) Floor Support			5			2		Extra Sink		Separate Shower		Porches		CGEP (2 Story)		WPP		144		16,240		11,368	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			5			2		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		Built-Ins		5		14,224		9,957	
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			5			2		Direct-Vented Gas		Fireplaces		Interior 2 Story		Direct-Vented Gas		2		6,214		4,350			
Chimney: Metal		Lump Sum Items:		Notes:			5			2		Totals:		403,670		282,568		ECF (4080 BIG GLEN) 2.600 => TCV:		734,677							

*** 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.				
HAWLEY ROBERT L & JOAN M	HAWLEY JOAN & ROBERT L	0	11/18/2014	QC	09-FAMILY	1215P689	OTHER	0.0				
HAWLEY JOAN & ROBERT L	HAWLEY FAMILY TRUST	0	11/18/2014	QC	09-FAMILY	1217P21	DEED	0.0				
HAWLEY ROBERT L & JOAN M	HAWLEY ROBERT L & JOAN M	0	02/24/2010	WD	03-ARM'S LENGTH	2010 1042-80	PROPERTY TRANSFER	0.0				
BARNWELL	HAWLEY	235,000	05/23/1990	WD	03-ARM'S LENGTH	311:142	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6831 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/14/2022	PM22-0782	100% FINIS				
Owner's Name/Address		P.R.E. 89% 04/30/2008		Electrical		01/26/2022	PE22-0053	100% FINIS				
HAWLEY FAMILY TRUST 6831 W DAY FOREST RD EMPIRE MI 49630		MAP #: 72		Mechanical		09/08/2020	PM20-0539	100% FINIS				
Tax Description		2024 Est TCY 2,706,023 TCY/TFA: 682.82		SHED		07/22/2001	1880					
L265 P241/86 L279 P695/87 L311 P142/90 PRT GOVT LOT 4 SEC 3 COM AT NW COR TH E ALG N LN 50.00 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L S 57 DEG 45' E 319.00 FT, S 30 DEG E 548.00 FT & S 54 DEG 30' E 111.53 FT FOR POB TH S 27 DEG 17' 30" W 272.91 FT TO SHR GLEN LAKE TH S 42 DEG 11' 30" E ALG SHR 206.77 FT TH N 25 DEG 29' 30" E 319.05 FT TO C/L DAY FOREST RD TH ALG C/L N 54 DEG 30' W 185.47 FT TO POB SEC 3 T28N R14W.		X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	198.31	0.8412	0.8499	14500	100		1,036,760
		Paved Road		GROUP A 14500	99.67	198.31	0.8412	0.8499	14500	50	SURPLUS: ZONING	100 ft 51
		Storm Sewer		200 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,553,430								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	44.14	40	50	883				
		Electric		Wood Frame	24.42	288	50	3,516				
		Gas		Wood Frame	29.31	108	50	1,582				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 10,981								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	776,700	576,300	1,353,000			487,737C		
		X Rolling		2023	375,000	434,500	809,500			464,512C		
		X Low		2022	348,000	350,000	698,000			439,440C		
		X High		2021	314,600	321,600	636,200			425,402C		
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 10/19/2022	INSPECTED									
		TPC 10/19/2020	INSPECTED									
		TPC 04/30/2015	INSPECTED									



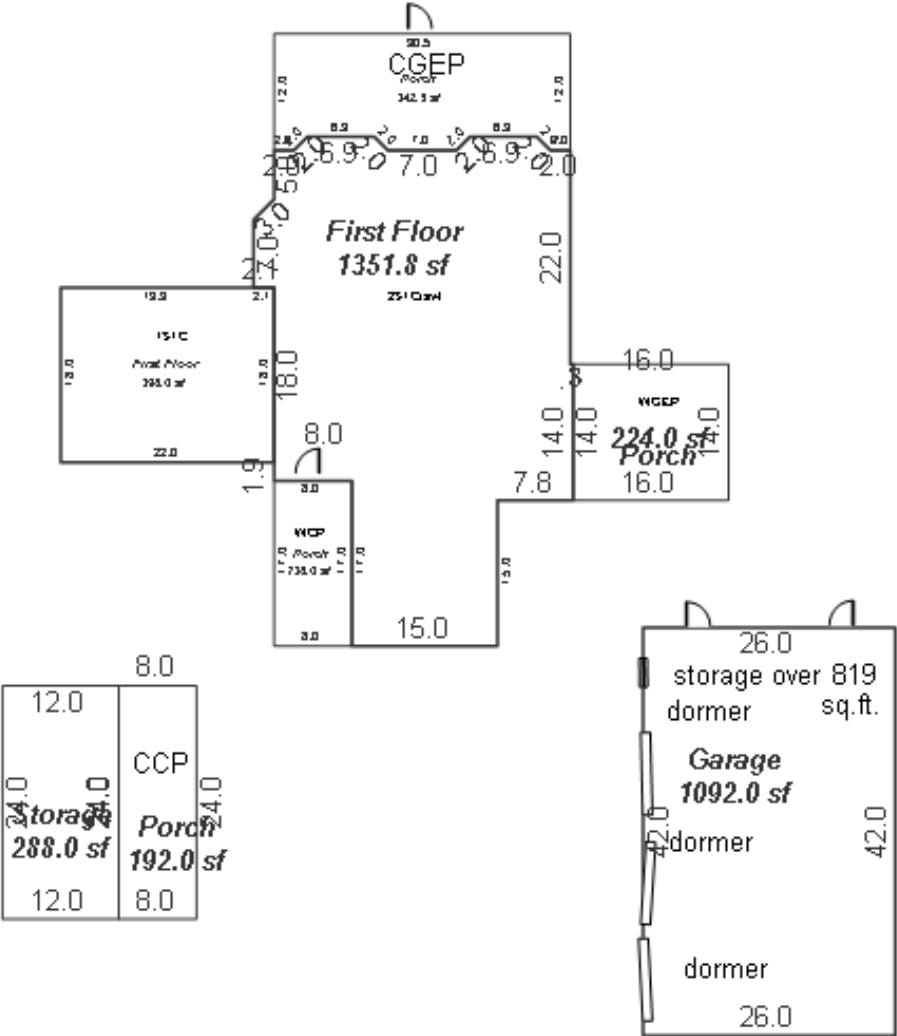
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 2 Direct-Vented Ga	Area	Type	Year Built: 1994 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1092 % Good: 0 Storage Area: 819 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: 2 STORY	X	Drywall Paneled															
	Yr Built 1900	Remodeled 1992		Trim & Decoration														
	Condition: Average		Ex	X	Ord			Min										
	Room List		Lg	X	Ord			Small										
	Basement 5 1st Floor 4 2nd Floor 4 Bedrooms		Doors		Solid	X	H.C.											
	(1) Exterior		(5) Floors															
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Hardwood Other:															
X	Insulation		(6) Ceilings															
	(2) Windows		X	Wood														
X	Many Avg. Few	X	Basement: 0 S.F. Crawl: 1747 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash		(7) Excavation															
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement															
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish															
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
	Chimney: Block		(10) Floor Support															
			Joists: 2X8X16 Unsupported Len: Cntr.Sup:															
			(11) Heating/Cooling															
			(12) Electric															
			150 Amps Service															
			No./Qual. of Fixtures															
			Ex.	X	Ord.			Min										
			No. of Elec. Outlets															
			X	Ave.				Few										
			(13) Plumbing															
			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
			(14) Water/Sewer															
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic															
			Lump Sum Items:															
			(15) Fireplaces															
			Class: C +5 Effec. Age: 35 Floor Area: 3,098 Total Base New : 528,223 Total Depr Cost: 343,342 Estimated T.C.V: 892,689															
			(16) Porches/Decks															
			342 CGEP (1 Story) 224 WCP (1 Story) 136 WCP (1 Story) 192 CCP (1 Story) 400 Treated Wood															
			(17) Garage															
			Bsmnt Garage: Carport Area: Roof:															
			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1747 SF Floor Area = 3098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,351 1 Story Siding Crawl Space 396 Total: 355,942 231,359 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 2 9,555 6,211 2 Fixture Bath 1 3,197 2,078 Water/Sewer 2000 Gal Septic 1 9,941 6,462 Water Well, 100 Feet 1 5,973 3,882 Porches CGEP (1 Story) 342 19,220 12,493 WCP (1 Story) 224 8,839 5,745 WCP (1 Story) 136 6,271 4,076 CCP (1 Story) 192 5,222 3,394 Deck Treated Wood 400 6,704 4,358 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage 819 15,135 9,838 Door Opener 3 2,108 1,370 Base Cost 1092 61,425 39,926 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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

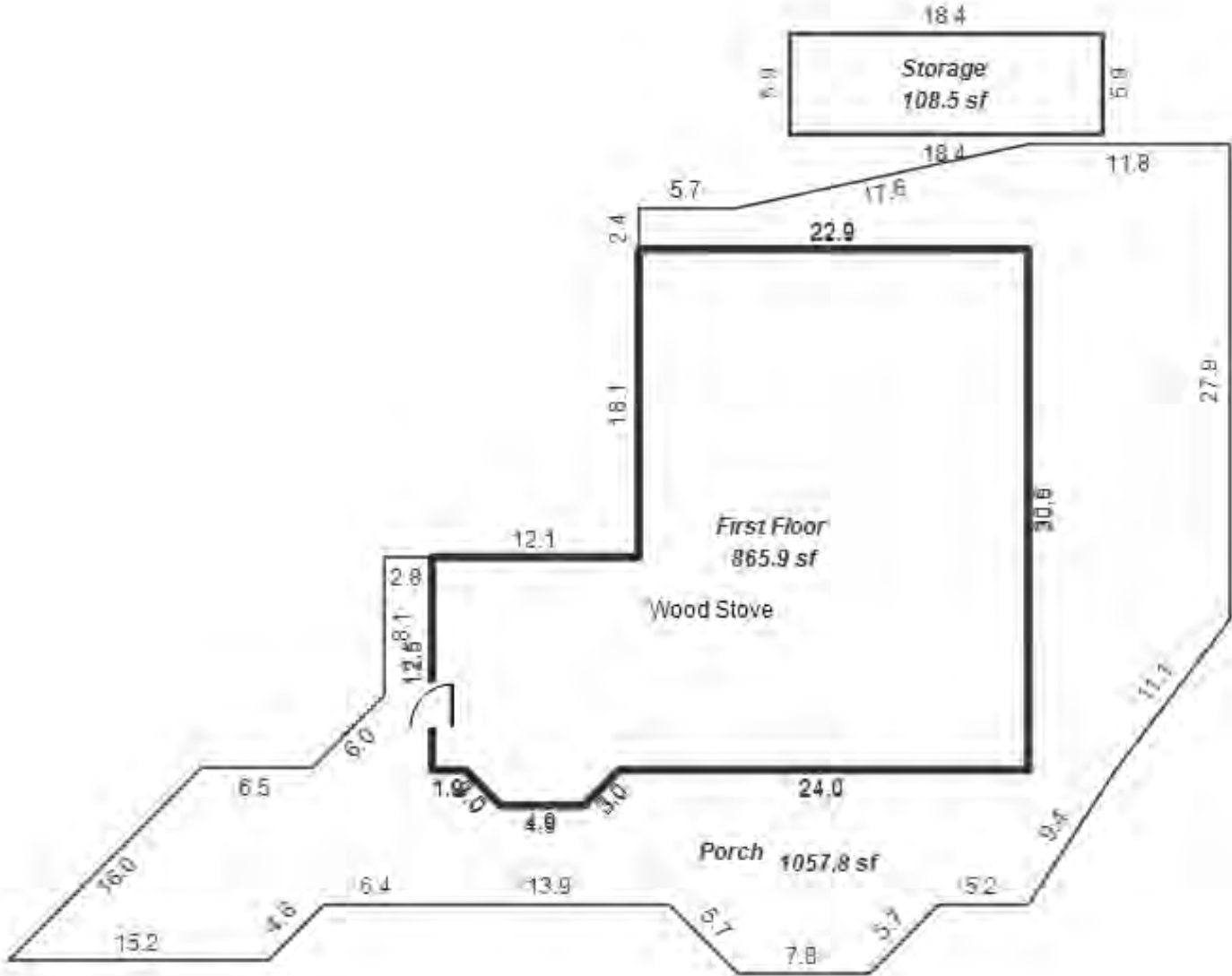
Deck to water



*** 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	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 1057	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X										
Building Style: 1 STORY		X	Drywall		Plaster									
Yr Built 1900		Remodeled 1994	X	Paneled	Wood T&G									
Condition: Average		Trim & Decoration		X	Ex	Ord	Min							
Room List		Size of Closets		Lg	X	Ord	Small							
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Doors		Solid	X	H.C.						
(1) Exterior		Kitchen: Other: Hardwood Other: Carpeted		(12) Electric		150		Amps Service						
X		(6) Ceilings		No./Qual. of Fixtures		Ex.	X	Ord.	Min					
X		Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets		Many	X	Ave.	Few					
X		Insulation		(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: 865 S.F. Slab: 0 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		1		Separate Shower		Ceramic Tile Floor						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Separate Shower		Ceramic Tile Wains						
		(9) Basement Finish		1		Ceramic Tub Alcove		Vent Fan						
(3) Roof				(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 865 SF Floor Area = 865 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 865 Total: 120,017 78,012 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 1 4,777 3,105 Separate Shower 1 1,398 909 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Wood Stove 1 2,624 1,706 Deck Treated Wood 1057 14,111 9,172 Totals: 147,290 95,740 Notes: BEACH HOUSE ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 248,923										Cls C Blt 1900				

*** 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.
DRAKE	LEISER	263,000	03/06/1992	WD	03-ARM'S LENGTH	337:918	OTHER	0.0
GILLETTE	DRAKE	254,000	05/23/1991	WD	03-ARM'S LENGTH	324:109	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6839 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/02/2022	PM22-0359	100% FINIS
	P.R.E. 0%		Plumbing	04/22/2022	PP22-0119	100% FINIS
Owner's Name/Address	MAP #: 72		Res. Add/Alter/Repair	07/09/2021	PB21-0237	100% FINIS
LEISER DAVID M & DAWN L 1685 YORKSHIRE BIRMINGHAM MI 48009	2024 Est TCV 2,200,178 TCV/TFA: 940.25		Electrical	06/18/2021	PE21-0400	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	
L264 P218 L324 P109 L337 P918/92 L266	X		Dirt Road	100.00	260.00	1.0000	0.9095	14500	100	1,318,759	
P216 PRT GOVT LOT 4 COM NW SEC COR TH E			Gravel Road	100 Actual Front Feet, 0.60 Total Acres						Total Est. Land Value =	1,318,759
50 FTTH S 170.53 FT TO C/L DAY FOREST RD			Paved Road								
TH ALG C/L AS FOLLOWS S 57 DEG 45' E 319			Storm Sewer								
FTS 30 DEG E 548.00 FT & S 54 DEG 30' E			Sidewalk								
22.50 FT FOR POB TH CONT ALG C/L S 54 DEG			Water								
30' E 89.03 FT TH S 27 DEG 17' 30" W			Sewer								
272.91 FT TO SHR GLEN LAKE TH ALG SHR N			Electric								
34 DEG 16' 20" W 100 FT TH N 27 DEG 17'			Gas								
30" E 241.08 FT TO POB SEC 3 T28N R14W.			Curb								

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
L264 P218 L324 P109 L337 P918/92 L266	X			Dock: Light posts	44.14	320	0	0	
P216 PRT GOVT LOT 4 COM NW SEC COR TH E				Wood Frame	31.44	90	50	1,415	
50 FTTH S 170.53 FT TO C/L DAY FOREST RD				Total Estimated Land Improvements True Cash Value =				1,415	

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	659,400	440,700	1,100,100			382,103C
2023	318,300	331,600	649,900			363,908C
2022	256,500	186,900	443,400			247,913C
2021	213,700	163,500	377,200			231,614C

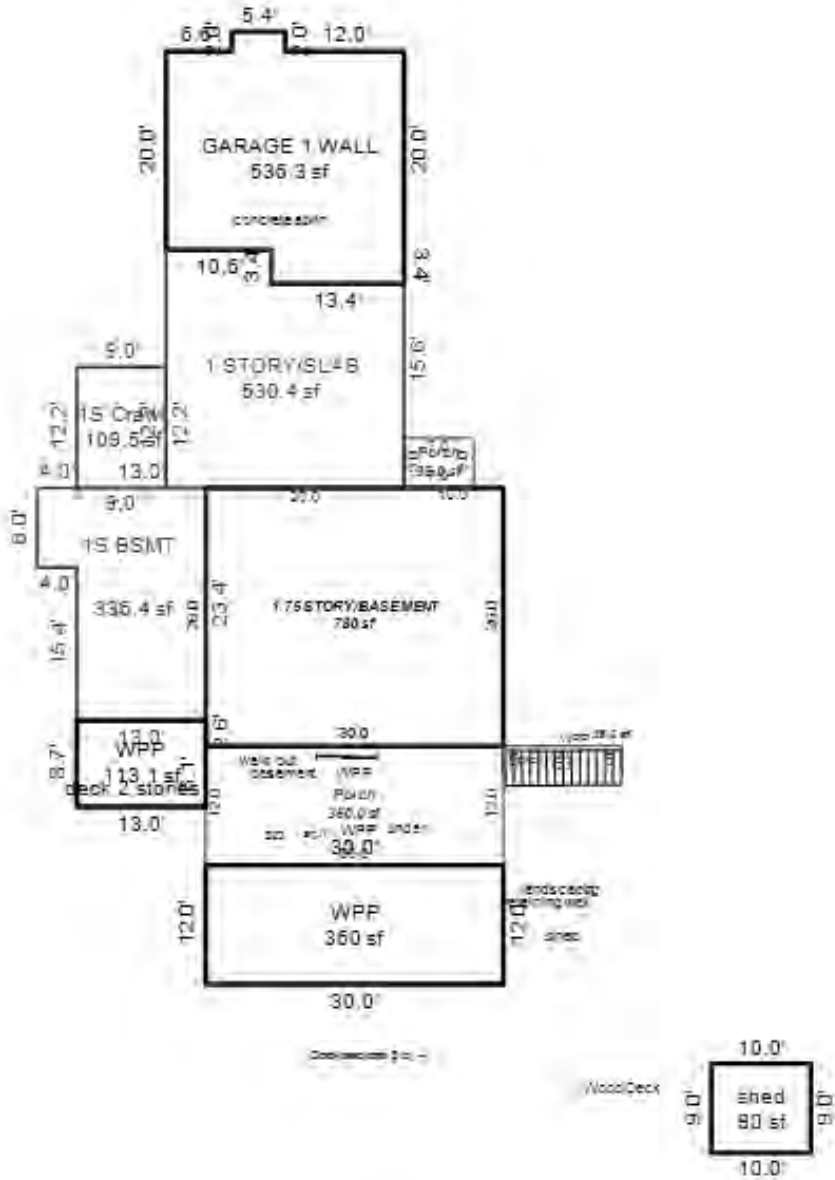
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Who	When	What
TPC	12/08/2022	INSPECTED
TPC	05/12/2022	INSPECTED
TPC	11/16/2021	INSPECTED

*** 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	X	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360 360 35 36 113 113 360	Type WPP WPP WCP (1 Story) WPP Treated Wood Treated Wood	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: 2 Mech. Doors: 0 Area: 536 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																						
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 2,340 Total Base New : 423,120 Total Depr Cost: 338,463 Estimated T.C.V: 880,004		Bsmnt Garage: Carport Area: Roof:																																										
	Building Style: 1.75 STORY		X		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 2.600																																										
Yr Built 1986 199		Remodeled 2022	Ex	X	Ord	Min	Size of Closets																																													
Condition: Average			Lg	X	Ord	Small	Room List																																													
Room List		Doors			Solid		H.C.		Central Air Wood Furnace																																											
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric			200 Amps Service																																												
(1) Exterior		Kitchen: Other: Carpeted Other: Hardwood			No./Qual. of Fixtures																																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex.			X		Ord.		Min		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1986 (11) Heating System: Forced Air w/ Ducts Ground Area = 1755 SF Floor Area = 2340 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>780</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>109</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>336</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>530</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>305,837</td> <td>244,637</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	780			1 Story	Siding	Crawl Space	109			1 Story	Siding	Basement	336			1 Story	Siding	Slab	530			Total:				305,837	244,637
	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																														
1.75 Story	Siding	Basement	780																																																	
1 Story	Siding	Crawl Space	109																																																	
1 Story	Siding	Basement	336																																																	
1 Story	Siding	Slab	530																																																	
Total:				305,837	244,637																																															
X		Insulation	X			Drywall		No. of Elec. Outlets			Many		X		Ave.		Few																																			
(2) Windows		(7) Excavation			(13) Plumbing			1			Average Fixture(s)																																									
X		Many Avg.	X	Large Avg.	Basement: 1116 S.F. Crawl: 109 S.F. Slab: 530 S.F. Height to Joists: 0.0			3			3 Fixture Bath																																									
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1			2			Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																								
(3) Roof		1116			Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			(14) Water/Sewer																																									
X		Gable Hip Flat	Gambrel Mansard Shed			1			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																											
X		Asphalt Shingle	(10) Floor Support			1			2000 Gal Septic																																											
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Ctr.Sup:			Lump Sum Items:																																															
Porches WPP 360 6,232 4,986 WPP 360 6,232 4,986 WCP (1 Story) 35 2,565 2,052 WPP 36 1,803 1,442 WPP 113 3,239 2,591 Deck Treated Wood 113 2,894 2,315 Treated Wood 360 6,264 5,011 <<<<< 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-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6847 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/22/2023	PM23-0182	100% FINIS
	P.R.E. 100% 10/19/2023		Mechanical	05/20/2022	PM22-0429	100% FINIS
Owner's Name/Address	MAP #: 72		Mechanical	03/03/2022	PM22-0192	100% FINIS
KISH ELAINE M TRUST 6847 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCY 3,299,537 TCY/TFA: 712.64		Plumbing	02/22/2022	PP22-0056	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 14500	100.18	213.06	0.9996 0.8653 14500 100	1,256,416
			100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =				1,256,416

Tax Description	Public Improvements	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value	
2020004095 DECLARATION OF LOT CONSOLIDATION. A PARCEL OF LAND IN SECTION 3, T28N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT A POINT 559.21 FEET SOUTH AND 445.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 3 (RECORDED AS 564.29 FEET SOUTH AND 446.15 FEET EAST); THENCE SOUTH 30° 13'14" EAST, 109.22 FEET ALONG THE CENTERLINE OF DAY FOREST ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		D/W/P: Flagstone/Sand	21.61	200 0	0	
			Wood Frame	28.79	120 97	3,351	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 15	0.00	0 95	1,425	
			Total Estimated Land Improvements True Cash Value =				4,776



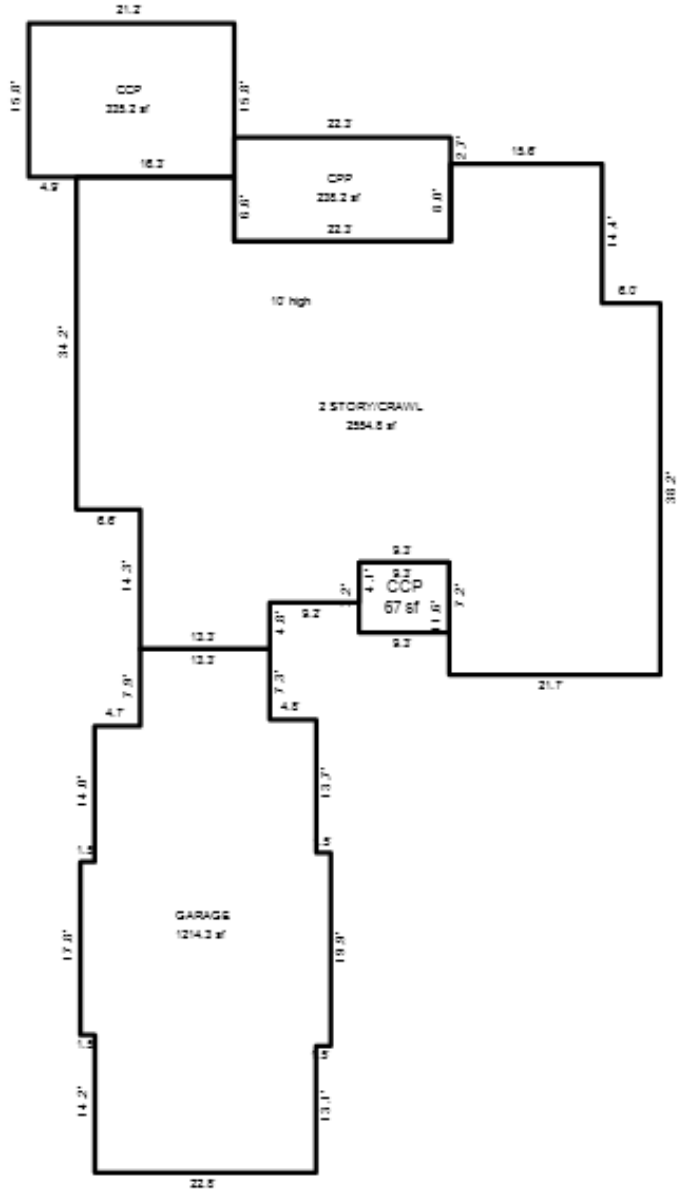
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
		2024	628,200	1,021,600	1,649,800			1,012,213C
		2023	303,300	771,400	1,074,700	995,354M	995,354A	874,489C
		2022	251,700	92,800	344,500			281,558C
		2021	209,800	2,000	211,800			184,761C

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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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 238 335 67 231	Type CPP CCP (1 Story) CCP (1 Story) CGEP (1 Story)	Year Built: 2022 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 4 Mech. Doors: 0 Area: 1214 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 4,630 Total Base New : 791,898 Total Depr Cost: 783,979 Estimated T.C.V: 2,038,345			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC		Blt 2023				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Ground Area = 2554 SF Floor Area = 4630 SF.						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. Ord. Min			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99						
X	Stone/Siding Insulation			Many Ave. Few			(13) Plumbing			Building Areas						
(2) Windows		(7) Excavation		1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath			1.75 Story Siding 1 Story Siding			Foundation Crawl Space Overhang			Size 2,554 161			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2554 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 645,073			638,623			
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			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 2,234 3 21,076 1 4,707			
(3) Roof		(9) Basement Finish					Porches			CPP 238 5,317 5,264 CCP (1 Story) 335 11,085 10,974 CCP (1 Story) 67 2,573 2,547 CGEP (1 Story) 231 18,667 18,480						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Common Wall: 1 Wall Door Opener Base Cost			1 -3,205 4 2,810 1214 68,288			-3,173 2,782 67,605			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow. 1 4,088 4,047						
							Fireplaces			Prefab 2 Story 1 4,661 4,614 Direct-Vented Gas 1 4,523 4,478						
							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.
NOVAK ROBERT J & MARY JAN	NOVAK ROBERT JOHN REVOCAB	0	02/04/2004	QC	09-FAMILY	817:982	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6843 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/31/2014	PM14-0589	
	P.R.E. 0%		Plumbing	10/27/2014	PP14-0252	
Owner's Name/Address	MAP #: 72		Res. Add/Alter/Reair	09/03/2014	PB14-0307	100% FINIS
NOVAK ROBERT JOHN REVOCABLE TRUST NOVAK MARY JANE REVOCABLE TRUST 2122 N WILLIAMSBURG ST ARLINGTON HEIGHTS IL 60004	2024 Est TCV 1,928,986 TCV/TFA: 1259.9		ADDITION/ALTERATION	08/25/2014	2014-16	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L266 P769 L456 P093 L517 P592/99 L817 P982/04 PRT GOVT LOT 4 SEC 3 BEG AT PT ON C/L HWY 555.38 FT E & 753.47 FT S OF NW COR SEC 3 TH S 30 DEG E ON C/L 77.33 FT TH S 55 DEG 18' E ON C/L 22.50 FT TH S 27 DEG 15' W 228.05 FT TO SHR GLEN LAKE TH N 33 DEG 40' W ON SHR 100 FT TH N 27 DEG 15' E 224.25 FT TO POB SEC 3 T28N R14W .45 A M/L.	X		Dirt Road	100.00	226.00	1.0000 0.8782 14500 100	1,273,354
			Gravel Road	100 Actual Front Feet, 0.52 Total Acres		Total Est. Land Value =	1,273,354

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L266 P769 L456 P093 L517 P592/99 L817 P982/04 PRT GOVT LOT 4 SEC 3 BEG AT PT ON C/L HWY 555.38 FT E & 753.47 FT S OF NW COR SEC 3 TH S 30 DEG E ON C/L 77.33 FT TH S 55 DEG 18' E ON C/L 22.50 FT TH S 27 DEG 15' W 228.05 FT TO SHR GLEN LAKE TH N 33 DEG 40' W ON SHR 100 FT TH N 27 DEG 15' E 224.25 FT TO POB SEC 3 T28N R14W .45 A M/L.	X		Dock: Light posts	44.14	192 0	0
	X		D/W/P: 4in Concrete	7.16	242 0	0
	X		D/W/P: Flagstone/Sand	21.61	300 0	0
	X		D/W/P: Asphalt Paving	3.19	1500 0	0
	X		D/W/P: Patio Blocks	16.05	313 0	0
			Wood Frame	24.56	275 50	3,377
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			LAND IMPROVEMENTS 10	10,000.00	1 100	10,000

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	636,700	327,800	964,500			391,591C
X High	2023	307,400	248,600	556,000			372,944C
X Waterfront	2022	252,900	200,100	453,000			355,185C
X Flood Plain	2021	210,700	184,400	395,100			343,839C

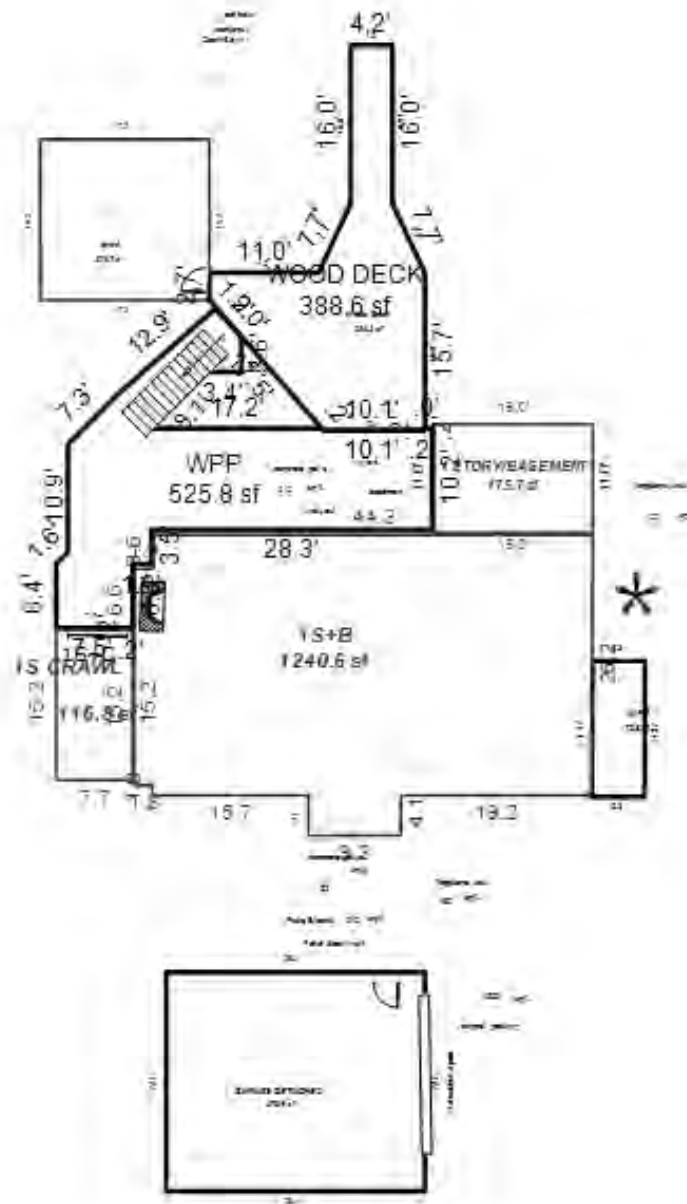


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 528 72 390	Type WPP WCP (1 Story) Treated Wood	Year Built: 1987 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache 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			2			Class: C +5 Effec. Age: 30 Floor Area: 1,531 Total Base New : 358,175 Total Depr Cost: 245,098 Estimated T.C.V: 637,255			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 358,175 Total Depr Cost: 245,098 Estimated T.C.V: 637,255			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1974	Remodeled 2014	Ex	X Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1531 SF Floor Area = 1531 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C 5 Blt 1974				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X	H.C.	(12) Electric 120 Amps Service			1 Story Siding Basement 1,240 1 Story Siding Crawl Space 116 1 Story Siding Basement 175			Total: 241,854 169,302				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted 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 Recreation Room 1415 28,130 14,065 Basement, Outside Entrance, Below Grade 1 2,632 1,842 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			Total: 241,854 169,302			
(1) Exterior		(6) Ceilings		(13) Plumbing			Porches			WPP 528 9,092 6,364 WCP (1 Story) 72 4,095 2,866						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Deck			Treated Wood 390 6,599 4,619						
X	Insulation	(7) Excavation		Basement: 1415 S.F. Crawl: 116 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 25,397 17,778 Door Opener 1 562 393						
(2) Windows		Many Avg. X Avg. Few	Large Avg. X Avg. Small	(8) Basement			Lump Sum Items:			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1415 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X6X16 Unsupported Len: 13 Cntr.Sup:												
(3) Roof		1415 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KASPEREK MICHAEL A & MARY	KASPEREK MICHAEL A & MARY	1	03/23/2014	WD	09-FAMILY	1194P839	PROPERTY TRANSFER	0.0			
ANDREWS RICHARD B & KARIN	KASPEREK MICHAEL A & MARY	500,000	12/02/2013	WD	03-ARM'S LENGTH	1186P119	PROPERTY TRANSFER	100.0			
BLACK JEFFREY E & STEPHAN	ANDREWS RICHARD B & KARIN	660,000	09/15/2003	WD	03-ARM'S LENGTH	764:180 WD	OTHER	100.0			
SCHMALTZ	BLACK	195,000	09/15/1995	LC	16-LC PAYOFF	412:847	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status		
6849 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/04/2023	PM23-0391	100% FINIS			
Owner's Name/Address		P.R.E. 100% 09/17/2015		Electrical		03/27/2023	PE23-0201	100% FINIS			
KASPEREK MICHAEL A & MARY E 6849 W DAY FOREST RD EMPIRE MI 49630		MAP #: 72		Res. Add/Alter/Repair		02/03/2023	PB23-0019	100% FINIS			
		2024 Est TCV 2,934,393 TCV/TFA: 762.58		ADDITION/ALTERATION		12/31/2022	LU22-43	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
L149 P225/69 L396 P501/94 DC L400 P950 L410 P486/95 L412 P849/95 L556 P194/00 L764 P180/03 FOR 2005 INTEREST COMBINED (REF: 006-203-022-50) PRT OF GOVT LOT 4 SEC 3 COM AT PT ON C/L OF PUBLIC RD 446.15 FT E & 564.29 FT S OF NW COR SD SEC TH S 30 DEG 00' E ALG SD C/L 109.225 FT TO POB TH RETURN ALG SD C/L N 30 DEG 00' W 109.225 FT TH S 27 DEG 15' W 263.5 FT TH S 39 DEG 30' E ALG SD SHR 100.00 FT TH NELY TO POB SEC 3 T28N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Electric	GROUP A 14500	100.00	250.00	1.0000	0.9006	14500	100	1,305,892
		X	Gas	100 Actual Front Feet, 0.57 Total Acres	Total Est. Land Value =						1,305,892
		X	Curb	Land Improvement Cost Estimates							
		X	Street Lights	Description	Rate	Size	% Good			Cash Value	
		X	Standard Utilities	D/W/P: Asphalt Paving	3.71	800	0			0	
		X	Underground Utils.	D/W/P: 4in Ren. Conc.	10.56	800	0			0	
		X	Topography of Site	D/W/P: Flagstone/Sand	26.87	180	0			0	
		X	Level	Residential Local Cost Land Improvements							
		X	Rolling	Description	Rate	Size	% Good			Cash Value	
		X	Low	LAND IMPROVEMENTS 75	7,500.00	1	95			7,125	
		X	High	Total Estimated Land Improvements True Cash Value = 7,125							
		X	Landscaped	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Swamp	2024	652,900	814,300	1,467,200			767,893C	
		X	Wooded	2023	315,200	651,400	966,600			650,541C	
		X	Pond	2022	255,500	541,700	797,200			619,563C	
		X	Waterfront	2021	212,900	508,400	721,300			599,771C	
		X	Ravine	Who When What							
		X	Wetland	TPC 11/07/2023 INSPECTED							
		X	Flood Plain	TPC 05/17/2023 INSPECTED							
		X		TPC 12/08/2022 INSPECTED							

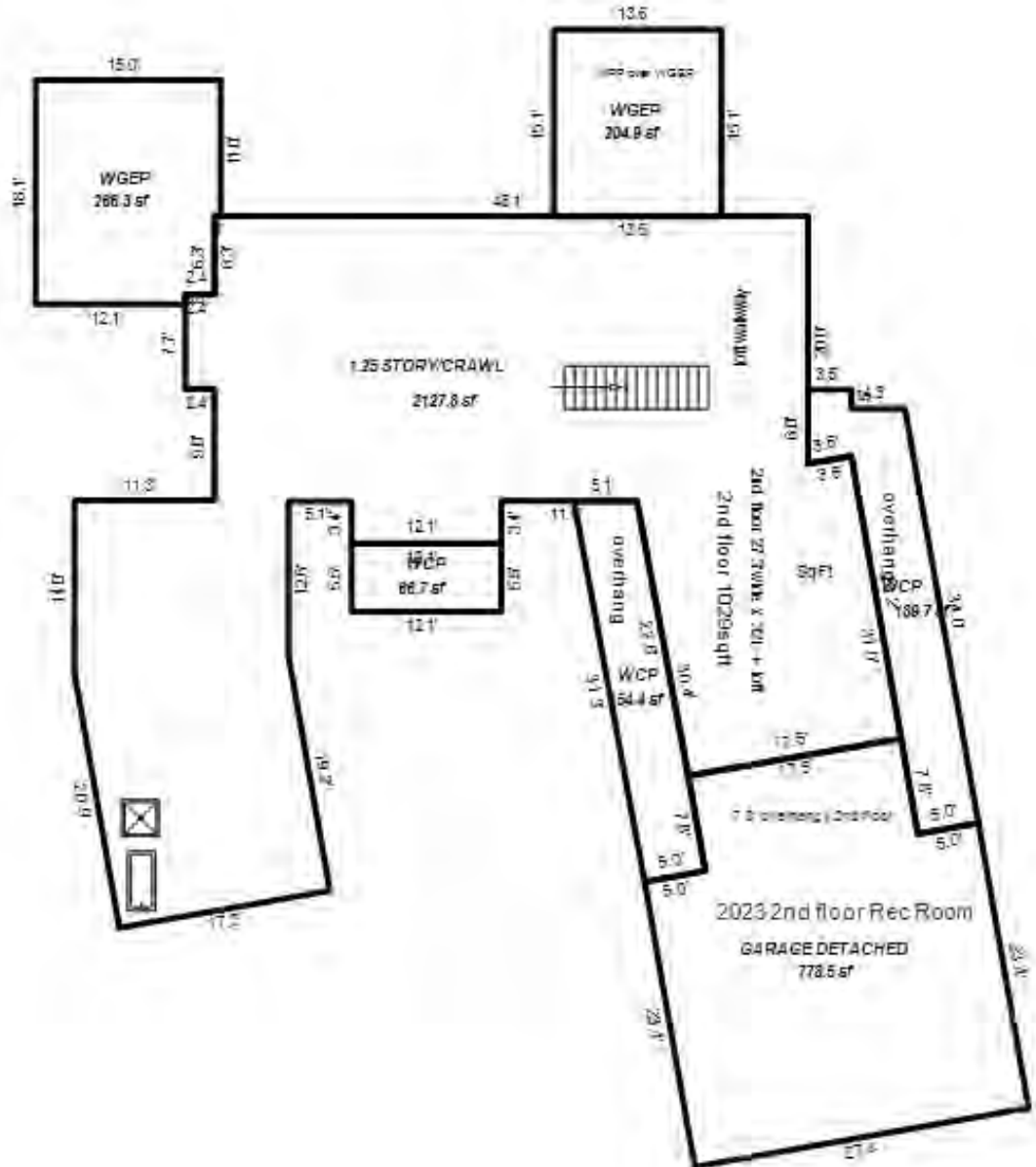


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 266 204 204 154 189 66	Type WGEP (1 Story) WGEP (1 Story) WPP WCP (1 Story) WCP (1 Story) WCP (1 Story)	Year Built: 2015 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: 778 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 8 Floor Area: 3,848 Total Base New : 677,834 Total Depr Cost: 623,606 Estimated T.C.V: 1,621,376			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2127 SF Floor Area = 3848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas			Cls BC Blt 2015			Blt 2015					
Yr Built 2015	Remodeled 2023	Ex	Ord	Min	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Crawl Space 2,127 514,954 473,759							
Condition: Average		Size of Closets		0 Amps Service			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 2,234 2,055					
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			3 Fixture Bath			3 Fixture Bath 14,051 12,927							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		No. of Elec. Outlets			2 Fixture Bath 4,707 4,330			Separate Shower 1 2,845 2,617								
(1) Exterior			Kitchen:		Many Ave. Few			Water/Sewer			1000 Gal Septic 1 5,796 5,332							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ceramic Tile Floor 1 6,421 5,907			Ceramic Tile Wains								
	Insulation	(7) Excavation		No. of Elec. Outlets			Porches			WGEP (1 Story) 266 23,621 21,731								
(2) Windows			Basement: 0 S.F. Crawl: 2127 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s)			WGEP (1 Story) 204 19,551 17,987			WPP 204 5,961 5,484								
	Many Avg. Few Large Avg. Small	(8) Basement		3 Fixture Bath			WCP (1 Story) 154 8,884 8,173			WCP (1 Story) 189 10,321 9,495								
	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		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			WCP (1 Story) 66 4,918 4,525			Garages								
(3) Roof		(9) Basement Finish		1 Separate Shower			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 778 48,213 44,356								
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic 1 2000 Gal Septic			Common Wall: 1 Wall 1 -3,205 -2,949			Door Opener 1 703 647								
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURRAY MICHAEL T & DORIS	MURRAY MICHAEL T & DORIS	0	07/22/2013	WD	09-FAMILY	1172P57	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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8044 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/17/2017	PM17-0125	
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	P.R.E. 0%		Plumbing	02/17/2017	PP17-0040	
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Owner's Name/Address	MAP #: 72		Electrical	11/29/2016	PE16-0650	
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MURRAY MICHAEL T & DORIS L ETAL J/T 434 BLACKSTONE AVE LA GRANGE IL 60525	2024 Est TCV 2,288,041 TCV/TFA: 1094.2		Res. Add/Alter/Repair	10/10/2016	PB16-0432	100% FINIS
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X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
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Public Improvements			* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	92.00	285.00	1.0211	0.9306	14500	100		1,267,577
92 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								1,267,577

Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
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Total Estimated Land Improvements True Cash Value =				5,000
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Topography of Site			
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X	Level		
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	Rolling		
--	---------	--	--

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

X	High		
---	------	--	--

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

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

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

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

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	633,800	510,200	1,144,000			319,064C
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2023	306,000	384,300	690,300			303,871C
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2022	245,200	314,600	559,800			289,401C
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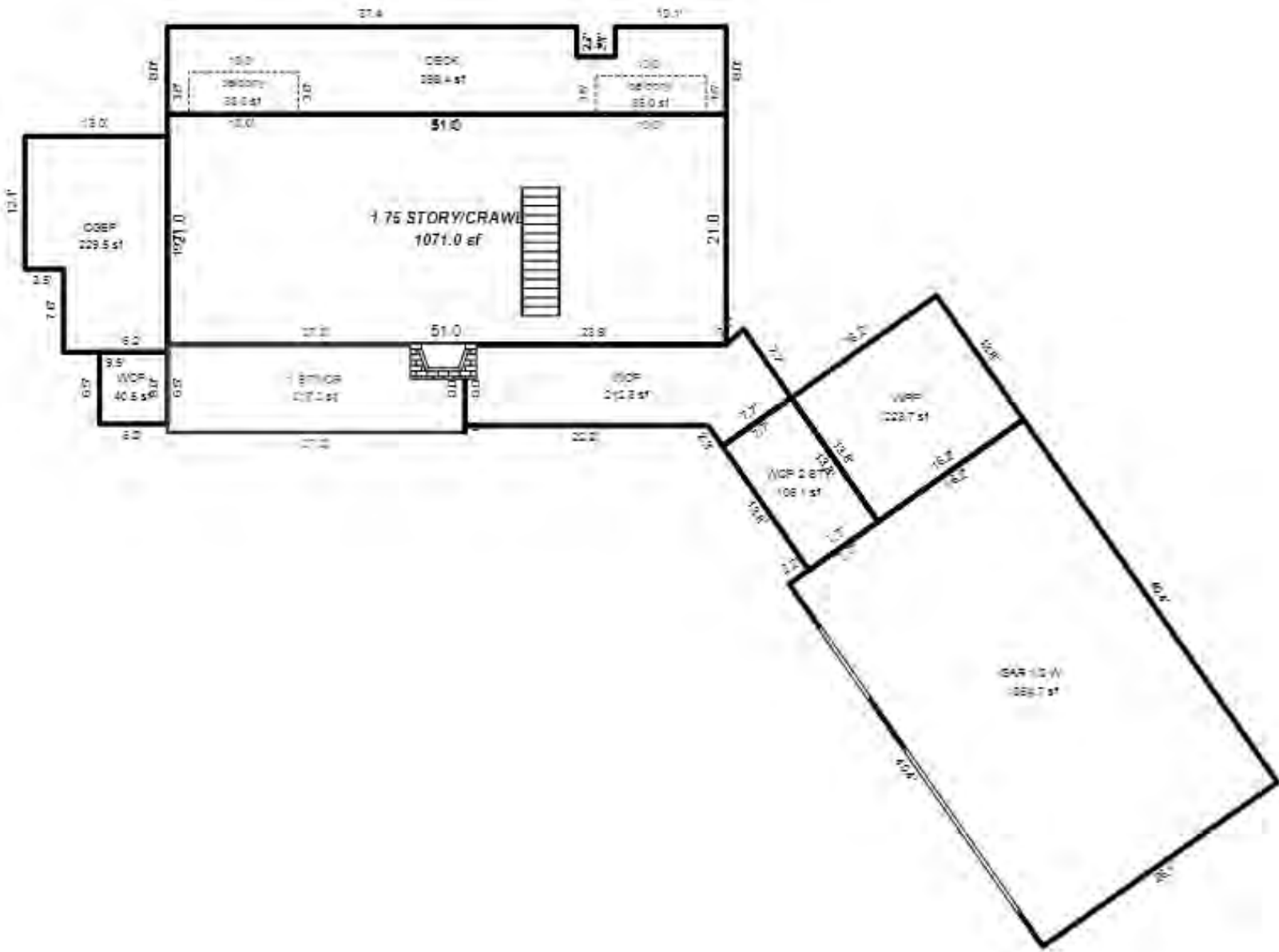
2021	202,600	289,100	491,700			280,156C
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*** Information herein deemed reliable but not guaranteed***

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 3 Front Overhang 3 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	Type	Year Built: 2017 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: 1054 % Good: 0 Storage Area: 912 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: 20 Floor Area: 2,091 Total Base New : 494,547 Total Depr Cost: 390,563 Estimated T.C.V: 1,015,464							
Building Style: 1.75 STORY		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 1977		Remodeled 2017			Ex	X	Ord											
Condition: Average		Size of Closets			Lg	X	Ord											
Room List		Doors			Solid	X	H.C.											
	Basement 3 1st Floor 3 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric												
(1) Exterior						200 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1977						
X	Insulation	X Drywall		No. of Elec. Outlets		Many		X	Ave.			(11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 2091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(2) Windows		(7) Excavation		(13) Plumbing		1		Average Fixture(s)		1.75 Story		Siding	Foundation	Size	Cost New	Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1071 S.F. Crawl: 217 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		1 Story		Siding	Crawl Space	1,071				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,787		
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		CGEP (1 Story)		WCP (1 Story)		WCP (1 Story)		WCP (2 Story)		
Chimney: Brick		(10) Floor Support		Lump Sum Items:						Porches		CGEP (1 Story)		WCP (1 Story)		WCP (1 Story)		
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Deck		Treated Wood		398		7,084		
										Balcony		Wood Balcony		38		1,944		
										Garages		Wood Balcony		35		1,791		
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Storage Over Garage		912		16,854		
										Common Wall: 1/2 Wall		Door Opener		1		-1,603		
										Base Cost		1054		59,288		47,430		
										<<<<< 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.
POST WILLIAM & FLORENCE	GLEN ARBOR TOWNSHIP	1	03/03/1981	QC	09-FAMILY	222P222	OTHER	100.0

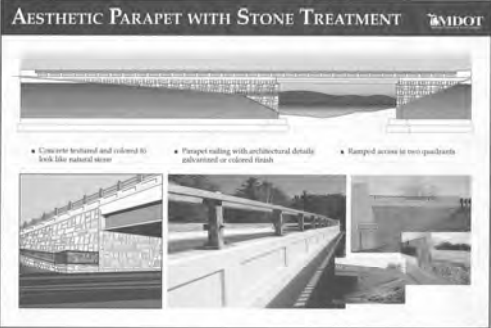
Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 72					
		2024 Est TCV 0				

	Improved	X	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
	Public Improvements			* Factors *			GREEN AREA PARK
				Description	Frontage	Depth	Rate %Adj. Reason
				GROUP A 14500	16.50	135.00	1.5690 0.7720 14500 100
				17 Actual Front Feet, 0.05 Total Acres			Total Est. Land Value =
							289,813
							289,813

Tax Description
 L222 P222/81 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH ALG N SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT TH S 30 DEG 00' E 548 FT TH S 54 DEG 30' E 297 FT TH S 25 DEG 41' W 31.16FT TO SLY R/W DAY FOREST RD TH CONT S 25 DEG 41' W 285.41 FT TO SHR LITTLE GLEN LAKE TH ALG SD SHR S 33 DEG 52' E 92.15 FT & S 24 DEG 05' 10" E 111.19 FT & S 15 DEG 45' E 138.81 FT FOR POB TH S 15 DEG 45' E 136.69 FT TH DUE EAST 7.30 FT TO WLY R/W HWY M-22 TH ALG SD R/W N 07 DEG 29' 50" W 136.07 FT TH S

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

- 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-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
8088 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/01/2006	PP06-0044	
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	11/16/2005	PB05-0672	
KOMENDERA DAVID J & GAIL A 1233 BEATTIE TROY MI 48085	MAP #: 72		Electrical	11/09/2005	PE05-0708	
	2024 Est TCV 1,644,734 TCV/TFA: 1033.1		ADDITION/ALTERATION	10/25/2005	2038-05	

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front	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	X	Description	Rate	Size % Good	Cash Value
L248 P62 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH ALG N SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54 DEG 30' E 297 FT TH S 25 DEG 41' W 31.16 FT TO SLY R/W DAY FOREST RD TH S 25 DEG 41' W 285.41 FT TO SHR LITTLE GLEN LAKE TH ALG SHR S 33 DEG 52' E 92.15 FT TO POB TH CONT ALG SD SHR S 24 DEG 05' 10" E 111.19 FT & S 15 DEG 45' E 138.81 FT TH N 82 DEG 49' 55" E 26.86 FT TO WLY R/W ST HWY M-22 TH ALG SD R/W N 04 DEG 36' 50" W 304.96 FT TH S 67 DEG 17' 10" W	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	49.38	50 50	1,234
	X	Electric			
	X	Gas	5,000.00	1 100	5,000
	X	Curb	2,000.00	1 100	2,000
		Street Lights			
		Standard Utilities			
		Underground Utilis.			
		Total Estimated Land Improvements True Cash Value =			8,234

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	526,200	296,200	822,400			183,645C
2023	254,000	223,700	477,700			174,900C
2022	211,900	183,600	395,500			166,572C
2021	171,600	168,800	340,400			161,251C

Who When What 2024 526,200 296,200 822,400 183,645C

WAS 11/21/2007 INSPECTED 2023 254,000 223,700 477,700 174,900C

The Equalizer. Copyright (c) 1999 - 2009. 2022 211,900 183,600 395,500 166,572C

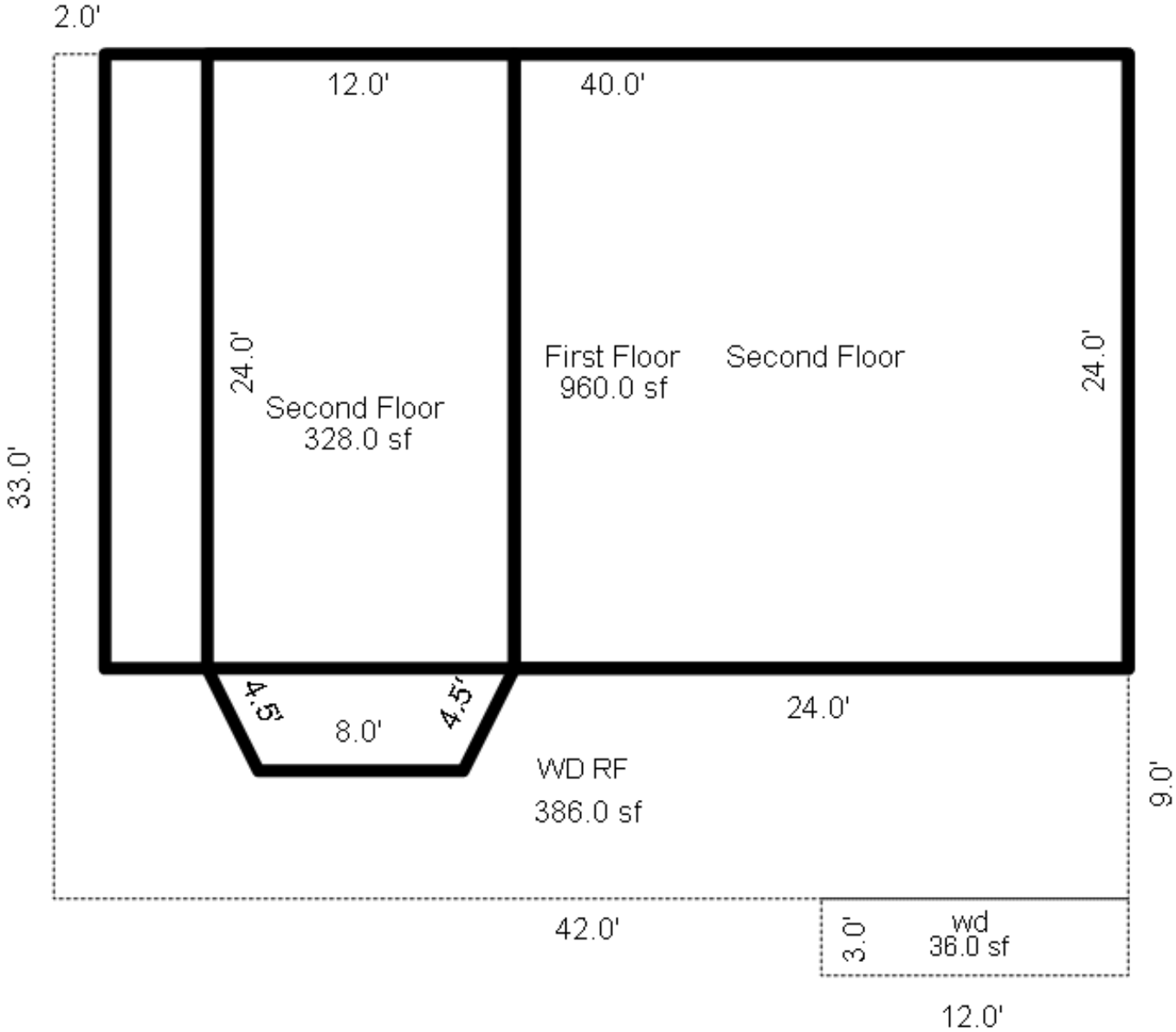
Licensed To: Township of Glen Arbor, 2021 171,600 168,800 340,400 161,251C

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 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 434	Type WCP (1 Story) 36 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	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							Class: BC Effec. Age: 20 Floor Area: 1,592 Total Base New : 280,791 Total Depr Cost: 224,633 Estimated T.C.V: 584,046	
Building Style: 1.75 STORY		Ex X Ord Min		Size of Closets Lg X Ord Small		Central Air Wood Furnace		Class: BC Effec. Age: 20 Floor Area: 1,592 Total Base New : 280,791 Total Depr Cost: 224,633 Estimated T.C.V: 584,046		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1974	Remodeled 1980	Condition: Average		Room List Doors Solid X H.C.		(5) Floors Kitchen: Other: Hardwood Other:		No./Qual. of Fixtures Ex. Ord. X Min		No. of Elec. Outlets Many Ave. X Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 328 S.F. Slab: 624 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 952 SF Floor Area = 1592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 624 2 Story Siding Crawl Space 328 Total: 229,387 183,509		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 2 Fixture Bath 1 4,707 3,766 Water/Sewer 1000 Gal Septic 1 5,796 4,637 Water Well, 100 Feet 1 6,421 5,137 Porches WCP (1 Story) 434 19,404 15,523 Deck Treated Wood 36 1,642 1,314 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690 Totals: 280,791 224,633			
X	Insulation	(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4083 LITTLE GLEN AREA) 2.600 => TCv: 584,046					

*** 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.
KEUNING JAY ARLEN		0	07/07/2008	QC	33-TO BE DETERMINED	922/187 DC	DEED	0.0
KEUNING JAY & CHERYL	BLUE JAY PROPERTY LLC	0	11/22/2006	WD	03-ARM'S LENGTH	932:224	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8023 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/13/2021	PE21-0299	100% FINIS
	P.R.E. 0%		WELL/SEPTIC	05/13/1992	1992-0947	100% FINIS
Owner's Name/Address	MAP #: 72		2024 Est TCV 957,670 TCV/TFA: 1230.94			

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
L258 P72 L478 P768/98 L932 P224/07 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH S 1000 FT TH E 918.4 FT TO C/L ST HWY M-22 TH ALG ARC OF CRV TO RIGHT 20.09 FT (CHORD=S 09 DEG 09' 30" W 20.09 FT) FOR POB TH S 75 DEG 33' 40" E 109.76 FT TO SHR GLEN LAKE TH ALG SD SHR S 11 DEG 59' W 107.11 FT TH W TO C/L ST HWY M-22 TH NWLY ALG SD C/L TO POB SEC 3 T28N R14W.	X	Dirt Road		GROUP D 10000/	107.00	89.00	0.9832	0.6726	10000	100	707,560
	X	Gravel Road		107 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 707,560							
	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value			
	X	Sidewalk		Residential Local Cost Land Improvements							
	X	Water		Description	Rate	Size	% Good	Cash Value			
	X	Sewer		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000							
	X	Electric		Total Estimated Land Improvements True Cash Value = 5,000							
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

Comments/Influences

Topography of Site



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

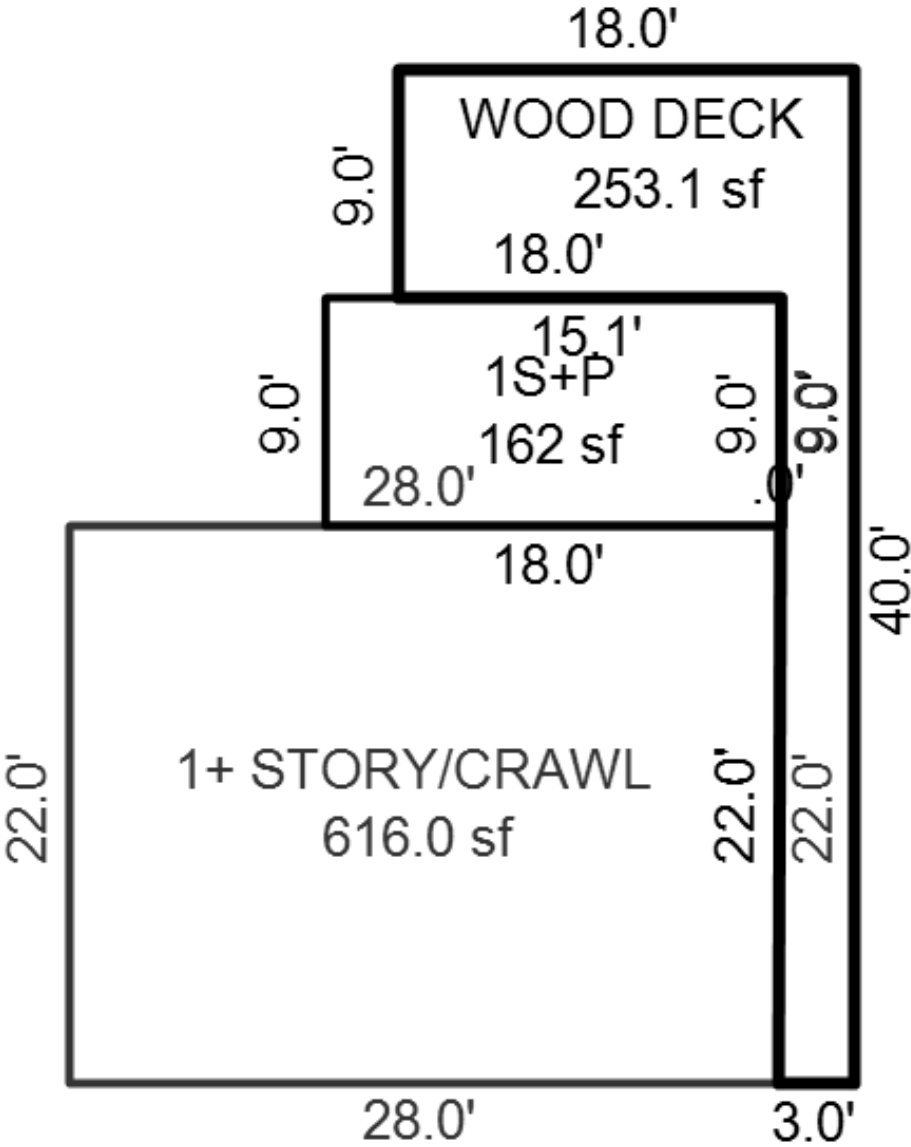
Who	When	What	2024	2023	2022	2021
			353,800	249,100	230,900	230,900
			125,000	94,600	72,000	66,300
			478,800	343,700	302,900	297,200
			188,933C	179,937C	171,369C	165,895C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:																																																													
X	Wood Frame		(4) Interior Drywall Paneled X 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							253	Treated Wood	Class:	Exterior:																																																													
	Building Style: 1+ STORY														Exterior Ven.:	Stone Ven.:																																																												
	Yr Built 1978	Remodeled 0	Ex X Ord Min												Common Wall:	Foundation:																																																												
	Condition: Average		Size of Closets Lg X Ord Small												Finished ?	Auto. Doors:																																																												
	Room List	Doors	Solid X H.C.		Central Air Wood Furnace										Mech. Doors:	Area:																																																												
	Basement 4 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(12) Electric 1210 Amps Service										% Good:	Storage Area:																																																												
	(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min										Roof:																																																													
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few																																																																							
X	Insulation		(7) Excavation Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 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																																																																							
X	(2) Windows Many Avg. X Large Avg. Small				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																									
	(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		(9) Basement Finish																																																																									
X	Asphalt Shingle		(10) Floor Support Joists: 2X10X24 Unsupported Len: 12 Cntr.Sup:																																																																									
	Chimney: Metal																																																																											
<p>Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls CD Blt 1978</p> <p>(11) Heating System: Forced Hot Water Ground Area = 778 SF Floor Area = 778 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Crawl Space</td> <td>616</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>162</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>104,862</td> <td>78,644</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,265</td> <td>949</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>4,679</td> <td>3,509</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,800</td> <td>4,350</td> </tr> <tr> <td>Deck Treated Wood</td> <td>253</td> <td>4,855</td> <td>3,641</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,989</td> <td>1,492</td> </tr> <tr> <td>Fireplaces Prefab 1 Story</td> <td>1</td> <td>2,251</td> <td>1,688</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>125,701</td> <td>94,273</td> </tr> </tbody> </table> <p>Notes: ECF (4080 BIG GLEN) 2.600 => TCv: 245,110</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Crawl Space	616				1 Story	Siding	Piers	162				Total:					104,862	78,644	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,265	949	Water/Sewer 1000 Gal Septic	1	4,679	3,509	Water Well, 100 Feet	1	5,800	4,350	Deck Treated Wood	253	4,855	3,641	Built-Ins Appliance Allow.	1	1,989	1,492	Fireplaces Prefab 1 Story	1	2,251	1,688	Totals:			125,701	94,273
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEUNING JAY ARLEN		0	07/07/2008	QC	33-TO BE DETERMINED	2008 922/187 D	DEED	0.0
KEUNING JAY A & CHERYL	KEUNING CHERYL D TRUST	0	06/15/1998	WD	09-FAMILY	478P768	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8049 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/04/1996	96003650	
	P.R.E. 100% 12/18/2006		ADDITION/ALTERATION	04/03/1996	1503	
Owner's Name/Address	MAP #: 72		HOUSE	01/08/1996	960003415	
KEUNING CHERYL D TRUST PO BOX 168 JENISON MI 49429	2024 Est TCV 1,668,760 TCV/TFA: 596.20		HOUSE	12/04/1995	95003388	

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
L478 P768/98 PRT GOVT LOT 4 COM 1000 FT S & 918.4 FT E OF NW SEC COR TH S 74 DEG 34' E 113.5 FT TO SHR GLEN LK TH ALG SHR S 11 DEG 59' W 120.26 FT FOR POB TH ALG SHR S 11 DEG 59' W 120 FT TH N 82 DEG 55' W 93.7 FT TO C/L M-22 TH NLY ALG C/L TO PT W OF POB TH E TO POB SEC 3 T28N R14W .29 A M/L.	X		Dirt Road	100.00	72.00	0.9420	0.6378	10000	100		600,841
	X		Gravel Road	27.00	72.00	0.9420	0.6378	10000	50	SURPLUS: ZONING 100 ft	8
	X		Paved Road	127 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 681,955							
	X		Storm Sewer								
	X		Sidewalk								
	X		Water Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



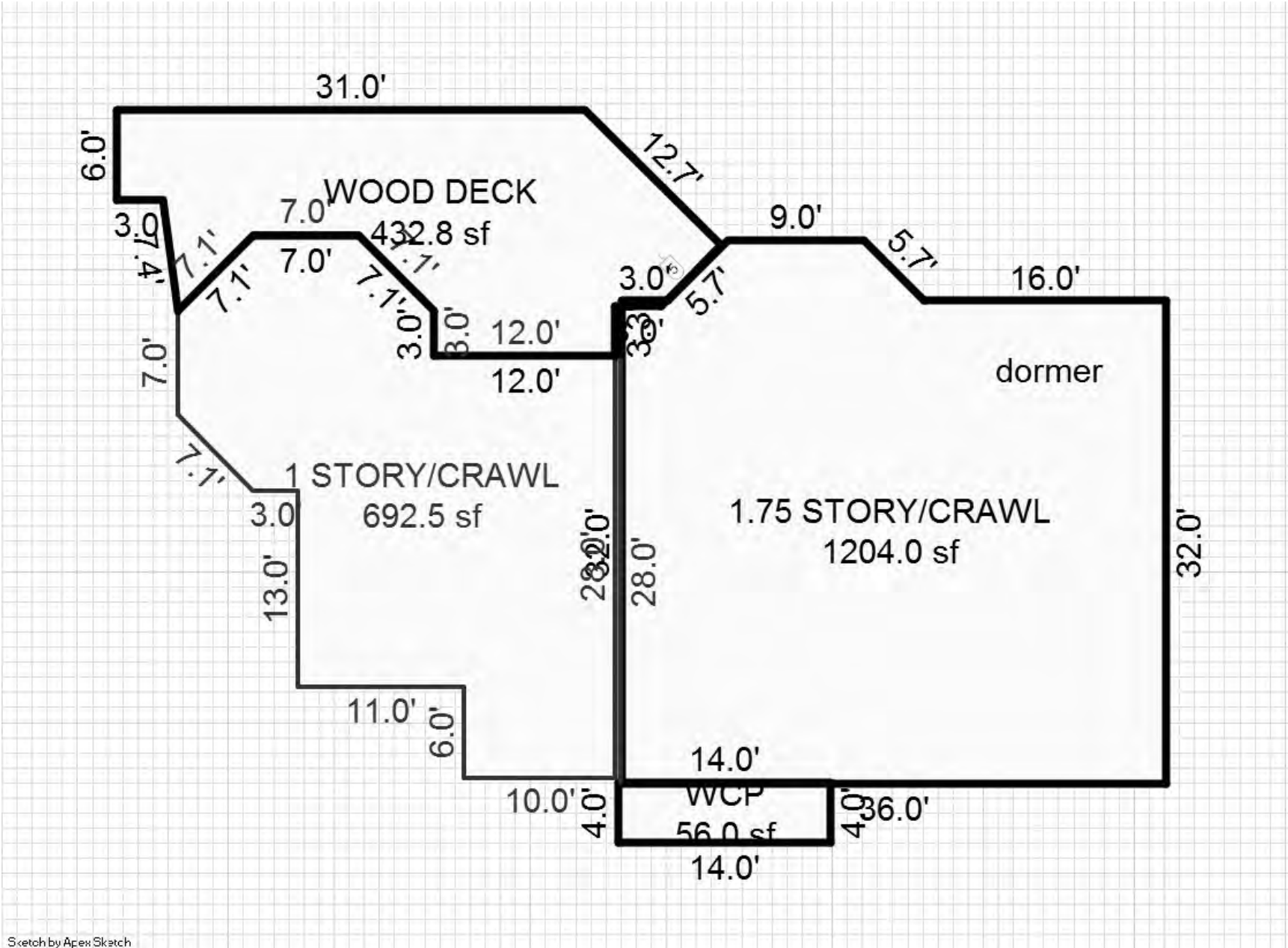
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	341,000	493,400	834,400			409,376C
X Low	2023	240,100	371,400	611,500			389,882C
High	2022	224,900	303,900	528,800			371,317C
Landscaped	2021	224,900	279,100	504,000			359,455C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	341,000	493,400	834,400			409,376C
WAS 10/19/2007 INSPECTED	2023	240,100	371,400	611,500			389,882C
	2022	224,900	303,900	528,800			371,317C
	2021	224,900	279,100	504,000			359,455C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 56 432	Type WCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,799 Total Base New : 473,225 Total Depr Cost: 378,579 Estimated T.C.V: 984,305			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75 STORY		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 = 1896 SF Floor Area = 2799 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 1996				
Yr Built 1996	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		200 Amps Service			Stories Exterior Foundation			1,204		406,629		325,303		
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			1.75 Story Siding Crawl Space			692					
6	Basement	(5) Floors		Ex. X Ord. Min			Other Additions/Adjustments			Total:		406,629		325,303		
1	1st Floor	Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets			Plumbing			Average Fixture(s)		2,234		1,787		
2	2nd Floor	Kitchen: Hardwood Other: Carpeted Other:		Many X Ave. Few			Water/Sewer			3 Fixture Bath		7,025		5,620		
3	Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		(13) Plumbing			Porches			1000 Gal Septic		5,796		4,637		
(1) Exterior		(6) Ceilings		Average Fixture(s)			Decks			Water Well, 100 Feet		6,421		5,137		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		1			Garages			Ceramic Tile Floor		4,371		3,497		
X	Insulation	X Drywall		2			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Ceramic Tile Wains		4,371		3,497		
(2) Windows		(7) Excavation		3			Base Cost			Ceramic Tub Alcove		28,480		22,784		
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1896 S.F. Slab: 0 S.F. Height to Joists: 0.0		4			Door Opener			Vent Fan		703		562		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		5			Built-Ins			Vent Fan		4,088		3,270		
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		6			Appliance Allow.			Vent Fan		4,088		3,270		
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		7			Notes:			Vent Fan		4,088		3,270		
(3) Roof		(9) Basement Finish		8			Lump Sum Items:			Vent Fan		4,088		3,270		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		9			ECF (4080 BIG GLEN) 2.600 => TCV:			Vent Fan		4,088		3,270		
X	Asphalt Shingle	(10) Floor Support		10			Totals:			Vent Fan		4,088		3,270		
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		11			Totals:			Vent Fan		4,088		3,270		

*** 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.				
HARRIS WILLIAM W	HARRIS WILLIAM W & MOORE	1	05/30/2019	WD	09-FAMILY	1362P56	PROPERTY TRANSFER	0.0				
SCHILLING BARBARA W QPRT	HARRIS WILLIAM W	0	04/14/2015	WD	03-ARM'S LENGTH	1226P912	PROPERTY TRANSFER	0.0				
SCHILLING BARBARA W TRUST	SCHILLING BARBARA W TRUST	0	02/09/2006	WD	03-ARM'S LENGTH	892P935	PROPERTY TRANSFER	0.0				
SCHILLING BARBARA W TRUST	SCHILLING BARBARA W QPRT	0	12/29/2005	WD	09-FAMILY	887:328	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status		
6975 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		09/25/2014	L14 - 209	100% FINIS				
Owner's Name/Address		P.R.E. 0%		MAP #: 72		2024 Est TCY 2,463,823 TCY/TFA: 1080.6						
HARRIS WILLIAM W & MOORE JAMIE M PO BOX 4385 OLYMPIA WA 98501		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	452.52	0.8489	1.0446	14500	100	1,285,919
Tax Description		X	Dirt Road									
L244 P560 L259 P156 L264 P97&98 L414 P808/95 L826 P686/04 L846 P105/05 L887 P328/05 L892 P935/06 PRT GOVT LOT 4 SEC 3 BEG AT PT ON SHR OF GLEN LAKE 582.05 FT S OF NW COR SEC 3 TH S 50 DEG 47' E ALG SHORE 64.53 FT TH S 56 DEG 30' E ALG SHORE 100 FT TH S 68 DEG E ALG SHORE 27.99 FT TH N 27 DEG 15' E 382.28 FT TO C/L OF HWY TH N 30 DEG W ALG C/L 16.08 FT TH N 57 DEG 45' W ALG C/L 319 FT TH SWLY IN STRAIGHT LINE TO POB WITH FULL RIPARIAN RIGHTS INCIDENT THERETO; ALSO ALL LAND BETWEEN THE ABOVE DESCRIBED		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		Land Improvement Cost Estimates										
		Description	Rate	Size	% Good	Cash Value						
		Wood Frame	20.93	460	50	4,814						
		Total Estimated Land Improvements True Cash Value =			4,814							
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	940,400	291,500	1,231,900		318,480C		
		TPC 05/05/2021	INSPECTED		2023	454,000	218,600	672,600		303,315C		
		TPC 01/02/2015	INSPECTED		2022	373,600	179,100	552,700		288,872C		
		TPC 11/29/2012	INSPECTED		2021	336,600	161,800	498,400		279,644C		

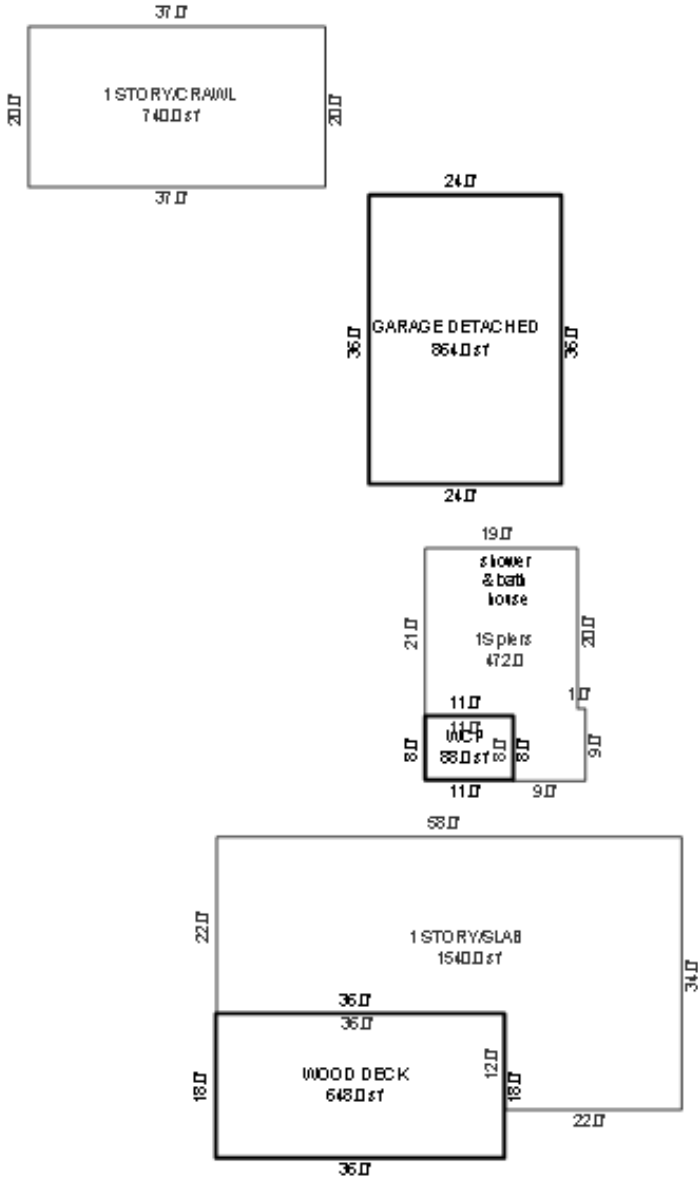


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*** Information herein deemed reliable but not guaranteed***

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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 648	Type Treated Wood	Year Built: 1984 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		X	Drywall	Plaster												
Yr Built 1950		Remodeled 1984	X	Paneled	Wood T&G											
Condition: Average		Trim & Decoration		Ex	X	Ord	Min									
Room List		Size of Closets		Lg	X	Ord	Small									
Basement 5 1st Floor 2nd Floor 4 Bedrooms		Doors		Solid	X	H.C.										
(1) Exterior		(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X	Block	X	Drywall	Ex.		X	Ord.	Min								
X	Insulation	No. of Elec. Outlets		Many	X	Ave.	Few									
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1540 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1540 SF Floor Area = 1540 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,540 Total: 197,359 118,417										E.C.F. X 2.600		Cls C Blt 1950				
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,494 896 3 Fixture Bath 2 9,410 5,646 Water/Sewer 1000 Gal Septic 1 4,926 2,956 Water Well, 100 Feet 1 6,055 3,633 Deck Treated Wood 648 9,059 5,435 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 30,197 18,118 Door Opener 2 1,107 664 Built-Ins Appliance Allow. 1 2,884 1,730 Fireplaces Exterior 1 Story 1 6,790 4,074 Totals: 269,281 161,569																
Notes: ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 420,079																

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



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 40 Floor Area: 740 Total Base New : 101,375 Total Depr Cost: 60,825 Estimated T.C.V: 158,145		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1959	Remodeled 1978	Size of Closets		60 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 740 SF Floor Area = 740 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1959			
Condition: Average		Lg Ord X Small		No. of Elec. Outlets			(13) Plumbing			Building Areas		Size		Cost New		Depr. Cost	
Room List		Doors Solid X H.C.		Many X Ave. Few			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding		Foundation Crawl Space		740		Total: 93,288 55,973	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Tile Other:			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,265 759	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Basement: 0 S.F. Crawl: 740 S.F. Slab: 0 S.F. Height to Joists: 0.0			Built-Ins			Appliance Allow.		1		1,989		1,193	
X	Insulation	X Tile		(8) Basement			Fireplaces			Interior 1 Story		1		4,833		2,900	
(2) Windows	Many Avg. Large X Few X Small	Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:			Totals:		101,375		60,825		ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 158,145	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(9) Basement Finish			(14) Water/Sewer										
(3) Roof	Gable Hip Flat X Asphalt Shingle	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:										
	Chimney: Brick	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6851 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/08/2020	PM20-0018	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	11/20/2019	PM19-0922	100% FINIS
VALENTI JOSEPH P & KAREN A 1350 WOODLAND PLACE PLYMOUTH MI 48170	MAP #: 72		Plumbing	11/20/2019	PP19-0326	100% FINIS
	2024 Est TCV 2,964,008 TCV/TFA: 858.39		Res. Single Family Dwellin	07/09/2019	PB19-0229	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 14500	101.67	255.00	0.9959 0.9051 14500 100	1,328,743
			100 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =				1,328,743

Tax Description
L1294P514 L12P313 A PARCEL OF LAND IN SECTION 3, TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEET; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13' 14" EAST, 144.86 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF DAY FOREST ROAD, CONTINUING SOUTH 30° 13'14" EAST, 105.00 FEET; THENCE SOUTH 27°08'42" WEST 262.97 FEET

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

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.55	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

- 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	664,400	817,600	1,482,000			605,884C
2023	320,700	615,500	936,200			577,033C
2022	258,700	508,800	767,500			549,556C
2021	216,000	320,900	536,900			377,886C

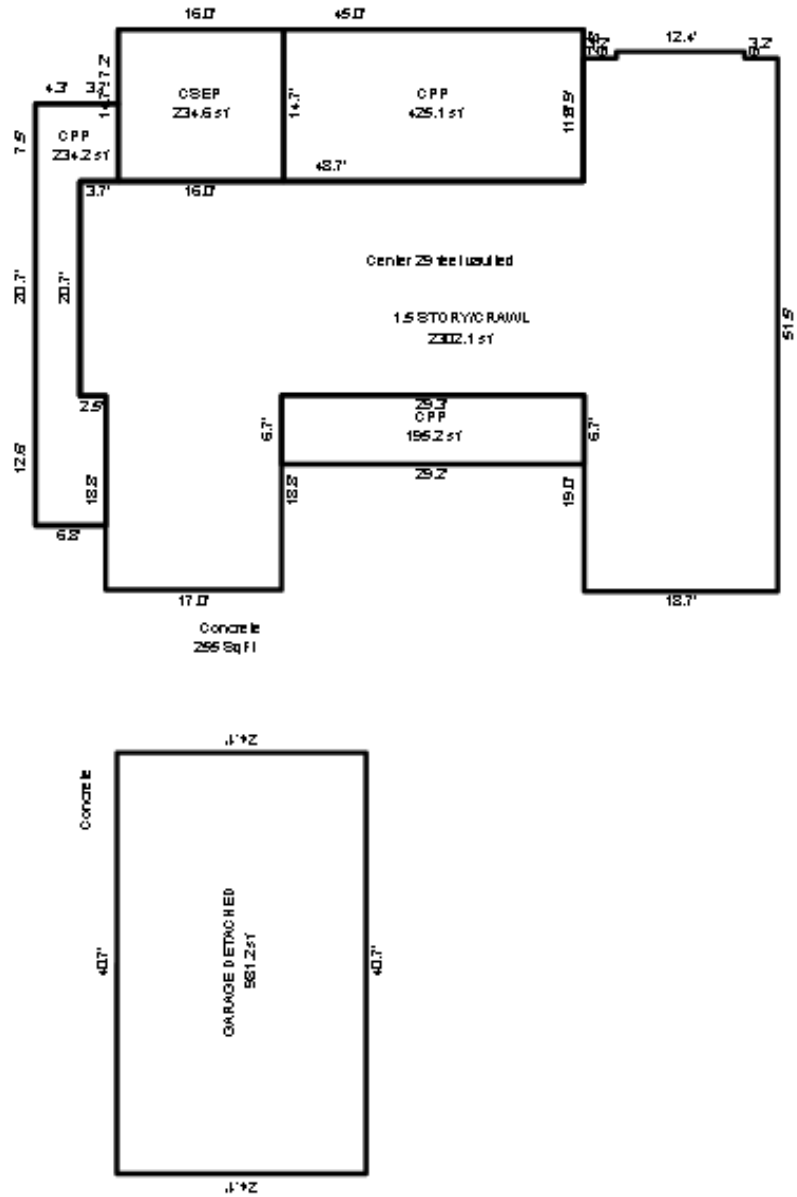


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 2020 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 981 % Good: 0 Storage Area: 130 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: BC Effec. Age: 2 Floor Area: 3,453 Total Base New : 639,823 Total Depr Cost: 627,025 Estimated T.C.V: 1,630,265		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
	Building Style: 1.5 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC Blt 2021			
	Yr Built 2021	Remodeled 0	Ex	Ord	Min	(12) Electric			Ground Area = 2302 SF Floor Area = 3453 SF.								
	Condition: Average	Size of Closets		0 Amps Service			Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98							
	Room List	Doors	Solid	H.C.	No. of Elec. Outlets			Building Areas									
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Stories Exterior Foundation Size			Cost New		Depr. Cost		
	(1) Exterior	(6) Ceilings		(13) Plumbing			1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space			Total: 488,850		479,072		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2302 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments							
	(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			Plumbing							
	Many Avg. Few Large Avg. Small	(9) Basement Finish		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer			Average Fixture(s) 3 Fixture Bath							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2000 Gal Septic			Water/Sewer							
	(3) Roof	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Porches							
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Lump Sum Items:			Garages								
X	Asphalt Shingle	Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
	Chimney:	Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Base Cost						
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRZEKOP LAURA ANN TRUST	PRZEKOP JEROME T & LAURA	0	11/19/2019	WD	09-FAMILY	2020000436	PROPERTY TRANSFER	0.0
VALENTI JOSEPH P & KAREN	PRZEKOP LAURA ANN TRUST	694,000	04/28/2017	WD	03-ARM'S LENGTH	1294P514	PROPERTY TRANSFER	100.0
JONES	DEFILIPPO	200,000	06/30/1997	WD	03-ARM'S LENGTH	448:143	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6871 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/18/2021	PM21-0984	100% FINIS
	P.R.E. 0%		Electrical	09/15/2021	PE21-0613	100% FINIS
Owner's Name/Address	MAP #: 72		Electrical	09/03/2019	PE19-0508	100% FINIS
PRZEKOP JEROME T & LAURA ANN 995 GORDON LN BIRMINGHAM MI 48009	2024 Est TCV 1,896,765 TCV/TFA: 1049.1					

	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
	X		GROUP A 14500 95.37 335.00 1.0119 0.9690 14500 100 1,355,910							1,355,910
			78 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =							1,355,910

Tax Description	X	Description	Rate	Size % Good	Cash Value
L1294P514 L12P315A PARCEL OF LAND IN SECTION 3 , TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST COMER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEEL; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13'14" EAST, 14.74 FEEL TO THE POINT OF BEGINNING; THENCE, WITHIN THE RIGHT OF WAY OF DAY FOREST ROAD. CONTINUING SOUTH 30° 13'14" EAST 130 12 FEET; THENCE SOUTH 33°16'55" EAST	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			

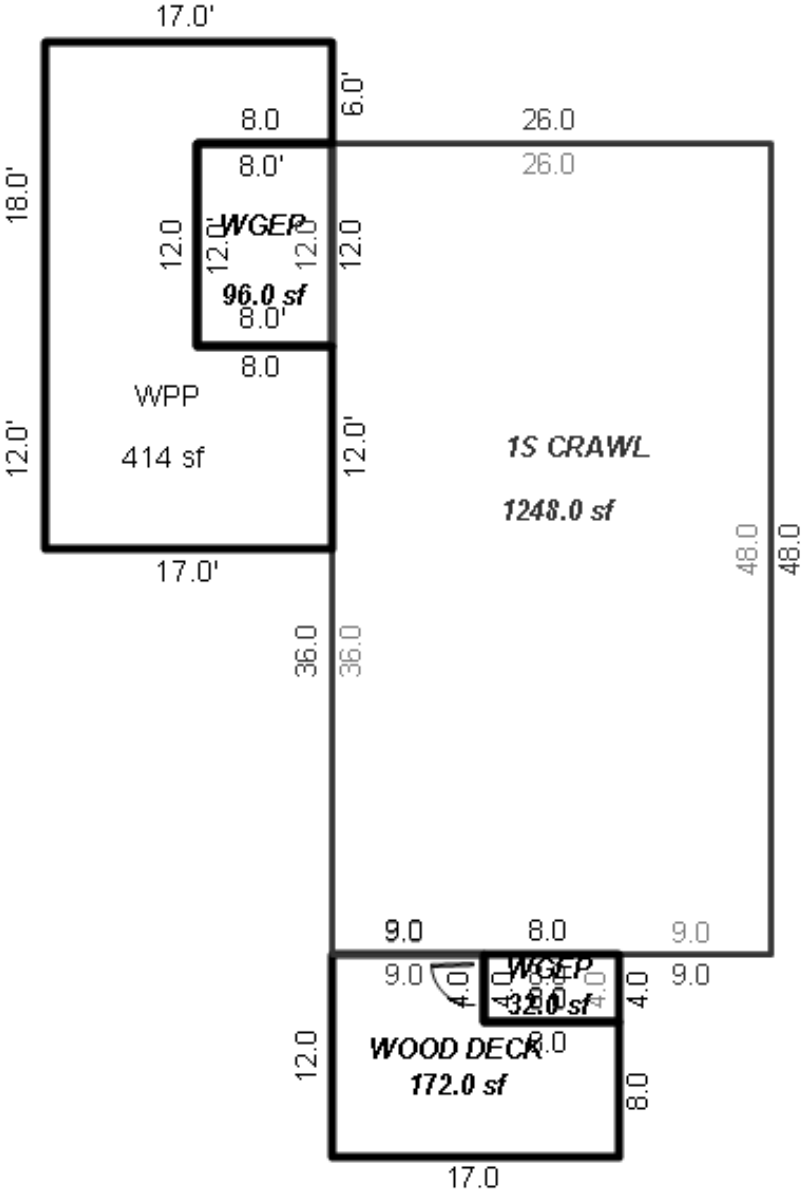
	X	Description	Rate	Size % Good	Cash Value	
	X	Water Sewer				
	X	Electric				
	X	Gas				
		Total Estimated Land Improvements True Cash Value = 5,000				5,000

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	678,000	270,400	948,400			391,820C
TPC 12/06/2019	INSPECTED		2023	327,300	204,000	531,300			373,162C
TPC 12/27/2017	INSPECTED		2022	255,100	170,000	425,100			355,393C
TPC 04/02/2015	INSPECTED		2021	211,500	153,800	365,300			341,330C

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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	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 32 WGEP (1 Story) 96 WGEP (1 Story) 414 WPP 172 Treated Wood	Type	Year Built: 1985 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	Drywall X Paneled Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,248 Total Base New : 228,705 Total Depr Cost: 148,658 Estimated T.C.V: 386,511			E.C.F. X 2.600		Bsmnt Garage:	
Building Style: 1 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 1960			
Yr Built 1960 196	Remodeled 2012	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1248 SF			Floor Area = 1248 SF.			
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space 1,248			Total: 167,143 108,643			
5	Basement	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:			Average Fixture(s)			Other Additions/Adjustments			Plumbing			
2	1st Floor	Kitchen: Ceramic Til		100 Amps Service			3 Fixture Bath			Average Fixture(s)			1 1,518 987			
3	2nd Floor	Other: Carpeted		No./Qual. of Fixtures			2 Fixture Bath			Water/Sewer			1000 Gal Septic 5,002 3,251			
3	Bedrooms	Other:		Ex. X Ord. Min			Softener, Auto			Solar Water Heat			Water Well, 100 Feet 5,973 3,882			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Softener, Manual			No Plumbing			Porches			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many X Ave. Few			Extra Toilet			WGEP (1 Story) 32 5,006 3,254			WGEP (1 Story) 96 9,688 6,297			
X	Insulation	(7) Excavation		(14) Water/Sewer			Extra Sink			WPP 414 7,154 4,650			Deck			
(2) Windows		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			Separate Shower			Treated Wood 172 3,855 2,506			Garages			
X	Many Avg. Few	X	Large Avg. Small	Public Sewer			Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 384 17,334 11,267			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Water Well			Ceramic Tile Wains			Door Opener 1 562 365			Built-Ins			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic			Ceramic Tub Alcove			Appliance Allow. 1 2,845 1,849			Fireplaces			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		2000 Gal Septic			Vent Fan			Wood Stove 1 2,624 1,706			Local Cost Items		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			GENERATOR 1 1 1 *			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
Chimney: Metal		Joists: 2X8X16 Unsupported Len: Cntr.Sup:														

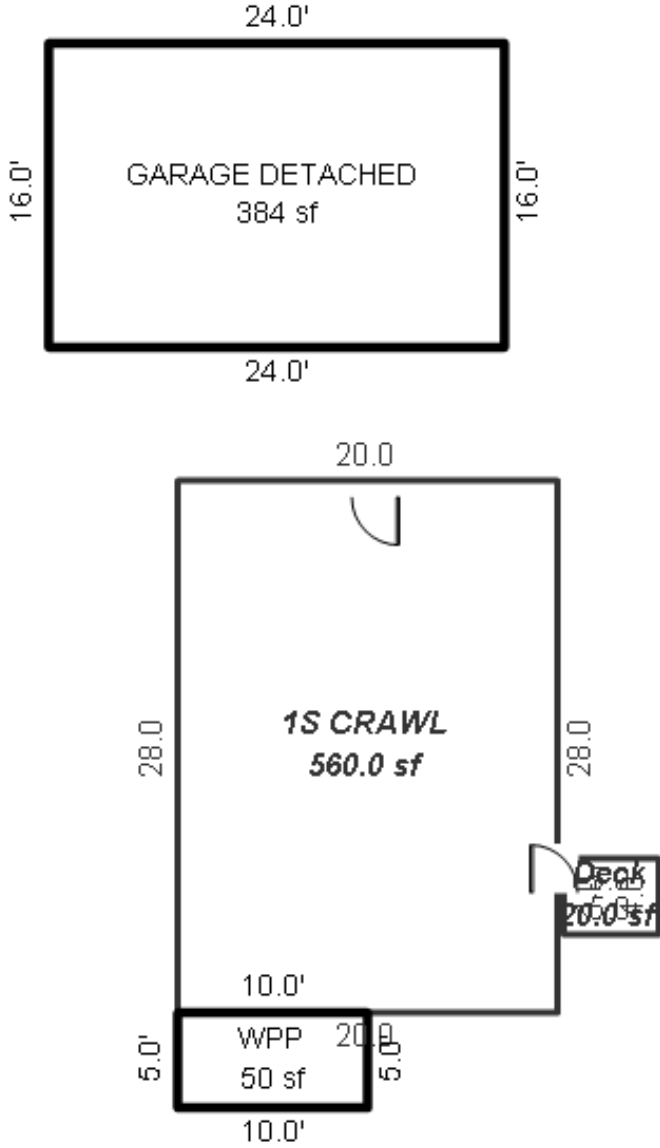
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50 20	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			Central Air Wood Furnace			(12) Electric				E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY			Drywall X Paneled			Plaster Wood T&G	Trim & Decoration			60 Amps Service		No./Qual. of Fixtures							
Yr Built	Remodeled		Ex		Ord	X	Min				Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls C		Blt 1930				
Condition: Average		Size of Closets			Lg		Ord	X	Small	No. of Elec. Outlets			Ground Area = 560 SF		Floor Area = 560 SF.				
Room List	Basement 4 1st Floor 2nd Floor 1 Bedrooms	Doors			Solid	X	H.C.	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
		(5) Floors		Kitchen: Tile Other: Tile 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			1 Story Siding Crawl Space		Total: 80,950 52,617		Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)		1 1,518 987		Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Wood		Many			X	Ave.		Few	Porches		WPP 50 2,118 1,377		Built-Ins				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			1 1,518 987		Appliance Allow.		1 2,845 1,849		Deck			
X	Many Avg. X Few X Small	Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			20 939 610		Treated Wood		20 939 610		Totals: 88,370 57,440			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			Average Fixture(s)			1 1,518 987		Totals: 88,370 57,440		Notes: CLOSEST TO ROAD		ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 149,344			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Average Fixture(s)			1 1,518 987		Totals: 88,370 57,440		Notes: CLOSEST TO ROAD		ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 149,344			
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			1 1,518 987		Totals: 88,370 57,440		Notes: CLOSEST TO ROAD		ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 149,344			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s)			1 1,518 987		Totals: 88,370 57,440		Notes: CLOSEST TO ROAD		ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 149,344			
	Chimney: Metal	Joists: 2X4X12 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s)			1 1,518 987		Totals: 88,370 57,440		Notes: CLOSEST TO ROAD		ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 149,344			

*** 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.
STUART JOHN D & KATHLEEN	CRONIN MARGARET M	1,150,000	07/01/2020	WD	19-MULTI PARCEL ARM'S LE	2020003938	PROPERTY TRANSFER	100.0
ALLMAN JOHN D & LORETTA M	STUART JOHN D & KATHLEEN	875,000	08/31/2017	WD	03-ARM'S LENGTH	1305P913	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CRONIN MARGARET M 7 LITTLE CREEK LN CINCINNATI OH 45246	MAP #: 72					
	2024 Est TCV 65,714					

	Improved	X	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
	Public Improvements			* Factors * THAT PART IN SEC 3: TRIAN								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 14500	1.0010018.80	2.0000	2.2660	14500	100			65,714
				1 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =					65,714

Tax Description
 L241 P651 PRT GOVT LOT 4 SEC 3 BEG AT PT ON C/L DAY FOREST RD 144.6 FT S OF NW SEC COR TH S ALG W SEC LN 437.45 FT TO SHR GLEN LAKE TH NELY TO A PT 56.38 FT S 62 DEG 27' E FROM POB TH N 62 DEG 27' W 56.38 FT ALG C/L SD RD TO POB SEC 3 T28N R14W.

Comments/Influences
 PART OF ADJ PARCEL BUT OVER SECTION LINE

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	32,900	0	32,900			6,945C
2023	12,600	0	12,600			6,615C
2022	6,300	0	6,300			6,300S
2021	8,500	0	8,500			8,500S

Who	When	What
TPC	06/30/2023	INSPECTED
TPC	05/30/2021	INSPECTED
TPC	12/03/2015	INSPECTED



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENELY JOHN C	KENELY MARCIA A	0	07/23/2013	AFF	07-DEATH CERTIFICATE	1223P883	OTHER	0.0
KENELY FAMILY LIVING TRUS	KENELY JOHN C & MARCIA A	1	02/15/2013	QC	09-FAMILY	1155P97	DEED	0.0
KENELY JOHN C & MARCIA A	KENELY FAMILY LIVING TRUS	0	02/15/2013	QC	09-FAMILY	1155P114	OTHER	0.0
KENELY JOHN C & MARCIA A	KENELY FAMILY LIVING TRUS	0	11/20/2005	QC	09-FAMILY	884:925	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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7993 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	PLUMBING	02/20/2004	PP04-0058		
	P.R.E. 68% 12/04/2014	MECHANICAL	02/20/2004	PM04-0109		

Owner's Name/Address	MAP #: 72	Res. Add/Alter/Repair	Date	Number	Status
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KENELY FAMILY LIVING TRUST 7793 S GLEN LAKE RD GLEN ARBOR MI 49636	2024 Est TCV 996,632 TCV/TFA: 598.94	ADDITION/ALTERATION	10/02/2003	2024	INSPECTED
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X	Improved	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

GROUP D 10000/	84.00	90.00	1.0446	0.6744	10000 100	591,763
84 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						591,763

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

X	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
X	Electric	41.93	200	50	4,193
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
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X	Level	2024	295,900	202,400	498,300			234,766C
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2023	208,300	153,200	361,500			223,587C
	Ravine							
	Wetland	2022	193,000	125,900	318,900			212,940C
	Flood Plain	2021	193,000	115,800	308,800			206,138C

	Who	When	What	2024	295,900	202,400	498,300		234,766C
	TPC	12/08/2022	INSPECTED	2023	208,300	153,200	361,500		223,587C
	TPC	04/30/2015	INSPECTED	2022	193,000	125,900	318,900		212,940C
	WAS	06/11/2007	INSPECTED	2021	193,000	115,800	308,800		206,138C

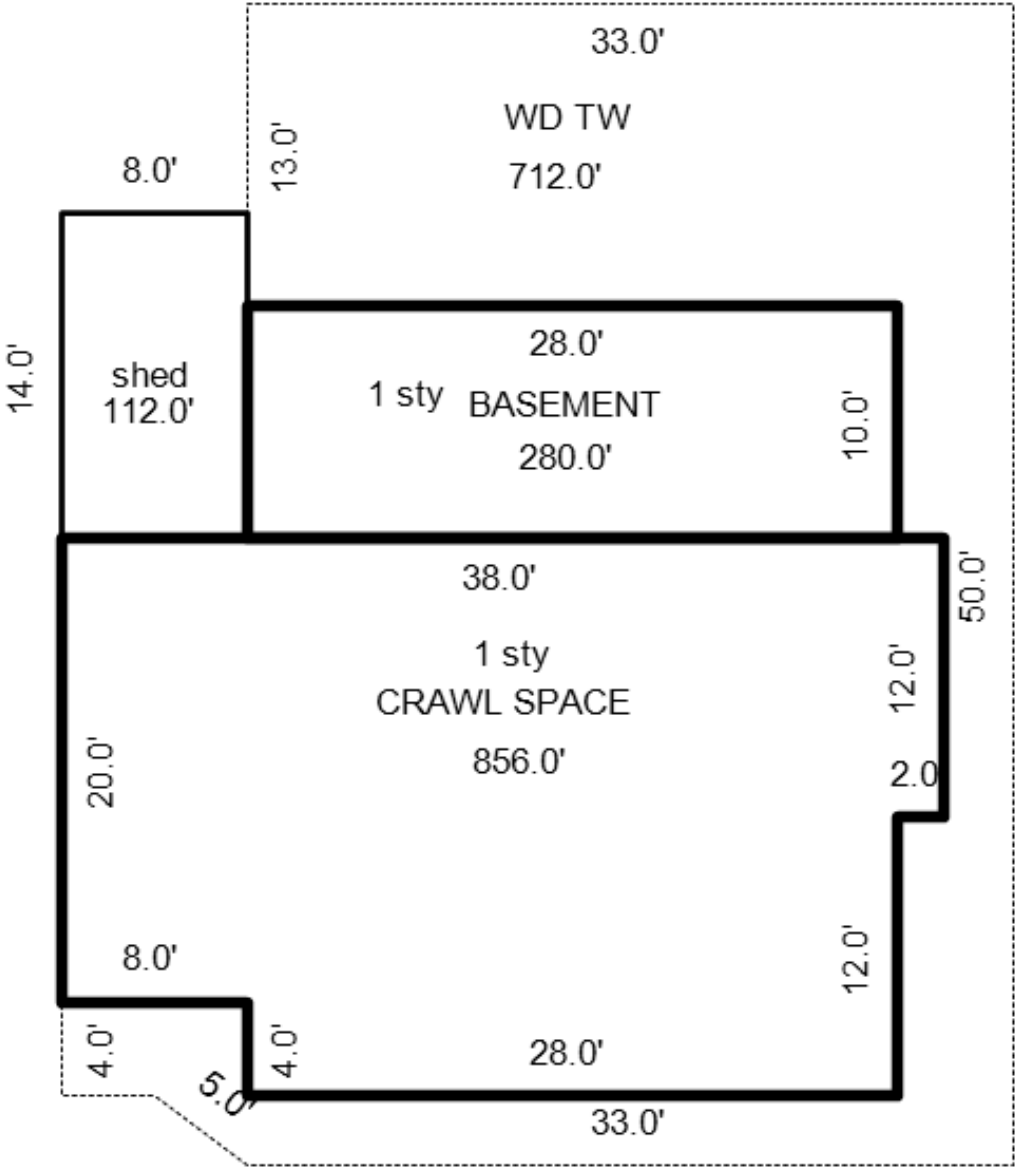


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	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	1	Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	712 154	Treated Wood Treated Wood	Class: C Effec. Age: 36 Floor Area: 1,136 Total Base New : 205,665 Total Depr Cost: 131,756 Estimated T.C.V: 342,566				
Building Style: 1 STORY		X	Drywall Paneled													
Yr Built 1930		Remodeled 1981		Ex	X	Ord		Min								
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1930				
(1) Exterior		Kitchen: Vinyl Other: Carpeted Other:		120 Amps Service		Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Ground Area = 1136 SF Floor Area = 1136 SF.								
X	Insulation	X	Drywall Tile	(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		Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64								
(2) Windows		(7) Excavation		1		Average Fixture(s)		Building Areas								
X	Many Avg. X Few	Large Avg. X Small	Basement: 280 S.F. Crawl: 856 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath							
X	Asphalt Shingle	(10) Floor Support		1		1000 Gal Septic 2000 Gal Septic		Water/Sewer								
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:				Water/Sewer								
								Notes:								
								Appliance Allow. Garbage Disposal								
								Fireplaces Interior 1 Story								
								Built-Ins								
								Totals:								
								ECF (4080 BIG GLEN) 2.600 => TCX:								

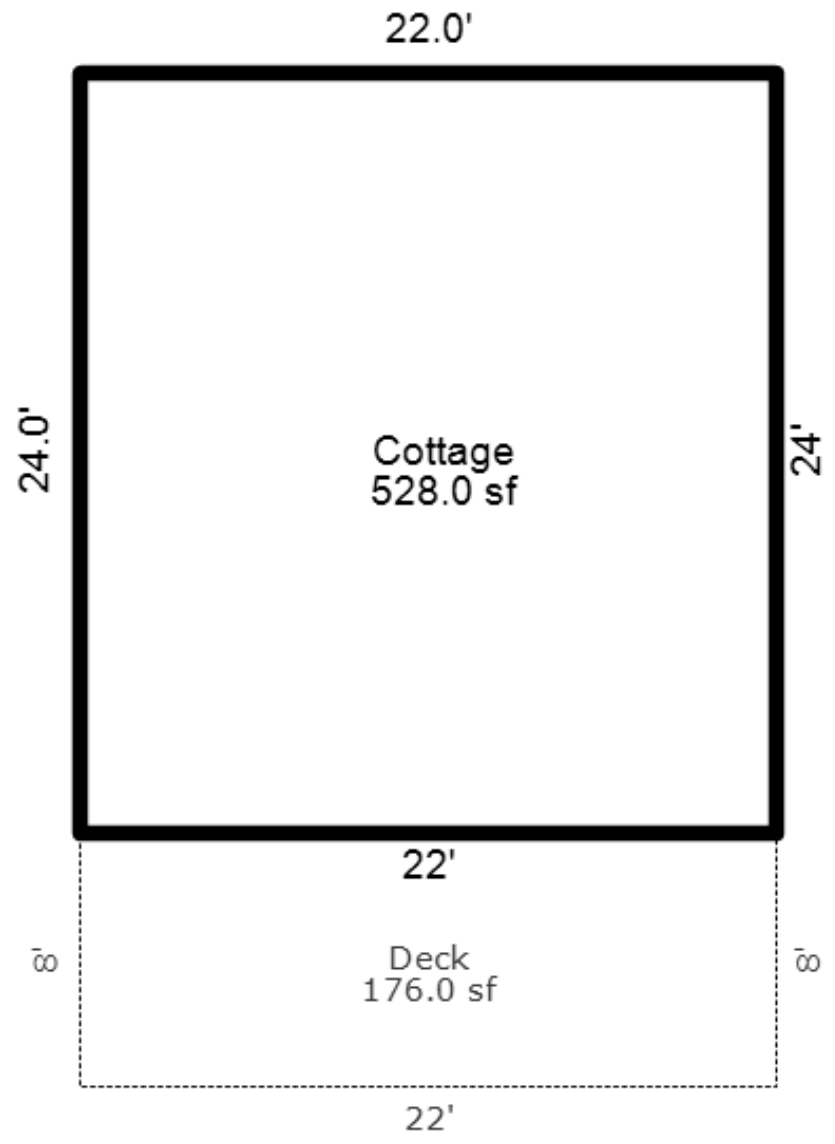
*** Information herein deemed reliable but not guaranteed***



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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 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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 528 Total Base New : 74,279 Total Depr Cost: 20,427 Estimated T.C.V: 53,110		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls CD		Blt 1958		
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	No. of Elec. Outlets			Ground Area = 528 SF Floor Area = 528 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5		Building Areas			
Condition: Average		Size of Closets		60 Amps Service			Plumbing			Stories Exterior Foundation		Size		Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1 Story Siding Slab		528		67,201 18,480			
3	Basement	(5) Floors		No./Qual. of Fixtures			Average Fixture(s)			Other Additions/Adjustments		Total:		67,201 18,480		
3	1st Floor	Kitchen:		Ex. X Ord. Min			3 Fixture Bath			Plumbing		Average Fixture(s)		1 1,265 348		
2	2nd Floor	Other: Carpeted		Many X Ave. Few			2 Fixture Bath			Deck		Treated Wood		176 3,824 1,052		
2	Bedrooms	Other:		(14) Water/Sewer			Softener, Auto			Built-Ins		Appliance Allow.		1 1,989 547		
(1) Exterior		(6) Ceilings		Public Water			Softener, Manual			Notes:		Totals:		74,279 20,427		
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		Public Sewer			Solar Water Heat			ECF (4080 BIG GLEN) 2.600 => TCV:				53,110		
(2) Windows		(7) Excavation		Water Well			No Plumbing									
X	Many Avg. X Few	Large Avg. X Small		1000 Gal Septic			Extra Toilet									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2000 Gal Septic			Extra Sink									
(3) Roof		Recreation SF		Lump Sum Items:			Separate Shower									
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water			Ceramic Tile Floor									
X	Asphalt Shingle	(10) Floor Support		Public Sewer			Ceramic Tile Wains									
Chimney: Brick		Joists: 2X8X12 Unsupported Len: Cntr.Sup:		Water Well			Ceramic Tub Alcove									

*** 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.			
MULDER ROGER L	MULDER TODD M	0	07/11/2019	WD	09-FAMILY	1367P273	PROPERTY TRANSFER	0.0			
MULDER TODD M	MULDER TODD M & DAWN	0	07/11/2019	WD	09-FAMILY	2019004373	PROPERTY TRANSFER	0.0			
MULDER TODD M & DAWN	MULDER TODD M & DAWN	0	07/11/2019	WD	09-FAMILY	2019004374	OTHER	0.0			
MULDER ROGER L TRUST	MULDER ROGER L	0	07/01/2019	WD	09-FAMILY	1367P271	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
8001 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION		01/01/1999	99000107				
Owner's Name/Address		P.R.E. 0%		MAP #: 72		2024 Est TCV 963,826 TCV/TFA: 602.01					
MULDER TODD M & DAWN 1358 OLDE EVERGREEN WAY HOLLAND MI 49423		X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Tax Description		Public Improvements		* Factors *							
L312 P985&986 L349 P161/92 L838 P90/05 PRT OF GOVT LOT 4 SEC 3 COM NW SEC COR TH E ALG N SEC LN 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54 DEG 30' E 297 FT & S 84 DEG 13'40" E 80.35 FT TO C/L ST HWY M-22 FOR POB TH ALG SD C/L N 11 DEG 19'50" E 33.19 FT TH S 76 DEG 33'50" E 120.89 FT TO SHR GLEN LAKE TH ALG SD SHR S 21 DEG 30'00" W 58.84 FT TH N 75 DEG 33'40" W 109.76 FT TO C/L ST HWY M-22 TH ALG SD C/L N 09 DEG 09'30" E 20 09 FT TH N 10 DEG 03'40" E		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP D 10000/ 56.99 114.83 1.1509 0.7168 10000 100 470,149 57 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 470,149							
		X	Electric	Land Improvement Cost Estimates							
		X	Gas	Description Rate Size % Good Cash Value Wood Frame 30.37 96 50 1,458							
		X	Curb	Residential Local Cost Land Improvements							
		X	Street Lights	Description Rate Size % Good Cash Value LAND IMPROVEMENTS 15 1,500.00 1 100 1,500							
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,958							
		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	2024	235,100	246,800	481,900	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/08/2022 INSPECTED			2023	165,500	186,000	351,500			197,087C
		WAS 10/19/2007 INSPECTED			2022	151,500	145,800	297,300			187,702C
					2021	151,500	133,900	285,400			181,706C

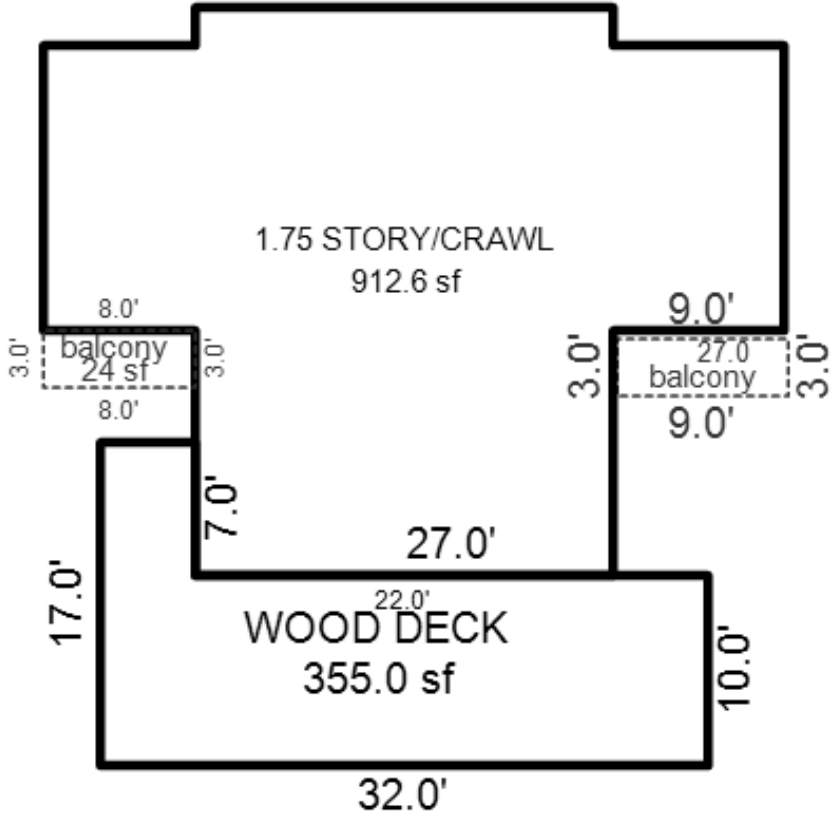
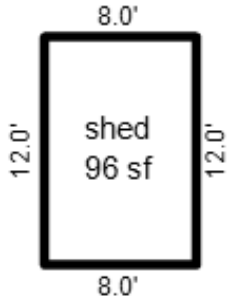


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*** Information herein deemed reliable but not guaranteed***

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 355 24 24	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75 STORY		Trim & Decoration		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1985	Remodeled 1999	Ex	X	Ord	Min	X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Size of Closets		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Room List		Doors	Solid	H.C.	X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior	(6) Ceilings		No./Qual. of Fixtures		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 915 S.F. Slab: 0 S.F. Height to Joists: 0.0		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
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)		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
(3) Roof	Asphalt Shingle Metal	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		X		X		1		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 915 SF Floor Area = 1601 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 915 Total: 214,821 161,120 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,138 3 Fixture Bath 1 4,777 3,583 Water/Sewer 1000 Gal Septic 1 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Deck Treated Wood 355 6,205 4,654 Treated Wood 24 1,127 845 Treated Wood 24 1,127 845 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Exterior 2 Story 1 8,251 6,188 Totals: 251,646 188,738 Notes: ECF (4080 BIG GLEN) 2.600 => TCY: 490,719																

*** 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.
PRINS ARNOLA J TRUST	PRINS ARNOLA J	0	11/24/2015	CD	09-FAMILY	1247P390	PROPERTY TRANSFER	0.0
PRINS ARNOLA J	BALK MELISSA L	675,000	11/24/2015	WD	09-FAMILY	1247P933	PROPERTY TRANSFER	0.0
BALK MELISSA L	BALK MELISSA L TRUST	0	11/24/2015	WD	09-FAMILY	1247P936	PROPERTY TRANSFER	0.0
PRINS LIVING TRUST	PRIS MERLE J & ARNOLA J H	0	06/08/1994	QC	09-FAMILY	387P620	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7957 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	11/03/1998	98000714	
Owner's Name/Address	P.R.E. 0%					
BALK MELISSA L TRUST 7175 WILDERMERE DR NE ROCKFORD MI 49341	MAP #: 72					
	2024 Est TCV 1,060,243 TCV/TFA: 687.58					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 10000/	51.39	105.85	1.1811	0.7023	10000	100		426,295
51 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value =					426,295

Tax Description
 L1247P933 CONSOLIDATING PROPERTY
 DESCRIPTION: PART OF GOVERNMENT LOT 4,
 SECTION 3, TOWN 28 NORTH, RANGE 14 WEST,
 GLEN ARBOR TOWNSHIP, LEELANAU COUNTY,
 MICHIGAN, MORE FULLY DESCRIBED AS
 FOLLOWS: COMMENCING AT THE NORTHWEST
 CORNER OF SAID SECTION 3; THENCE SOUTH
 41°51 '44" EAST 1367.78 FEET TO THE
 INTERSECTION OF EXISTING CENTERLINE OF
 STATE HIGHWAY M-22 AND THE EXISTING
 CENTERLINE OF WEST DAY FOREST ROAD;
 THENCE NORTHEASTERLY ALONG SAID M-22
 CENTERLINE AND ALONG A CURVE TO THE RIGHT

- 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	73	0	0
D/W/P: Asphalt Paving	3.19	560	0	0
Total Estimated Land Improvements True Cash Value =				0

- 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	213,100	317,000	530,100			188,707C
2023	150,100	230,000	380,100			179,721C
2022	137,900	188,100	326,000			171,163C
2021	137,900	172,700	310,600			165,696C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 650	Type WPP 26 Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1				Class: C +10 Effec. Age: 15 Floor Area: 1,542 Total Base New : 286,869 Total Depr Cost: 243,826 Estimated T.C.V: 633,948		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										E.C.F. X 2.600	
Yr Built 1999		Remodeled 0			Ex	X	Ord	Min								
Condition: Average		Trim & Decoration			Size of Closets											
		Lg	X	Ord			Small									
Room List		Doors		Solid	X		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric											
			Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets											
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings	X	Ex.		Ord.	Min								
	Insulation				Many	X	Ave.	Few								
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 765 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(8) Basement			(14) Water/Sewer											
X	Gable Hip Flat		765 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:											
	Chimney: Brick	(10) Floor Support			Notes:											
		Joists: Unsupported Len: Cntr.Sup:			ECF (4080 BIG GLEN) 2.600 => TC											
Cost Est. for Res. Bldg: 1 Single Family 2 STORY												Cls C 10		Blt 1999		
(11) Heating System: Forced Heat & Cool																
Ground Area = 765 SF Floor Area = 1542 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																
Building Areas																
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
2 Story		Siding		Basement		765										
1 Story		Siding		Overhang		12										
Total:						224,678		190,964								
Other Additions/Adjustments																
Recreation Room						765		15,208		12,927						
Exterior																
Stone Veneer						114		4,451		3,783						
Basement, Outside Entrance, Above Grade						1		1,923		1,635						
Plumbing																
Average Fixture(s)						1		1,518		1,290						
3 Fixture Bath						1		4,777		4,060						
Water/Sewer																
1000 Gal Septic						1		5,002		4,252						
Water Well, 100 Feet						1		5,973		5,077						
Porches																
WPP						650		11,154		9,481						
Balcony																
Wood Balcony						26		1,089		926						
Built-Ins																
Appliance Allow.						1		2,845		2,418						
Fireplaces																
Exterior 2 Story						1		8,251		7,013						
Totals:																
								286,869		243,826						

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

Glen 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.
STEINER FREDERICK M TRUST	SLEEPING BEAR LLC	1,020,000	03/05/2015	WD	03-ARM'S LENGTH	1223P908	PROPERTY TRANSFER	100.0
MULDER & PRINS	STEINER FREDRICK M	0	03/05/2015	OTH	33-TO BE DETERMINED	1223P896	DEED	0.0
STEINER FREDERICK M REVOC	STEINER FREDERICK M	1	06/12/2014	QC	09-FAMILY	1200P850	PROPERTY TRANSFER	0.0
STEINER FREDERICK M	STEINER FREDERICK M TRUST	0	06/12/2014	QC	09-FAMILY	1200P875	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7977 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/19/2022	PB22-0491	100% FINIS
	P.R.E. 0%		Mechanical	04/21/2015	PM15-0190	100% FINIS
Owner's Name/Address	MAP #: 72		Plumbing	04/21/2015	PP15-0093	100% FINIS
SLEEPING BEAR LLC 13917 N PROSPECT TRL FOUNTAIN HILLS AZ 85268	2024 Est TCV 1,956,554 TCV/TFA: 668.91		Res. Add/Alter/Repair	04/14/2015	PB15-0075	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
GROUP D 10000/	45.00	130.00	1.2209	0.7394	10000 100	406,231
45 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	406,231

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value		
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water	51.48	360	0	0		
Sewer	4.05	300	0	0		
Electric	8.47	290	0	0		
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
LAND IMPROVEMENTS 5				5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =					5,000	



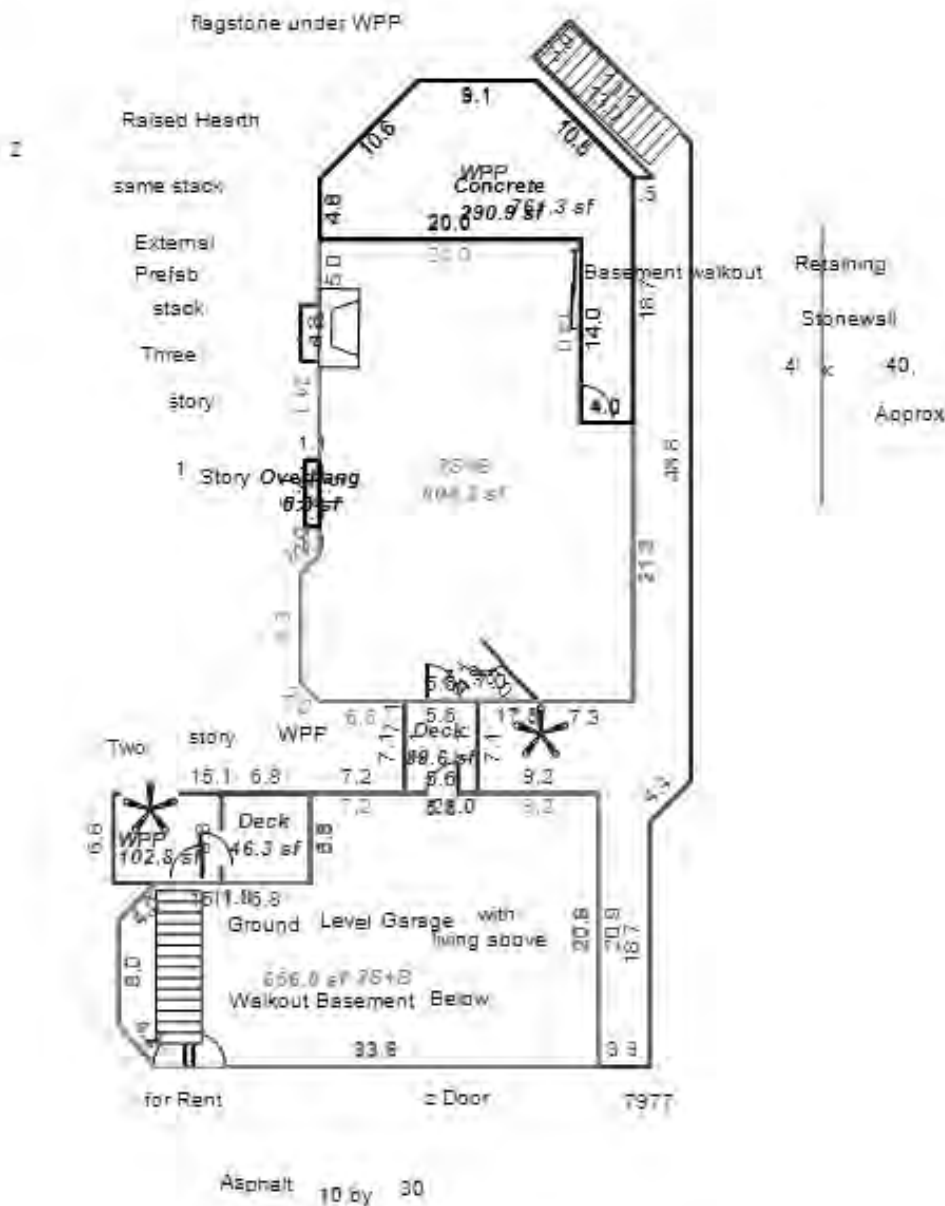
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2024	203,100	775,200	978,300			581,742C
Rolling			2023	143,000	583,500	726,500			554,040C
Low			2022	130,100	480,200	610,300			526,705C
High			2021	130,100	468,500	598,600			509,879C
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		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 761 40	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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 2004 MAI		Remodeled 2015		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		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures												
				X	Ex.	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
				Many	X	Ave.	Few									
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing												
		Basement: 804 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)											
	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											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	804 3	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 2 STORY										Cls B -5		Blt 2004				
(11) Heating System: Forced Heat & Cool																
Ground Area = 804 SF Floor Area = 1613 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
2 Story Siding Basement 804																
1 Story Siding Overhang 5																
Total: 320,531 256,410																
Other Additions/Adjustments																
Recreation Room 804 25,045 20,036																
Basement, Outside Entrance, Below Grade 3 13,135 10,508																
Plumbing																
Average Fixture(s) 1 3,407 2,726																
3 Fixture Bath 1 10,749 8,599																
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																
Deck																
Treated Wood 40 1,810 1,448																
Built-Ins																
Appliance Allow. 1 7,043 5,634																
Fireplaces																
2nd on Same Stack 1 6,214 4,971																
Prefab 2 Story 1 5,586 4,469																
Porches																
WPP 761 18,226 14,581																
Local Cost Items																
GENERATOR 1 1 1 *																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ? : Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																										
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						102 46	WPP Treated Wood																																																																																																																												
	Building Style: 2 STORY		Drywall Paneled		Plaster Wood T&G																																																																																																																																			
	Yr Built 2004 CAR		Trim & Decoration		Ex X Ord																																																																																																																																			
	Remodeled 0		Size of Closets		Lg X Ord																																																																																																																																			
	Condition: Average		Small		H.C.																																																																																																																																			
	Room List		Doors		Solid																																																																																																																																			
	1 Basement 1st Floor 2 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:																																																																																																																																			
	(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				X Ex.																																																																																																																																			
	(2) Windows		(7) Excavation		Ord.																																																																																																																																			
X	Many Avg. Few	X	Basement: 656 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Min																																																																																																																																			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets																																																																																																																																			
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many X Ave.																																																																																																																																			
			(9) Basement Finish		Few																																																																																																																																			
	(3) Roof		328 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		(13) Plumbing																																																																																																																																			
X	Gable Hip Flat				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																																																																																																																																			
X	Asphalt Shingle		(10) Floor Support		(14) Water/Sewer																																																																																																																																			
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																			
			Lump Sum Items:		No. of Elec. Outlets																																																																																																																																			
<p>Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls B -5 Blt 2004 (11) Heating System: Forced Heat & Cool Ground Area = 656 SF Floor Area = 1312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>656</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>266,178</td> <td>212,934</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>328</td> <td>10,217</td> <td>8,174</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td>2</td> <td>8,756</td> <td>7,005</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>2,726</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>7,166</td> <td>5,733</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>WPP</td> <td></td> <td>102</td> <td>4,163</td> <td>3,330</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>46</td> <td>1,931</td> <td>1,545</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td></td> <td>Basement Garage: 2 Car</td> <td></td> <td>1</td> <td>4,503</td> <td>3,602</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>2</td> <td>1,574</td> <td>1,259</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>7,043</td> <td>5,634</td> </tr> <tr> <td colspan="4"></td> <td>Totals:</td> <td>314,938</td> <td>251,942</td> </tr> </tbody> </table> <p>Notes: CARRAGE HOUSE HAS FULL BATH, KITCHEN, BUNK ROOM(FINISHED STORAGE) BELOW GAR 2013 RENTAL</p> <p style="text-align: right;">ECF (4080 BIG GLEN) 2.600 => TCv: 655,049</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	656						Total:	266,178	212,934	Other Additions/Adjustments							Recreation Room		328	10,217	8,174		Basement, Outside Entrance, Below Grade		2	8,756	7,005	Plumbing							Average Fixture(s)		1	3,407	2,726		2 Fixture Bath		1	7,166	5,733	Porches							WPP		102	4,163	3,330	Deck							Treated Wood		46	1,931	1,545	Garages						Class: B Exterior: Siding Foundation: 42 Inch (Finished)							Basement Garage: 2 Car		1	4,503	3,602		Door Opener		2	1,574	1,259	Built-Ins							Appliance Allow.		1	7,043	5,634					Totals:	314,938	251,942
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																			
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Built-Ins																																																																																																																																								
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				Totals:	314,938	251,942																																																																																																																																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLESON	WEADOCK	124,900	06/17/1998	WD	03-ARM'S LENGTH	478:669	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7922 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	10/24/2023	PM23-0965		
Owner's Name/Address	P.R.E. 0%	WELL/SEPTIC	11/10/1980	1980-6519	100% FINIS	
WEADOCK FAMILY TRUST 2553 RICHARDS DR SE GRAND RAPIDS MI 49506	MAP #: 72	2024 Est TCV 285,763 TCV/TFA: 325.47				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
DC L478 P668 L478 P669 L480 P354/98 L777 P382&401/03 PRT GOVT LOT 4 SEC 3 COM 935.5 FT E & 454.6 FT S OF NW COR SEC TH S 65 DEG E 184 FT M/L TO C/L M-22 & POB TH N 25 DEG E ON C/L 100 FT TH N 65 DEG W 196.95 FT TH S 40 DEG 07' W 103.55 FT TH S 65 DEG E 256.88 FT M/L TO POB SEC 3 T28N R14W .56 A M/L.	X		Dirt Road	100.00	230.00	1.1892	0.8527	1000	100	101,407
	X		Gravel Road	100 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 101,407						
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							



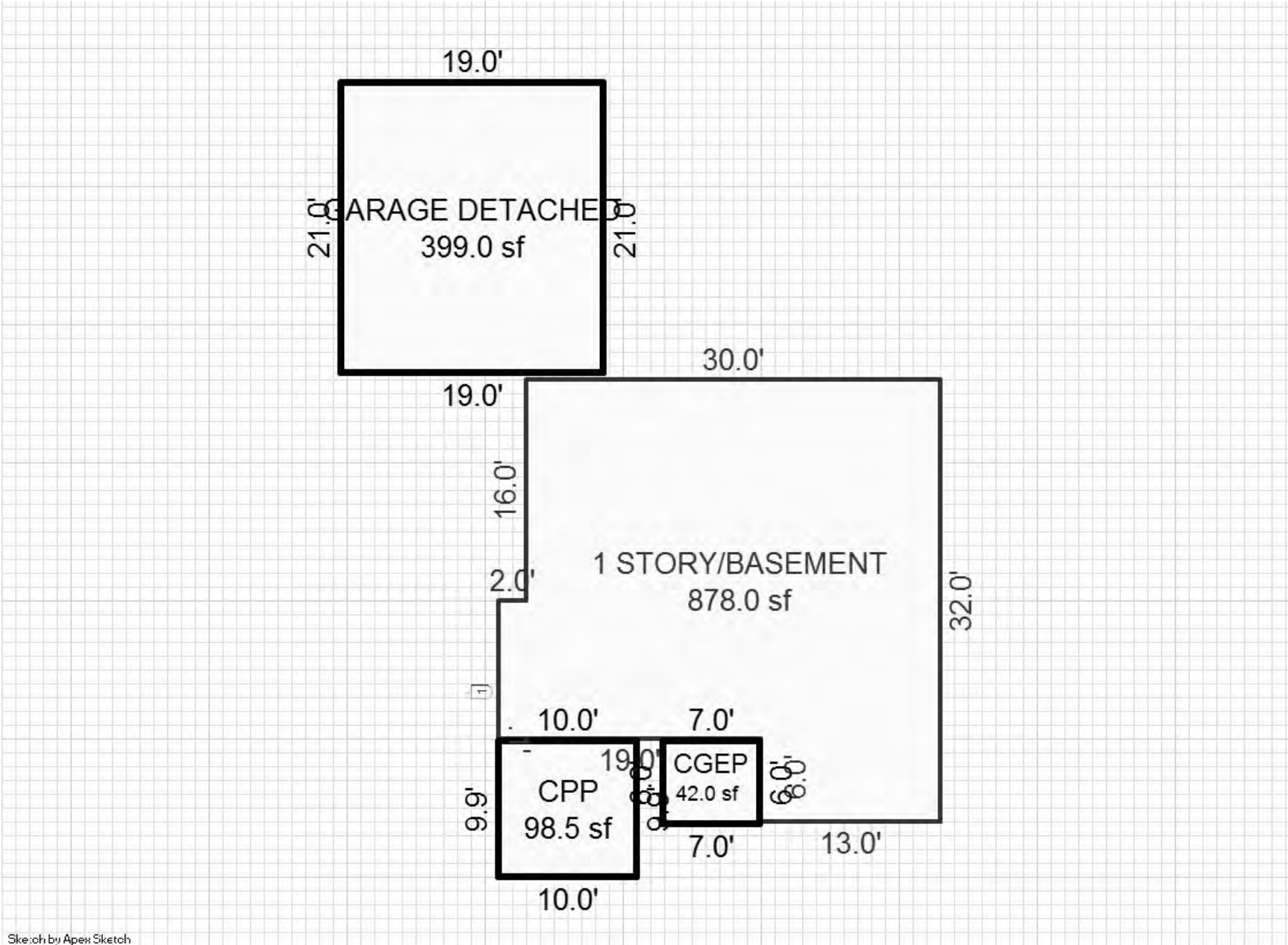
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	50,700	92,200	142,900			66,316C
X Rolling	2023	40,600	80,900	121,500			63,159C
X Low	2022	23,500	59,700	83,200			60,152C
X High	2021	22,500	50,800	73,300			58,231C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type CGEP (1 Story)	Year Built: 1946 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: 399 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 40 Floor Area: 878 Total Base New : 178,289 Total Depr Cost: 106,974 Estimated T.C.V: 181,856				Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration										
Yr Built 1946	Remodeled 0	Ex	X Ord	Min										
Condition: Average		Size of Closets												
Room List		Doors	Solid	X H.C.	Central Air Wood Furnace									
1 Basement 5 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Vinyl Other: Carpeted Other:		100 Amps Service										
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
X Insulation		X Tile X Suspended			Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X	Many Avg. Few X Large Avg. Small	Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 X Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
Notes: ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.700 => TCV: 181,856														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 878 SF Floor Area = 878 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 878 Total: 140,186 84,113 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 CGEP (1 Story) 42 4,459 2,675 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 399 17,744 10,646 Door Opener 1 562 337 Built-Ins Appliance Allow. 1 2,845 1,707 Totals: 178,289 106,974														

*** 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 #:					
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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	Dirt Road	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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Tax Description	Gravel Road	090 EXEMPT PARK				6000	100		4,080
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PRT OF GOVT LOT 1 SEC 4 BEG NE COR GOVT	Paved Road	0.68 Total Acres		Total Est. Land Value =		4,080		
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LOT 1 TH S 0 DEG 41' W 181.72 FT TH N 61	Storm Sewer								
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DEG 39' W 384 FT TO N LN LOT 1 TH E ON SD	Sidewalk								
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N LN 324.39 FT TO BEG SEC 4 T28N R14W .68	Water								
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A M/L.	Sewer								
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Comments/Influences	Electric								
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	Gas								
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	Curb								
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	Street Lights								
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	Standard Utilities								
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	Underground Utils.								
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	Topography of Site								
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	Level								
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	Rolling								
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	Low								
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	High								
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	Landscaped								
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	Swamp								
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	Wooded								
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	Pond								
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	Waterfront								
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	Ravine								
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	Wetland								
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	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
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TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
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			2022	0	0	0		0
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			2021	0	0	0		0
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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 #:					
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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	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Tax Description	Gravel Road	EXEMPT - PARK	126.570	Acres	10,000	100				1,265,700
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4-75 ENTIRE SEC 24 SEC 24 T29N R15W	Paved Road	126.57 Total Acres		Total Est. Land Value =		1,265,700
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126.57 A M/L.	Storm Sewer									
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Comments/Influences	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 04/28/2017	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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				2022	0	0	0	0
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				2021	0	0	0	0
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*** Information herein deemed reliable but not guaranteed***

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

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 #:					
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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	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Tax Description	Gravel Road	EXEMPT - PARK	251.580	Acres	10,000	100				2,515,800
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4-75 ENTIRE SEC 25 SEC 25 T29N R15W	Paved Road	251.58 Total Acres		Total Est. Land Value =		2,515,800
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251.28 A.	Storm Sewer									
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Comments/Influences	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 04/28/2017	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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			2022	0	0	0		0
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			2021	0	0	0		0
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*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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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 #:					
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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	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Tax Description	Gravel Road	EXEMPT - PARK	302.330	Acres	10,000	100				3,023,300
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4-75 ENTIRE SEC 36 SEC 36 T29N R15W	Paved Road	302.33 Total Acres		Total Est. Land Value =		3,023,300
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302.33 A.	Storm Sewer									
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Comments/Influences	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 04/28/2017	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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			2022	0	0	0		0
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			2021	0	0	0		0
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status		
		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 #:		2024 Est TCV 0						
		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT					
Tax Description		Public Improvements		* Factors *						
L189 P611/77 L188 P448/77 L184 P308/76 L169 P998 L190 P2/77 SURVEY L8 P185 PRT GOVT LOTS 2 & 3 SEC 36 EXC PRIVATELY OWNED LAND SEC 36 T30N R14W 98.15 A M/L.		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	
Comments/Influences		Topography of Site		EXEMPT - PARK	98.15	Total Acres	10,000	100	981,500	
		Level		98.15 Total Acres				Total Est. Land Value =	981,500	
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Low		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		High		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Landscaped		2022	0	0	0			0
		Swamp		2021	0	0	0			0
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan					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.

Property Address Class: COMMERCIAL-IMPROV Zoning: REC (Building Permit(s) Date Number Status

1610 S PORT ONEIDA RD School: GLEN LAKE COMMUNITY SCH DIST Electrical 12/12/2023 PE23-0906

Owner's Name/Address P.R.E. 0% Mechanical 02/01/2023 PM23-0119 100% FINIS

CAMP LEELANAU & KOHAHNA FOUNDATION INC MAP #: 76 Electrical 12/21/2022 PE22-0956 100% FINIS

1653 S PORT ONEIDA RD 2024 Est TCV 0 TCV/TFA: 0.00 Mechanical 10/13/2022 PM22-0871 100% FINIS

MAPLE CITY MI 49664 X Improved Vacant Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

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

L292 P734-735/88 L293 P377 /88 GOVT LOT 1 & PRT GOVT LOT 2 COM SE COR THEREOF TH N 88 DEG 26' 40" W 454.9 FT TO C/L CO RD TH N 11 DEG 40' E ALG C/L 714.13 FT TO POB TH S 83 DEG E 311.9 FT TO E SEC LN TH N TO N LT LN TH W TO SHR LK MICH TH S 12 DEG 23' 20" W ALG SHR TO PT N 83 DEG W OF POB TH CONT ALG SHR S 12 DEG 23' 20" W 50 FT TH S 83 DEG E 611.84 FT TO SD C/L TH N 11 DEG 40' E ALG C/L 50 FT TO POB SEC 36 T30N R14W. Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. 4085 ACRE TBL LK MI 34.000 Acres 42,000 100 34.00 Total Acres Total Est. Land Value = 1,428,000 1,428,000

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

NAU.MI.US] 2016 4:30 PM THE EXTRA ADDRESS S ON THE PARCEL VELAND TWP...SAME MAILING ADDRESS, OUR PARCEL. MAIN BUT EXTRA ADDRESS Who When What 2024 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

TPC 06/09/2023 INSPECTED TPC 10/19/2016 INSPECTED 2023 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

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2021 0 0 0 0 0 0

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



Glen Arbor Parcel Map NAU.MI.US] 2016 4:30 PM THE EXTRA ADDRESS S ON THE PARCEL VELAND TWP...SAME MAILING ADDRESS, OUR PARCEL. MAIN BUT EXTRA ADDRESS

Desc. of Bldg/Section: PB16-0280
 Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings

Class: D,Pole
 Floor Area: 1,024
 Gross Bldg Area: 3,452
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 1
 Physical %Good: 98
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1024
 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

2016 Year Built Remodeled
 Overall Bldg Height
 Comments:

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

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

Base Rate for Upper Floors = 43.86
 Adjusted Square Foot Cost for Upper Floors = 43.86

Total Floor Area: 1,024 Base Cost New of Upper Floors = 44,912
 Reproduction/Replacement Cost = 44,912
 Total Depreciated Cost = 44,014

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

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

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

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

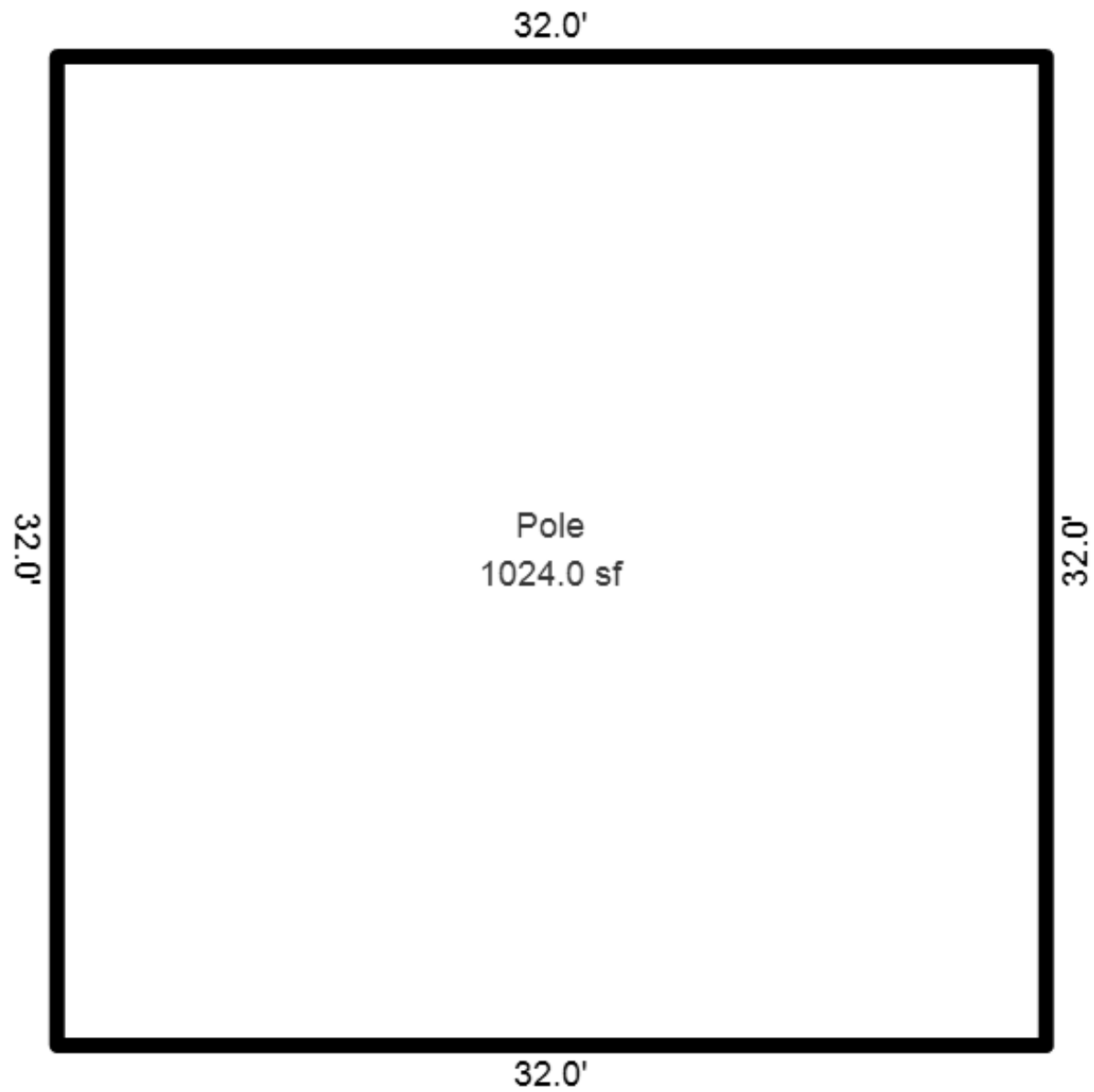
Architectural Multiplier: 0.00

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 70,422
 Replacement Cost/Floor Area= 43.86 Est. TCV/Floor Area= 68.77

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

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



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

Desc. of Bldg/Section: EAGLES NEST Calculator Occupancy: Dormitories		<<<<< Calculator Cost Computations >>>>>						
Class: C Floor Area: 2,428 Gross Bldg Area: 3,452 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 8		Construction Cost				Class: C Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 232 Overall Building Height: 10		
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 123.44 (10) Heating system: Package Heating & Cooling Cost/SqFt: 23.60 100% Adjusted Square Foot Cost for Upper Floors = 147.04 Total Floor Area: 2,428 Base Cost New of Upper Floors = 357,013 2,428 Sq.Ft. of Sprinklers @ 5.29, Cost New = 12,844 Reproduction/Replacement Cost = 369,857 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 362,460	
Depr. Table : 2.25% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **						
2022 Year Built Remodeled		Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 2428 Ave. Perimeter: 232 Has Elevators:						
10 Overall Bldg Height		*** Basement Info ***						
Comments:		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
		* Mezzanine Info *						
		* Sprinkler Info *						
		Area #1: Type #1: Area #2: Type #2:						
		Area: 2428 Type: Low						
						<<<<< Segregated Cost Computations >>>>>		
						Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels		
						Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost		
						Total Cost New = 0		
						Architectural Multiplier: 0.00		
						Reproduction/Replacement Cost = 0		
						<<<<< 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	Many Unfinished Typical	Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:	
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Typical	Typical							Thickness			Bsmnt Insul.
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0										
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:										
(6) Ceiling:				Gas Oil	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.
TURNER MAUDE BEALS	COUNTY OF LEELANAU	1	09/26/1962	QC	09-FAMILY	134P161	DEED	0.0

Property Address: S PORT ONEIDA RD
 Class: RESIDENTIAL-VACAN Zoning: REC (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 76

Owner's Name/Address: COUNTY OF LEELANAU
 8527 E GOVERNMENT CENTER DR STE 103
 SUTTONS BAY MI 49682

2024 Est TCV 0

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
Public Improvements			* Factors *								
Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Gravel Road			LK MI "A"	18000	66.60	552.76	1.0957	1.0359	18000	100	1,360,723
Paved Road			67 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 1,360,723								
Storm Sewer											
Sidewalk											
Water											
Sewer											
Electric											
Gas											
Curb											
Street Lights											
Standard Utilities											
Underground Utils.											

Tax Description

THAT PART OF GOVERNMENT LOTS TWO AND THREE (2 & 3), SECTION THIRTY-SIX (36), TOWN THIRTY (30) NORTH, RANGE FOURTEEN (14) WEST, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID GOVERNMENT LOT 3; THENCE NORTH 88° 26' 40" WEST ALONG THE LINE COMMON TO GOVERNMENT LOTS 2 AND 3, 454.90 FEET TO THE CENTERLINE OF THE EXISTING COUNTY ROAD; THENCE SOUTH 12° 28' WEST ALONG SAID CENTERLINE, 52.68 FEET TO THE POINT OF BEGINNING; 12° 28' WEST 6.08 FEET; THENCE D N74°49'W), 5.00 FEET EAST OF HENCE NORTH 7° ENCE SOUTH 74° THE POINT OF

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



Glen Arbor Parcel Map
 12° 28' WEST 6.08 FEET; THENCE D N74°49'W), 5.00 FEET EAST OF HENCE NORTH 7° ENCE SOUTH 74° THE POINT OF
 N ON FILE***

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

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

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

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 76

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

LK MI 16000 500.00 0.00 1.0000 1.0000 16000 100 8,000,000
 EXEMPT - PARK 18.320 Acres 10,000 100 183,200
 500 Actual Front Feet, 18.32 Total Acres Total Est. Land Value = 8,183,200

Tax Description: L179 P10 L587 P614/01 L367 P321&325/02
 TRACT 34-182 PRT GOVT LOT 2 SEC 36 BEG AT
 SE COR GOVT LOT 2 TH NLY ALG E LN SD LOT
 2 665.3 FT TH N 83 DEG W 311.9 FT TH S 11
 DEG 40' W702.8 FT TO S LN SD LOT 2 TH ELY
 ALG S LN SD LOT 2 453 FT TO POB ALSO GOVT
 LOT 3 SEC 36 EXC PRT COM AT NE COR SD LOT
 3 TH SLY ALG E LN SD LOT 3 233.2 FT TH N
 74 DEG 39' W 427.7 FT TO POB OF EXCEP-
 TION TH S 12 DEG 28' W 300.33 FT TH N 74
 DEG 49' W 620 FT TO SHR LK MICH TH NELY
 ALG SD SHR TO N LN SD LOT 3 TH ELY ALG SD
 N LN TO WLY R/W PORT ONEIDA RD TH S 12
 DEG 28' W TO POB EXCEPTING THEREFROM PRT
 GOVT LOT 3 COM AT SE COR SD LOT 3 THALG S
 SEC LN N 89 DEG 53'31" W 728.27 FT TO POB
 TH CONT N 89 DEG 53'24" W 553.49 FT TO PT
 ON INTERMEDIATE TRAVERSE LN (SD LN CONT N
 89 DEG 53'24" W +/- 110 FT TO ORDINARY
 HIGH WATER MARK LK MICH) TH N 12 DEG
 06'13" E 130.70 FT TH ALG SD TRAVERSE LN
 BALANCE OF DESCRIPTION ON FILE

Comments/Influences: LAKE MICHIGAN FRONTAGE

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

Topography of Site

Year: 2024, 2023, 2022, 2021

Land Value: EXEMPT, EXEMPT, 0, 0

Building Value: EXEMPT, EXEMPT, 0, 0

Assessed Value: EXEMPT, EXEMPT, 0, 0

Board of Review: , , ,

Tribunal/Other: , ,

Taxable Value: EXEMPT, EXEMPT, 0, 0

Who: TPC 04/28/2017 INSPECTED

When: 2024

What: EXEMPT

2023

2022

2021

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 County of Leelanau, Michigan

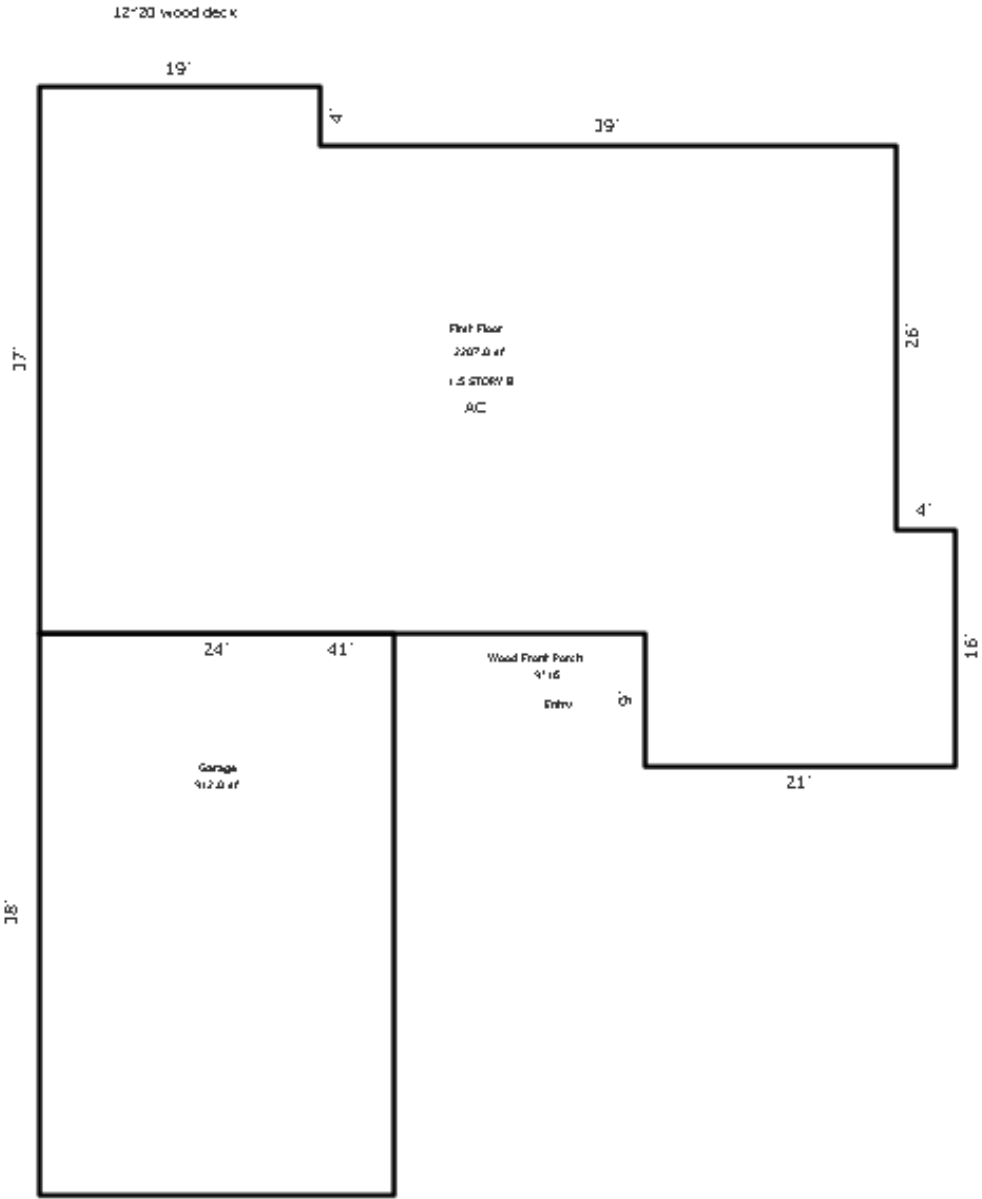
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARRATT FREDERICK J & DEB	BARRATT FREDERICK J	0	10/06/2004	QC	09-FAMILY	832:666	OTHER	0.0				
DEZELSKI	BARRATT	157,768	11/01/2001	WD	03-ARM'S LENGTH	611:221	OTHER	0.0				
BARRATT JACK L & LUCILLE	NATIONAL PARK SERVICE US	0	01/20/1978	OTH	03-ARM'S LENGTH	197P192	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)	Date	Number	Status				
1994 S PORT ONEIDA RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/21/2012	PM12-0225					
Owner's Name/Address		P.R.E. 100% 02/10/2004		HOUSE		10/15/2001	1903					
BARRATT FREDERICK J 1994 S PORT ONEIDA RD MAPLE CITY MI 49664		MAP #: 76		2024 Est TCV 3,131,194 TCV/TFA: 943.70								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L611 P219/221/223/225/01 L832 P666/04 2001 SPLIT FROM 006-336-010-00 PRT OF GOVT LOT 3 SEC 36 COM AT SE COR GOVT LOT 3 TH ALG S LN SD SEC & GOVT LOT N 89 DEG 53'31" W 728.27 FT TO POB TH CONT N 89 DEG 53'24" W 553.49 FT TO PT ON INTERMEDIATE TRAVERSE LN(SD LN CONT N89 DEG 53'24" W 110 FT M/L TO ORDINARY HIGH WATER MARK LK MICH) TH N 12 DEG 06'13" E 130.70 FT ALG SD INTERMEDIATE TRAV LN TH S 84 DEG 15'02" E 105.00 FT(SD LN ALSO CONT N 84 DEG 15'02" W 105 FT M/L TO ORDINARY HIGH WATER MARK I.K MICH) TH S 78		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	18000	100.00	662.00	0.9270	1.0837	18000	100	1,808,251
		Paved Road		LK MI "A"	18000	30.00	662.00	0.9270	1.0837	18000	50	SURPLUS: ZONING 100 ft 27
		Storm Sewer		130 Actual Front Feet, 1.98 Total Acres Total Est. Land Value = 2,079,488								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 5	5,000.00	1	97	4,850				
		Curb		Total Estimated Land Improvements True Cash Value = 4,850								
		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	1,039,700	525,900	1,565,600			558,840C		
		Rolling		2023	924,200	396,000	1,320,200			532,229C		
		Low		2022	798,900	362,300	1,161,200			506,885C		
		High		2021	873,400	332,900	1,206,300			490,693C		
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 05/30/2021	INSPECTED	WAS 02/09/2008								
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		Licensed To: Township of Glen Arbor,										
		County of Leelanau, Michigan										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 228	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2207 SF Floor Area = 3318 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Class: C +10 Effec. Age: 20 Floor Area: 3,318 Total Base New : 503,266 Total Depr Cost: 402,637 Estimated T.C.V: 1,046,856			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Plumbing								
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(1) Exterior		Kitchen: Hardwood Other: Tile Other: Carpeted		200 Amps Service			No./Qual. of Fixtures			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.			X	Ord.		Min	Other Additions/Adjustments							
X	Insulation	X	Drywall							Plumbing								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing			Water/Sewer								
X	Many Avg. Few	X	Large Avg. Small	Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2							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				
(3) Roof		(9) Basement Finish		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
X	Gable Hip Flat		Gambrel Mansard Shed	Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2							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				
X	Asphalt Shingle	(10) Floor Support		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
		(14) Water/Sewer		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		Lump Sum Items:		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		Base Cost Common Wall: 1/2 Wall Door Opener		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		Built-Ins Appliance Allow.		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		Fireplaces Exterior 2 Story		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
		Totals:		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1							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				

*** 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.				
DEZELSKI LAURA LEE	DEZELSKI LAURA LEE TRUST	0	04/15/2015	QC	09-FAMILY	1227P174	PROPERTY TRANSFER	0.0				
BARRATT L	DEZELSKI LAURA LEE	0	05/29/2013	AFF	07-DEATH CERTIFICATE	PTA	DEED	13.0				
DEZELSKI LAURA LEE	DEZELSKI LAURA LEE TRUST	0	08/22/2008	QC	09-FAMILY	1218P497	PROPERTY TRANSFER	0.0				
FREDERICK J BARRATT & DEB	DEZELSKI LAURA LEE	0	07/24/2002	QC	09-FAMILY	1213P25	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)	Date	Number	Status				
1980 S PORT ONEIDA RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/02/2012	PM12-0247					
Owner's Name/Address		P.R.E. 100% 04/02/2014		Mechanical		11/01/2010	PM10-0350					
DEZELSKI LAURA LEE TRUST 1980 S PORT ONEIDA RD MAPLE CITY MI 49664		MAP #: 76		Mechanical		05/11/2006	PM06-0267					
		2024 Est TCV 2,720,685 TCV/TFA: 711.29		Mechanical		01/11/2006	PM06-0013					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors * 471.35 FRONT 335.85 RD								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	18000	100.00	545.00	0.9898	1.0323	18000	100	1,839,201
		Paved Road		LK MI "A"	18000	326.00	545.00	0.9898	0.0000	18000	100*	SEE ACREAGE TABLE: USPS CE
		Storm Sewer		4085 CONSERVATION			4.079	Acres	1,000	100		4,079
		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
		Water		426 Actual Front Feet, 5.33 Total Acres Total Est. Land Value = 1,843,280								
		Sewer										
		Electric		Land Improvement Cost Estimates								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		Wood Frame	25.70	192	70	3,454				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVEMENTS 5	5,000.00	1	97	4,850				
		Topography of Site		Total Estimated Land Improvements True Cash Value = 8,304								
		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	921,600	438,700	1,360,300			526,720C	
		TPC 05/30/2021 INSPECTED			2023	819,500	333,100	1,152,600			501,639C	
		WAS 02/09/2008 INSPECTED			2022	720,400	287,500	1,007,900			477,752C	
					2021	795,100	264,200	1,059,300			462,490C	

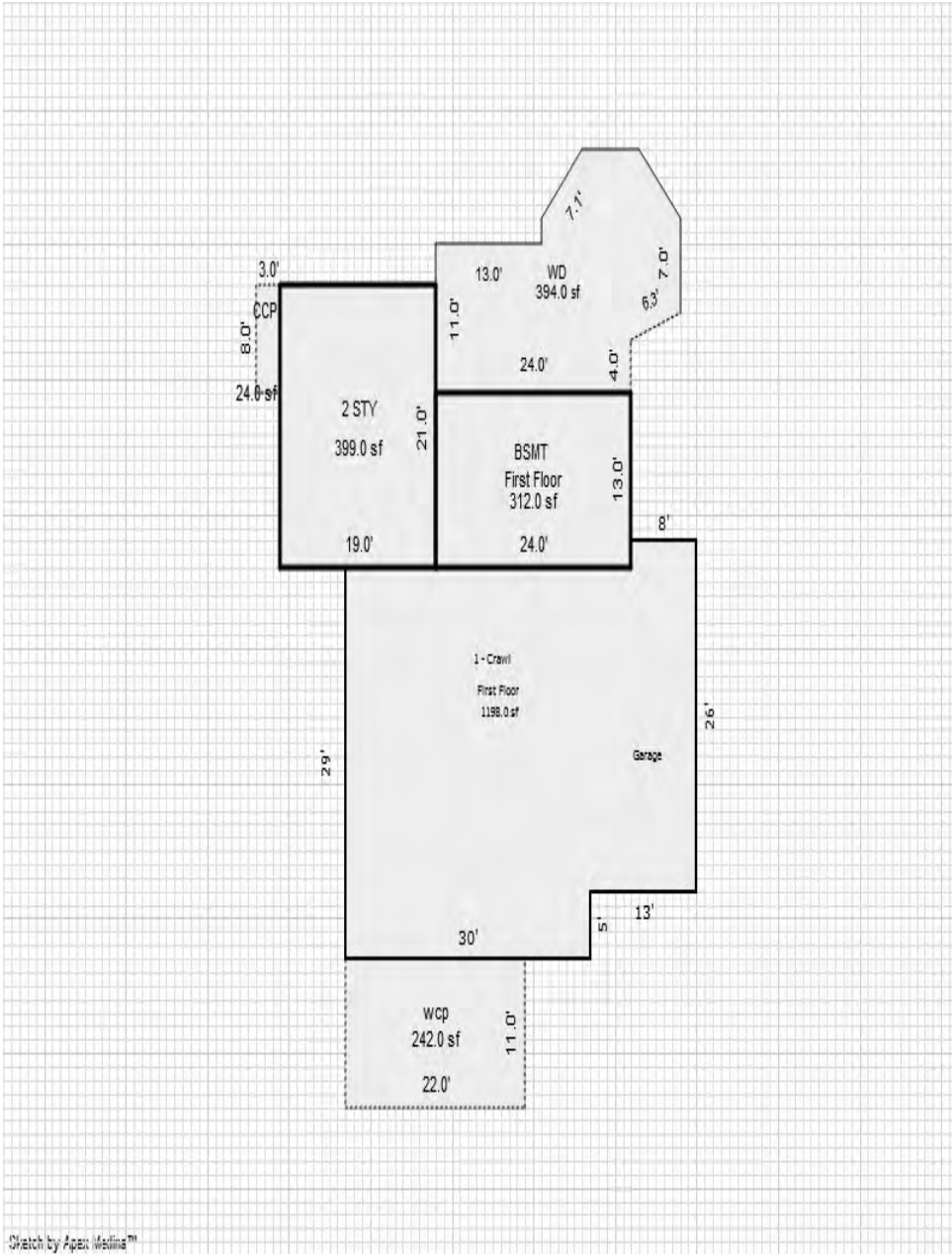


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation		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: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 647 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2005	2005	
	Mobile Home Town Home Duplex A-Frame	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					1					
X	Wood Frame	(4) Interior													
	Drywall Paneled		Plaster Wood T&G												
	Trim & Decoration														
	Building Style: 1.5 STORY														
	Yr Built: 1900	Remodeled 2006													
	Condition: Average														
		Ex	X	Ord		Min									
	Size of Closets														
		Lg	X	Ord		Small									
	Room List		Doors		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
		Kitchen:													
		Other:													
		Other:													
(1)	Exterior		(6) Ceilings		(12) Electric			No./Qual. of Fixtures							
X	Wood/Shingle Aluminum/Vinyl Brick														
	Insulation														
(2)	Windows		(7) Excavation		0 Amps Service			X Ex.							
X	Many Avg.	X	Large Avg.	Basement: 312 S.F. Crawl: 1597 S.F. Slab: 0 S.F. Height to Joists: 0.0											
	Few		Small												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3)	Roof		(9) Basement Finish		(13) Plumbing										
X	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: Brick	Joists: Unsupported Len: Cntr.Sup:													
								Central Air Wood Furnace							
								No Heating/Cooling							
								Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY							
								(11) Heating System: Forced Air w/ Ducts							
								Ground Area = 1909 SF Floor Area = 3825 SF.							
								Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
								Building Areas							
								Stories Exterior Foundation Size Cost New Depr. Cost							
								2 Story Siding Crawl Space 1,198							
								1 Story Siding Basement 312							
								2 Story Siding Crawl Space 399							
								1 Story Siding Overhang 319							
								Total: 431,181 280,266							
								Other Additions/Adjustments							
								Plumbing							
								Average Fixture(s)							
								2 Fixture Bath 1,518 987							
								Water/Sewer							
								1000 Gal Septic 1 5,002 3,251							
								Ceramic Tile Floor 1 5,973 3,882							
								Porches							
								WCP (1 Story) 242 9,220 5,993							
								Deck							
								Treated Wood 394 6,643 4,318							
								Garages							
								Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
								Base Cost 647 24,910 16,191							
								Common Wall: 1.5 Wall 1 -3,420 -2,223							
								Door Opener 1 562 365							
								Built-Ins							
								Appliance Allow. 1 2,845 1,849							
								<<<< 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	Bulk Fertilizer Storage	Barn - General Purpose	Farm Utility Buildings		
Year Built	1960	1900			
Class/Construction	D,Pole	D,Frame	S		
Quality/Exterior	Average	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 180	4 Wall, 180	4 Wall, 200		
Height	10	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	30 x 60 = 1800	30 x 60 = 1800	80 x 20 = 1600		
Cost New	\$ 102,600	\$ 47,880	\$ 20,400		
Phy./Func./Econ. %Good	35/50/100 17.5	35/50/100 17.5	35/50/100 17.5		
Depreciated Cost	\$ 17,955	\$ 8,379	\$ 3,570		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.000	X 1.000	X 1.000		
% Good	35	35	35		
Est. True Cash Value	\$ 17,955	\$ 8,379	\$ 3,570		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 29904 / All Cards: 29904					

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
SOUTH MANITOU ISLE	School: GLEN LAKE COMMUNITY SCH DIST	DEQ WATER RESOURCES DIVISI	11/22/2013	2013-085	100% FINIS	
Owner's Name/Address	P.R.E. 0%	MAP #:				
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2024 Est TCV 0				

Tax Description	Improved <input checked="" type="checkbox"/> Vacant	Land Value Estimates for Land Table 090.090 EXEMPT
	Public Improvements	* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		EXEMPT - PARK 5,260.000 Acres 10,000 100 52,600,000
		5260.00 Total Acres Total Est. Land Value = 52,600,000

L193 P359/77 L235 P791/83 L221 P798/81
 L192 P662 L181 P714/76 L197 P890/78 L253
 P540/85 L180 P979/75 L193 P359/77 L187
 P696/76 L182 P868/76 L181 P781/76 L244
 P82 L179 P797/75 L179 P713/75 L174 P273
 L171 P504/73 L198 P58/78 L193 P359/77
 L230 P527/82 L236 P366 L235 P80/82 L236
 P368 L235 P84/82 L216 P642/80 L216
 P637/80 L216 P629/80 L171 P322/73 L232
 P580/82 L198 P875/78 L235 P785/83 L181
 P102/75 L181 P251/75 L181 P186/75 L181
 P145/75 L189 P990/77 L169 P591/73 L325
 P886-892 ENTIRE SOUTH MANITOU ISLAND

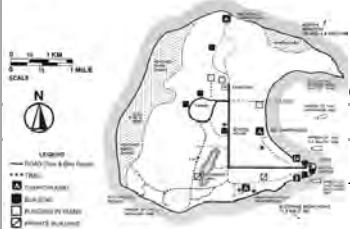
Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

HIKING AROUND SOUTH MANITOU ISLAND
The Island is small and its ecosystem extremely fragile. Four trails in one of thousands each year. Make your impact small and your enjoyment large.

ROUND TRIP DISTANCES FOR SUGGESTED HIKES STARTING AT THE RANGER STATION:

THE LIGHTHOUSE	1.6 MI (3.2 MI)	SCHOOL HOUSE	4.9 MI (9.8 MI)
ISLAND POINT	7.6 MI (15.2 MI)	VIEWING PLATFORM	4.4 MI (8.8 MI)
OLD SOUTHWEST CORNERS & SHORELINE	11.2 MI (22.4 MI)	WIGWAG CAMP	11.8 MI (23.6 MI)
WEST TRAIL CORNERS	11.4 MI (22.8 MI)	SEA CAMP	13.0 MI (26.0 MI)
CORNER	11.8 MI (23.6 MI)	ROUND ISLAND TO SHORELINE	16.8 MI (33.6 MI)

CRIBED PARCELS:
 R GOVT LOT 1 TH
 100 FT TH N 109
 15W ALSO PRT
 0 FT W OF NE
 ON FILE***



Topography of Site

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

ANYOURVISIT/SOU

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 County of Leelanau, Michigan

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

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

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

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

S MANITOU ISLAND School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address MAP #: 85

SCHWARZ THOMAS & JO ANN 2024 Est TCV 174,634 TCV/TFA: 396.90

112 LAKEWOOD DR X Improved Vacant Land Value Estimates for Land Table 4411.4411 MANITOU ISLAND

CADILLAC MI 49601 Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MANITOU	100.00	109.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								100,000

Tax Description Land Improvement Cost Estimates

GA 588 L306 P440-443 L336 P280-281/92 PRT Description Rate Size % Good Cash Value

GOVT LOT 1 BEG NE COR GOVT LOT 1 TH S 109 Residential Local Cost Land Improvements

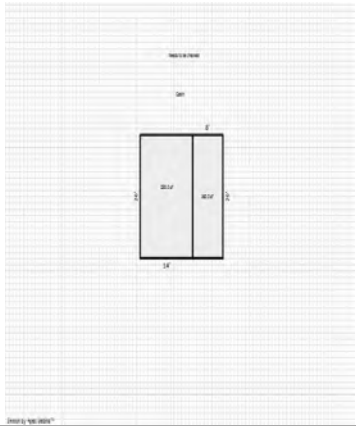
FT TH W 100 FT TH N 109 FT TH E 100 FT TO Description Rate Size % Good Cash Value

POB UND 1/2 INT EACH SEC 10 T30N R15W .25 LAND IMPROVEMENTS 25 2,500.00 1 97 2,425

A M/L. 2008 WAS 411-012-00, CHANGED TO Total Estimated Land Improvements True Cash Value = 2,425

403-012-00 Comments/Influences

CONSERVATION EASEMENT



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	50,000	37,300	87,300			13,795C
2023	50,000	32,800	82,800			13,139C
2022	40,000	34,300	74,300			12,514C
2021	40,000	29,100	69,100			12,115C

Who When What 2024 50,000 37,300 87,300 13,795C

TPC 05/30/2021 INSPECTED 2023 50,000 32,800 82,800 13,139C

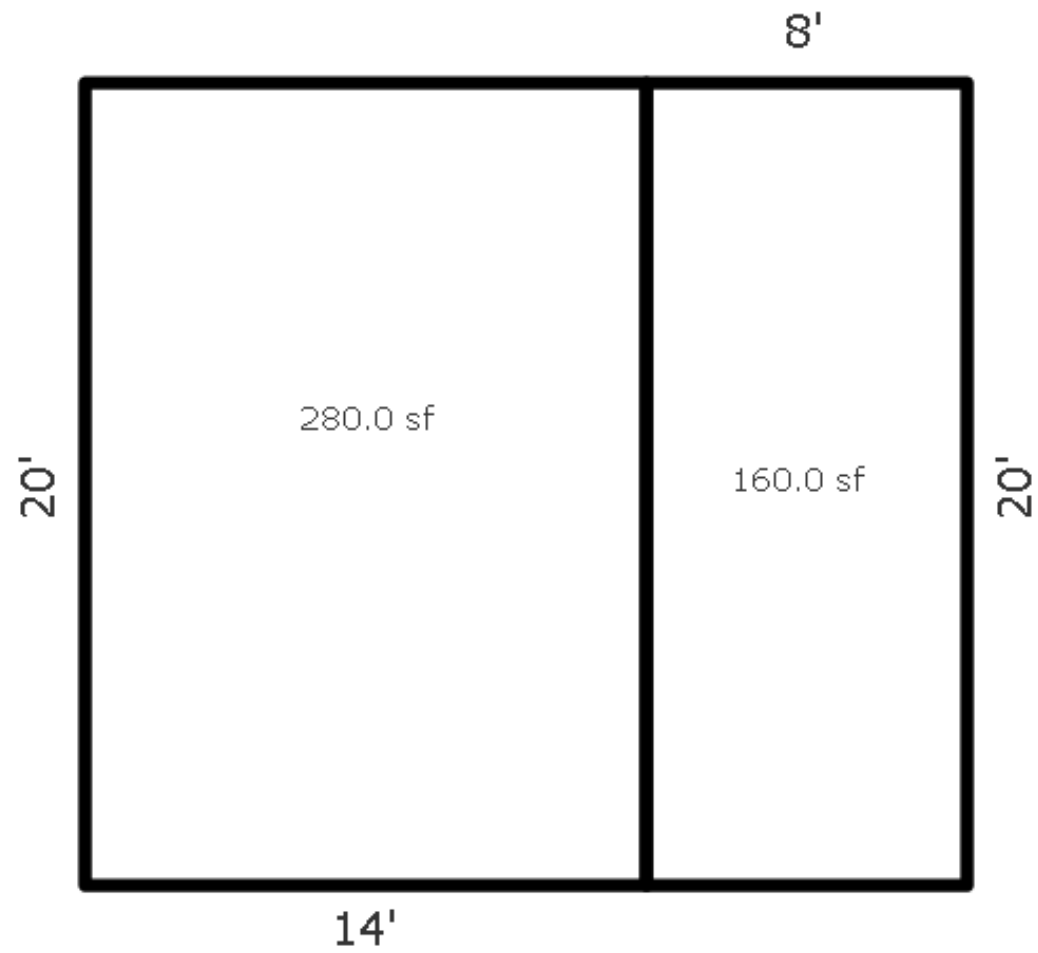
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 440 Total Base New : 70,795 Total Depr Cost: 42,476 Estimated T.C.V: 72,209			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures									
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 440 SF Floor Area = 440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls CD Blt 0		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex. Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 440 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments		Plumbing				
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer		Average Fixture(s) Water/Sewer			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet		Built-Ins		Appliance Allow.		
X	Gable Hip Flat	Gambrel Mansard Shed									Totals:		70,795 42,476		Notes: ECF (4411 MANITOU ISLAND) 1.700 => TCv: 72,209	
X	Asphalt Shingle															

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

Cabin

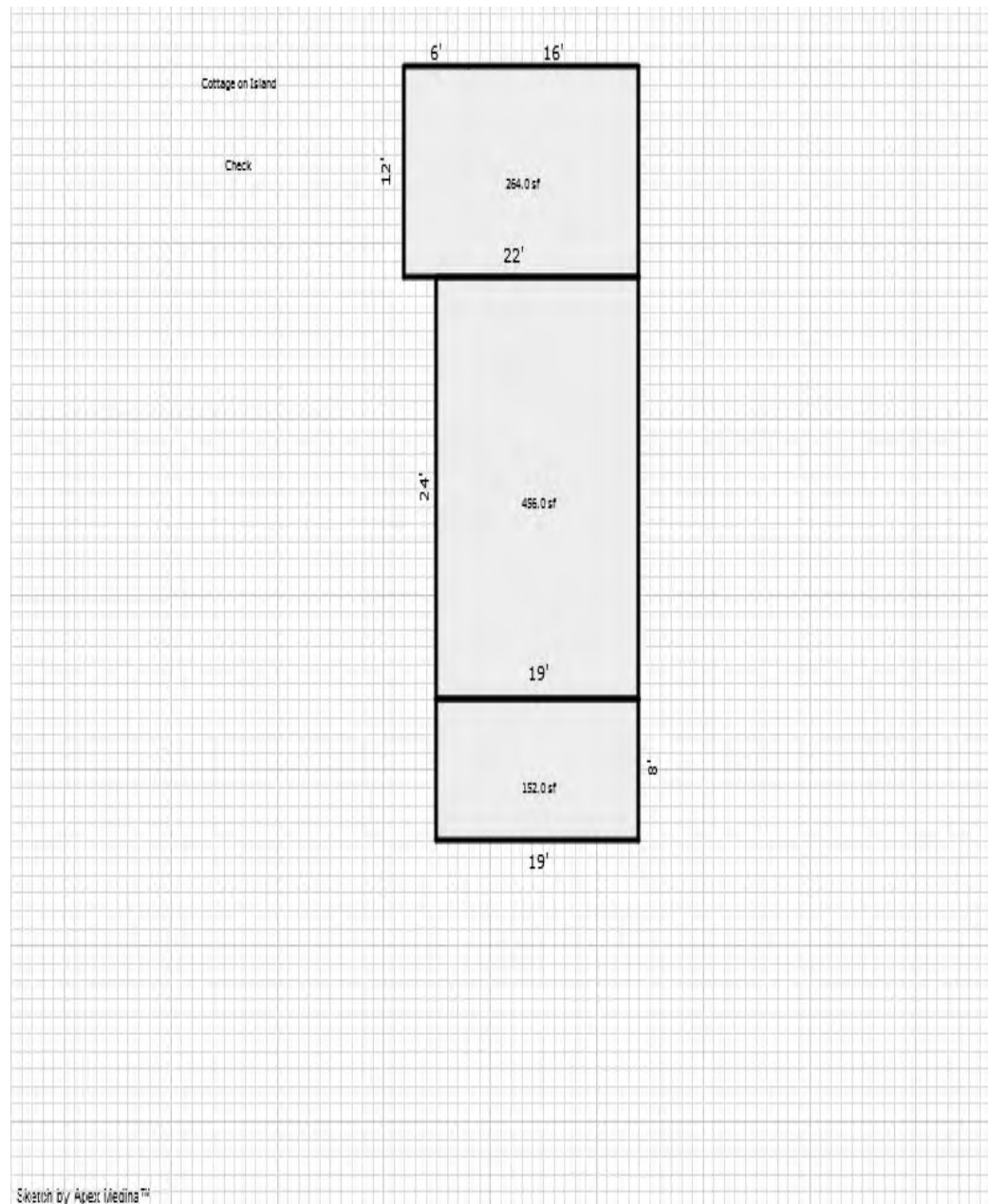


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: NTL P	Building Permit(s)	Date	Number	Status			
S MANITOU ISLAND		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 85		2024 Est TCV 221,412 TCV/TFA: 252.75			
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4411.4411 MANITOU ISLAND					
GROSVENOR G MICHAEL TRUST GROSVENOR ELIZABETH A TRUST P O BOX 591 LELAND MI 49654		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
Tax Description		Dirt Road		MANITOU		100.00 209.00 1.0000 1.0000 1000 100 100,000					
L194 P236/77 L308 P242/90 L386 P360/94 L807 P827&831&835/04 PRT GOVT LOT 1 SEC LOT 1 TH S 209 FT TH W 100 FT TH N 209 FT TH E 100 FT TO POB SOUTH MANITOU ISLAND UND 1/2 INTEREST - G MICHAEL GROSVENOR TRUST UND 1/2 INTEREST - ELIZABETH A GROSVENOR TRUST SEC 10 T30N R15W. 2008 WAS 411-018-00, CHANGED TO 403-018-00		Gravel Road		100 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value = 100,000					
Comments/Influences		Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value					
CONSERVATION EASEMENT		Storm Sewer		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value					
		Sidewalk		LAND IMPROVEMENTS 15		1,500.00 1 97 1,455					
		Water		Total Estimated Land Improvements True Cash Value =		1,455					
		Sewer		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Electric		2024	50,000	60,700	110,700			14,929C	
		Gas		2023	50,000	53,300	103,300			14,219C	
Curb		2022	40,000	55,600	95,600			13,542C			
Street Lights		2021	40,000	47,100	87,100			13,110C			
Standard Utilities		Who		When	What	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan					
Underground Utils.		TPC 05/30/2021 INSPECTED		TPC 03/27/2014 DATA ENTER							
Topography of Site		Level		Rolling							
Level		Low		High							
Landscaped		Swamp		Wooded							
Pond		Waterfront		Wetland							
Flood Plain		Flood Plain									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 152 72	Type WCP (1 Story) 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 876 Total Base New : 128,296 Total Depr Cost: 70,563 Estimated T.C.V: 119,957			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls CD			Blt 0	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ground Area = 648 SF Floor Area = 876 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1.5 Story Siding Crawl Space 456							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 192			Total: 99,861 54,924				
(1) Exterior		(6) Ceilings		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments			Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 200 Feet			Average Fixture(s) 1 1,265 696				
(2) Windows		(7) Excavation		(9) Basement Finish			Lump Sum Items:			Porches			WCP (1 Story) WCP (1 Story)				
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 648 S.F. Slab: 0 S.F. Height to Joists: 0.0						Built-Ins			Appliance Allow. 1 1,989 1,094					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(9) Basement Finish						Totals: 128,296 70,563							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Notes:			ECF (4411 MANITOU ISLAND) 1.700 => TCV: 119,957				
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle	(10) Floor Support															
Chimney: Brick		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.							
MCLOUGHLIN JOHN & ANGELA	BOURDO THOMAS & JULIE TRU	160,000	05/21/2021	WD	03-ARM'S LENGTH	2021004392	PROPERTY TRANSFER	100.0							
MCLOUGHLIN JOHN & ANGELA	MCLOUGHLIN JOHN & ANGELA	0	02/01/2010	AFF	33-TO BE DETERMINED	2010 PTA	DEED	0.0							
CLASSIC COUNTRY INNS	MCLOUGHLIN JOHN & ANGELA	87,900	11/02/1998	WD	03-ARM'S LENGTH	492:628	OTHER	0.0							
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status						
1 BEALS HOUSE A		School: GLEN LAKE COMMUNITY SCH DIST		Res. Condo		11/23/2010	PB10-0400	100% FINIS							
Owner's Name/Address		P.R.E. 0%		MAP #: 15,17		2024 Est TCV 214,562 TCV/TFA: 200.90									
BOURDO THOMAS & JULIE TRUSTS 1281 KIMMER CT LAKE FOREST IL 60045		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE											
Tax Description		Public Improvements		* Factors *											
L492 P628/98 UNIT 1A BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
Comments/Influences		X Sewer		H410 BEALS BEALS HOUSE	1 Units	150000.00000	100	0.00 Total Acres			Total Est. Land Value = 150,000				
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.													
Topography of Site															
Level															
X Rolling															
X Low															
X High															
Landscaped															
Swamp															
Wooded															
Pond															
Waterfront															
Ravine															
Wetland															
Flood Plain															
Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value			
Who		When		What		2024		75,000		32,300		107,300		79,490C	
TPC 04/16/2021 INSPECTED		2023		32,500		46,600		79,100				75,705C			
TPC 06/13/2018 INSPECTED		2022		30,000		42,100		72,100				72,100S			
TPC 04/03/2015 INSPECTED		2021		20,000		47,900		67,900				57,242C			

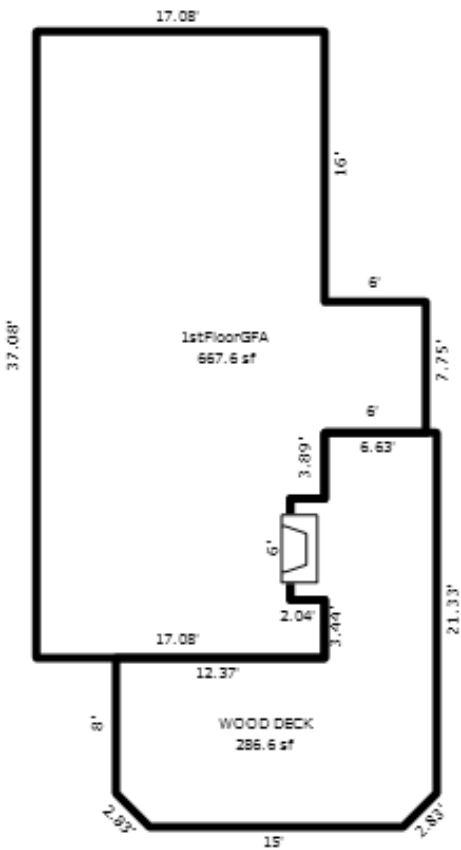
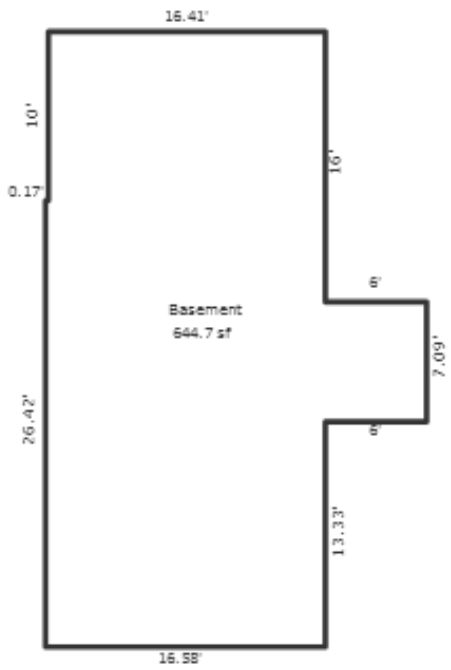


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																	
X	Single Family	Eavestrough Insulation	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	286	Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	Mobile Home			(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 286,194 Total Depr Cost: 32,281 Estimated T.C.V: 64,562	E.C.F. X 2.000			Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings				No. of Elec. Outlets		Many		X		Ave.		Few																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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				Basement: 667 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1		Average Fixture(s)																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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X	Many Avg. Few	X	Large Avg. Small					1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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*** Information herein deemed reliable but not guaranteed***



UNIT 1



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOLZ DONALD C & MARIAN F	STOLZ DONALD C & MARIAN F	0	09/23/2009	WD	33-TO BE DETERMINED	2009 1028-185W	DEED	0.0
CLASSIC COUNTRY INNS	STOLZ	88,900	12/30/1998	WD	03-ARM'S LENGTH	499:544	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 BEALS HOUSE B	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE		01/09/1998	98000005	
Owner's Name/Address	P.R.E. 0%					
	MAP #: 15,17					
	2024 Est TCV 214,562 TCV/TFA: 200.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
L499 P544/99 UNIT 1B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	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.									
			* Factors *									
			0.00 Total Acres Total Est. Land Value = 150,000									

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



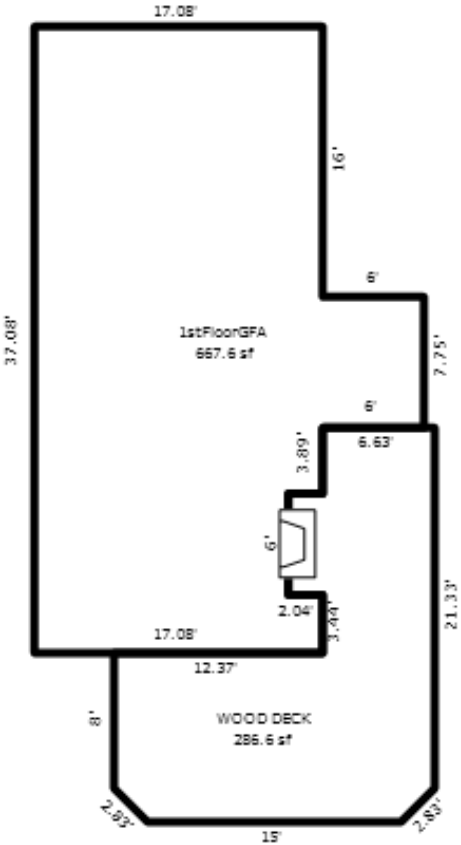
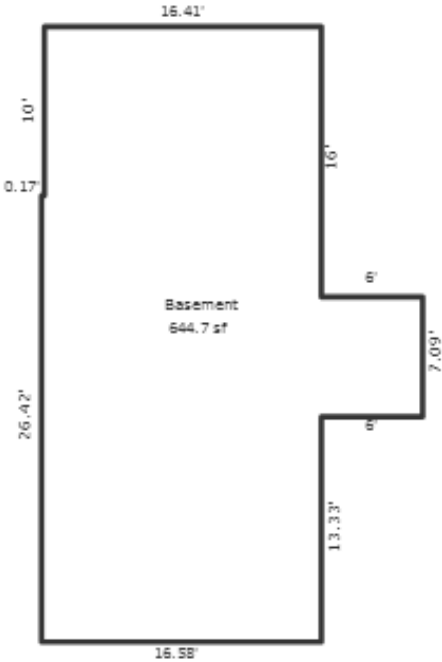
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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	32,300	107,300			65,190C
2023	32,500	46,600	79,100			62,086C
2022	30,000	42,100	72,100			59,130C
2021	20,000	47,900	67,900			57,242C

*** 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	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000		
	Mobile Home		Insulation		Wood						Coal			Steam	Cook Top	Interior 2 Story	286	Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC		
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding		
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0		
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0		
					Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall		
	Building Style:				Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch		
	FRACTIONAL SHR				Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes		
	Yr Built				Space Heater				Intercom		Raised Hearth			Auto. Doors: 1		
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0		
	2000				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322		
	Condition:				Heat Pump				Oven					% Good: 0		
	Average				No Heating/Cooling				Microwave		Class: BC			Storage Area: 0		
									Standard Range		Effec. Age: 6			No Conc. Floor: 0		
	Room List								Self Clean Range		Floor Area: 1,068			Bsmnt Garage:		
	Basement								Sauna		Total Base New : 286,194		E.C.F.	Carport Area:		
	1st Floor								Trash Compactor		Total Depr Cost: 32,281		X 2.000	Roof:		
	2nd Floor								Central Vacuum		Estimated T.C.V: 64,562					
	3 Bedrooms								Security System							
	(1) Exterior															
X	Wood/Shingle										Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC			Blt 2000		
	Aluminum/Vinyl										Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
	Brick										(11) Heating System: Forced Heat & Cool, Air Conditioning					
	Insulation										Ground Area = 667 SF Floor Area = 1068 SF.					
	(2) Windows										Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28					
											Building Areas					
											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
											1.5 Story	Siding	Basement	667		
											1 Story	Siding	Overhang	67		
											Other Additions/Adjustments					
											Recreation Room		644	18,096	2,041	
											Basement, Outside Entrance, Below Grade	1	3,695		417	
											Plumbing					
											Average Fixture(s)		1	2,234	252	
											3 Fixture Bath		1	7,025	792	
											2 Fixture Bath		1	4,707	531	
											Ceramic Tile Floor		1	1,382	156	
											Ceramic Tile Wains		1	2,803	316	
											Ceramic Tub Alcove					
											Vent Fan					
											Deck		286	5,709	644	
											Treated Wood					
											Garages					
											Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
											Base Cost		322	26,117	2,946	
											Common Wall: 1 Wall		1	-3,205	-362	
											Door Opener		1	703	79	
											Water/Sewer					
											Public Water		1	1,968	222	
											Public Sewer		1	1,968	222	
											Built-Ins					
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UNIT 1



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOUGLASS JULIE B	BRUCE DEAN & DIANNA	150,000	09/01/2021	WD	03-ARM'S LENGTH	2021007056	PROPERTY TRANSFER	100.0
BLUE 22 LTD	DOUGLASS JULIE B	0	08/05/2004	QC	09-FAMILY	831:834	OTHER	100.0
CLASSIC COUNTRY INNS	BLUE 22	87,900	10/30/1998	WD	03-ARM'S LENGTH	492:395	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE C	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17	2024 Est TCV 214,562 TCV/TFA: 200.90
BRUCE DEAN & DIANNA 2128 LOCKLLIN LN WEST BLOOMFIELD MI 48324		

X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE																											
		<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>H410 BEALS BEALS HOUSE</td> <td></td> <td></td> <td>1</td> <td>Units</td> <td>150000.00000</td> <td>100</td> <td></td> <td>150,0</td> </tr> <tr> <td colspan="8">0.00 Total Acres Total Est. Land Value =</td> <td>150,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	H410 BEALS BEALS HOUSE			1	Units	150000.00000	100		150,0	0.00 Total Acres Total Est. Land Value =								150,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
H410 BEALS BEALS HOUSE			1	Units	150000.00000	100		150,0																					
0.00 Total Acres Total Est. Land Value =								150,000																					

Tax Description	Public Improvements	Topography of Site
L492 P395/98 L823 P106/04 UNIT 1C BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	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 Standard Utilities Underground Utils.	Level X Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



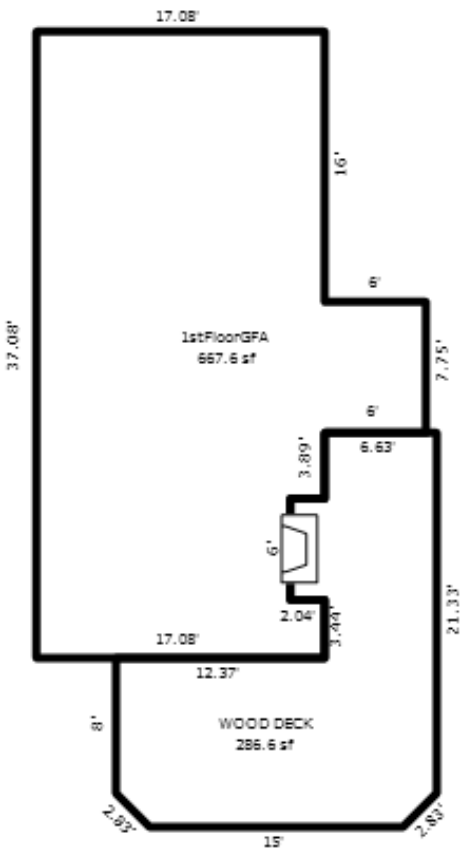
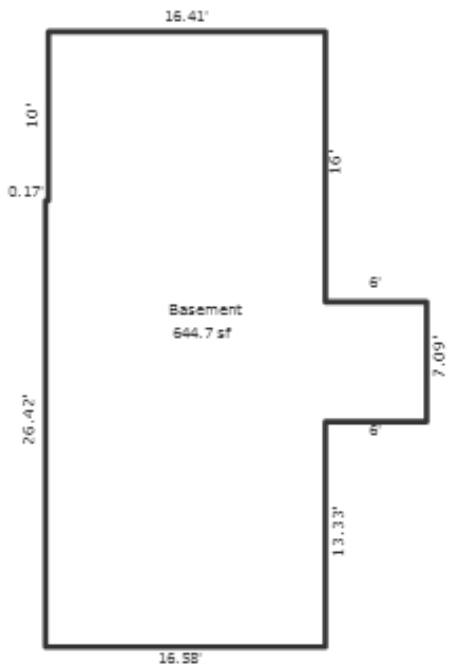
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	75,000	32,300	107,300			79,490C
TPC	04/16/2021	INSPECTED	2023	32,500	46,600	79,100			75,705C
TPC	04/03/2015	INSPECTED	2022	30,000	42,100	72,100			72,100S
WAS	01/10/2010	INSPECTED	2021	20,000	47,900	67,900			57,242C

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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	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story					286	Treated Wood
	Town Home	0	0		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 286,194 Total Depr Cost: 32,281 Estimated T.C.V: 64,562		Bsmnt Garage: Carport Area: Roof:				
	Duplex	(4) Interior			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC			E.C.F.		Blt 2000				
	A-Frame	Drywall Paneled			Ex.	X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			X		2.000			
X	Wood Frame	Plaster Wood T&G			No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool, Air Conditioning									
Building Style: FRACTIONAL SHR		Trim & Decoration			Many	X	Ave.	Few	Ground Area = 667 SF Floor Area = 1068 SF.								
Yr Built	Remodeled	Size of Closets			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28									
2000	2012	Ex	X	Ord	Min	1 Average Fixture(s)			Building Areas								
Condition: Average		Lg	X	Ord	Small	2	3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid	X	H.C.	1	2 Fixture Bath			1.5 Story Siding Basement 667						
	Basement	(5) Floors		Kitchen:			2	1 2 Fixture Bath			1 Story Siding Overhang 67						
	1st Floor	Kitchen:		Other:			1	Softener, Auto			Total: 193,057 21,777						
	2nd Floor	Other:		Other:			Softener, Manual			Other Additions/Adjustments							
	3 Bedrooms	No./Qual. of Fixtures		No. of Elec. Outlets			Solar Water Heat			Recreation Room 644 18,096 2,041							
(1) Exterior		Ex.		X	Ord.	Min	No Plumbing			Basement, Outside Entrance, Below Grade 1 3,695 417							
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Extra Toilet			Plumbing							
	Aluminum/Vinyl	Kitchen:		No. of Elec. Outlets			Extra Sink			Average Fixture(s)							
	Brick	Other:		No. of Elec. Outlets			Separate Shower			3 Fixture Bath 1 7,025 792							
	Insulation	Other:		No. of Elec. Outlets			Ceramic Tile Floor			2 Fixture Bath 1 4,707 531							
(2) Windows		(7) Excavation		No. of Elec. Outlets			Ceramic Tile Floor			1 1,382 156							
	Many	Basement: 667 S.F.		No. of Elec. Outlets			Ceramic Tile Wains			1 2,803 316							
	Avg.	Crawl: 0 S.F.		No. of Elec. Outlets			Ceramic Tub Alcove			Deck							
	Few	Slab: 0 S.F.		No. of Elec. Outlets			Vent Fan			Treated Wood 286 5,709 644							
	Large	Height to Joists: 0.0		No. of Elec. Outlets			(14) Water/Sewer			Garages							
	Avg.	(8) Basement		No. of Elec. Outlets			1 Public Water			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
	Small	Conc. Block		No. of Elec. Outlets			1 Public Sewer			Base Cost 322 26,117 2,946							
X	Wood Sash	Poured Conc.		No. of Elec. Outlets			1 Water Well			Common Wall: 1 Wall 1 -3,205 -362							
	Metal Sash	Stone		No. of Elec. Outlets			1000 Gal Septic			Door Opener 1 703 79							
	Vinyl Sash	Treated Wood		No. of Elec. Outlets			2000 Gal Septic			Water/Sewer							
	Double Hung	Concrete Floor		No. of Elec. Outlets			Lump Sum Items:			Public Water 1 1,968 222							
	Horiz. Slide	(9) Basement Finish		No. of Elec. Outlets						Public Sewer 1 1,968 222							
	Casement	644 Recreation SF		No. of Elec. Outlets						Built-Ins							
	Double Glass	644 Living SF		No. of Elec. Outlets						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
	Patio Doors	1 Walkout Doors (B)		No. of Elec. Outlets													
	Storms & Screens	No Floor SF		No. of Elec. Outlets													
(3) Roof		Walkout Doors (A)		No. of Elec. Outlets													
X	Gable	(10) Floor Support		No. of Elec. Outlets													
	Hip	Joists:		No. of Elec. Outlets													
	Flat	Unsupported Len:		No. of Elec. Outlets													
	Gambrel	Cntr.Sup:		No. of Elec. Outlets													
	Mansard			No. of Elec. Outlets													
	Shed			No. of Elec. Outlets													
X	Asphalt Shingle			No. of Elec. Outlets													
Chimney: Brick				No. of Elec. Outlets													

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



UNIT 1



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN JOHN G & CATHERINE	SIDES SUSAN KAY & MORTON	152,000	11/20/2009	WD	03-ARM'S LENGTH	2009 1033-646W	DEED	100.0
RIEGLE	MARTIN	175,000	09/20/2001	WD	03-ARM'S LENGTH	602:845	PROPERTY TRANSFER	0.0
CLASSIC COUNTRY INNS	RIEGLE	87,900	09/08/1998	WD	03-ARM'S LENGTH	486:616	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE D	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #: 15,17					
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SIDES SUSAN KAY & MORTON S ALISON 4301 CREEK DR SPRINGFIELD IL 62711	2024 Est TCV 214,562 TCV/TFA: 200.90					
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X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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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.							

L486 P616/98 L602 P845/01 UNIT 1D BEALS HOUSE CONDOMINIUM REC IN L485	X							
P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X							

Comments/Influences								
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ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS								
ASSOCIATION FEES: \$175 PER MONTH 2007								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2024	75,000	32,300	107,300			65,190C
X Rolling							
X Low							
X High							
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



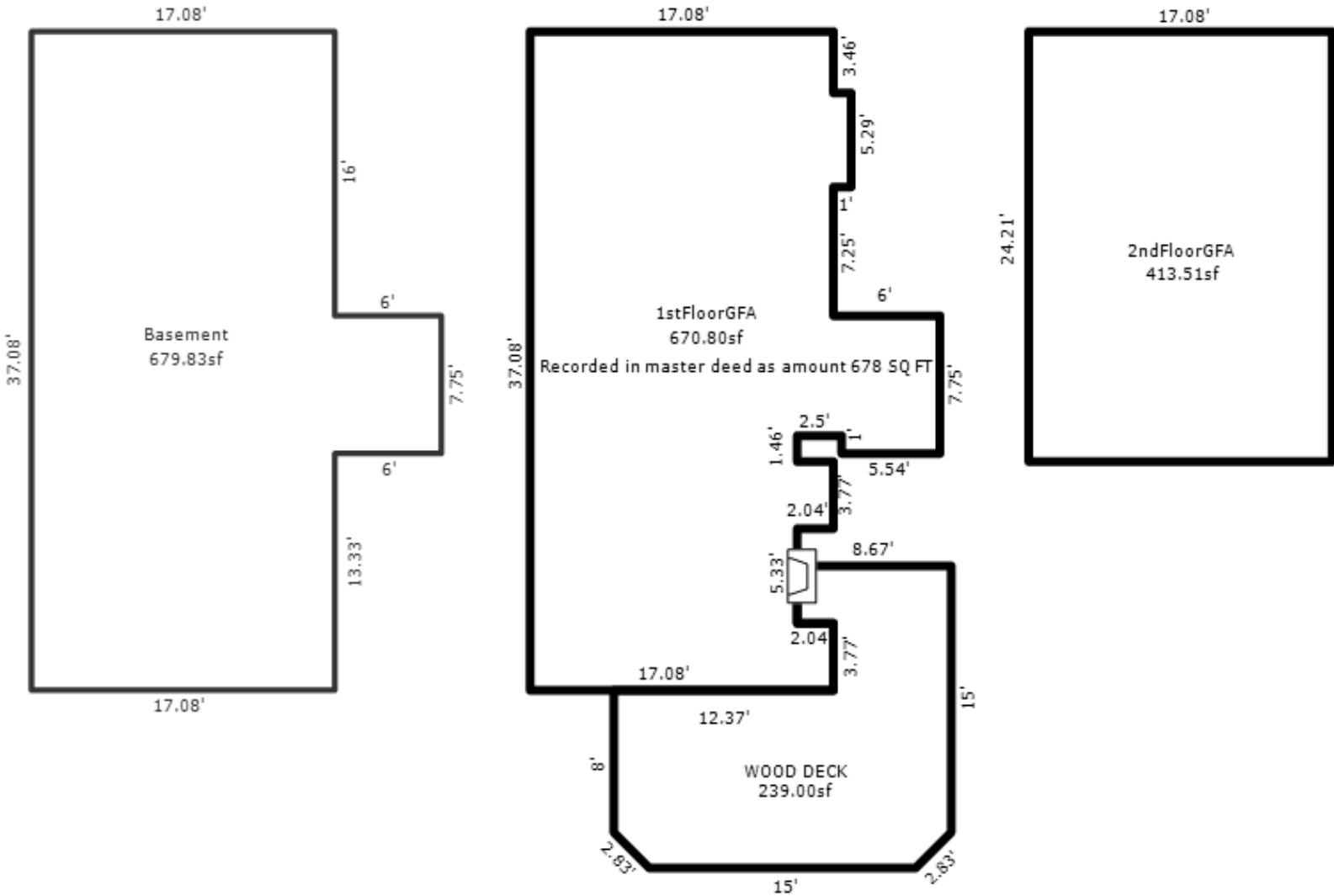
Who	When	What	2024	75,000	32,300	107,300		65,190C
TPC 04/16/2021	INSPECTED		2023	32,500	46,600	79,100		62,086C
TPC 06/13/2018	INSPECTED		2022	30,000	42,100	72,100		59,130C
TPC 04/03/2015	INSPECTED		2021	20,000	47,900	67,900		57,242C

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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.	1	Interior 1 Story	Area	Type	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																					
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story					286	Treated Wood																																																																																																		
	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			Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 286,194 Total Depr Cost: 32,281 Estimated T.C.V: 64,562		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:																																																																																																		
	Duplex				X			Central Air Wood Furnace			X		X		H.C.																																																																																																				
	A-Frame				X			Central Air Wood Furnace			X		X		H.C.																																																																																																				
X	Wood Frame	(4) Interior			X			Central Air Wood Furnace			X		X		H.C.																																																																																																				
		Drywall Paneled	Plaster Wood T&G		X			Central Air Wood Furnace			X		X		H.C.																																																																																																				
	Building Style: FRACTIONAL SHR	Trim & Decoration			X			Central Air Wood Furnace			X		X		H.C.																																																																																																				
	Yr Built 2000	Remodeled 2012		Ex	X	Ord	Min		No./Qual. of Fixtures			X		X		H.C.																																																																																																			
	Condition: Average								Ex. X Ord. Min			X		X		H.C.																																																																																																			
	Room List	Doors	Solid	X					No. of Elec. Outlets			X		X		H.C.																																																																																																			
	Basement								Many X Ave. Few			X		X		H.C.																																																																																																			
	1st Floor								(13) Plumbing			X		X		H.C.																																																																																																			
	2nd Floor								1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			X		X		H.C.																																																																																																			
	3 Bedrooms								(14) Water/Sewer			X		X		H.C.																																																																																																			
	(1) Exterior								1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X		X		H.C.																																																																																																			
X	Wood/Shingle	(6) Ceilings							Lump Sum Items:			X		X		H.C.																																																																																																			
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	Few											X		X		H.C.																																																																																																			
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	Wood Sash											X		X		H.C.																																																																																																			
	Metal Sash											X		X		H.C.																																																																																																			
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	644											X		X		H.C.																																																																																																			
	Recreation											X		X		H.C.																																																																																																			
	Living											X		X		H.C.																																																																																																			
	1 Walkout Doors (B)											X		X		H.C.																																																																																																			
	No Floor											X		X		H.C.																																																																																																			
	1 Walkout Doors (A)											X		X		H.C.																																																																																																			
	(10) Floor Support											X		X		H.C.																																																																																																			
	Joists:											X		X		H.C.																																																																																																			
	Unsupported Len:											X		X		H.C.																																																																																																			
	Cntr.Sup:											X		X		H.C.																																																																																																			
	Chimney: Brick											X		X		H.C.																																																																																																			
<p>Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000</p> <p>Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle</p> <p>(11) Heating System: Forced Heat & Cool, Air Conditioning</p> <p>Ground Area = 667 SF Floor Area = 1068 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>667</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>67</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>193,057</td> <td>21,777</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>644</td> <td>18,096</td> <td>2,041</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,695</td> <td>417</td> </tr> <tr> <td colspan="4">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>252</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>792</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>4,707</td> <td>531</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td>1</td> <td>1,382</td> <td>156</td> </tr> <tr> <td>Ceramic Tile Wains</td> <td>1</td> <td>2,803</td> <td>316</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>286</td> <td>5,709</td> <td>644</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>322</td> <td>26,117</td> <td>2,946</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,205</td> <td>-362</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>703</td> <td>79</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,968</td> <td>222</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,968</td> <td>222</td> </tr> </tbody> </table> <p>Built-Ins</p> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	667			1 Story	Siding	Overhang	67			Total:				193,057	21,777	Item	Size	Cost New	Depr. Cost	Recreation Room	644	18,096	2,041	Basement, Outside Entrance, Below Grade	1	3,695	417	Plumbing				Average Fixture(s)	1	2,234	252	3 Fixture Bath	1	7,025	792	2 Fixture Bath	1	4,707	531	Ceramic Tile Floor	1	1,382	156	Ceramic Tile Wains	1	2,803	316	Deck				Treated Wood	286	5,709	644	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	322	26,117	2,946	Common Wall: 1 Wall	1	-3,205	-362	Door Opener	1	703	79	Water/Sewer				Public Water	1	1,968	222	Public Sewer	1	1,968	222
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Public Sewer	1	1,968	222																																																																																																																

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARNS FRANKLIN D III & LI	VAN ALLSBURG MARK & ROSEM	137,000	06/07/2018	WD	03-ARM'S LENGTH	1331P507	PROPERTY TRANSFER	100.0
CARPETLAND USA OF LAFAYET	KARNS FRANKLIN D III	100,000	11/26/2003	WD	03-ARM'S LENGTH	778:427	OTHER	100.0
CLASSIC COUNTRY INN	CARPETLAND	90,900	08/12/1999	WD	03-ARM'S LENGTH	521:621	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE E	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #: 15,17	2024 Est TCV 214,562 TCV/TFA: 200.90
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X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE					
Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

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

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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L521 P621/99 L778 P427/03 L784 P51/04	X	Level	2024	75,000	32,300	107,300			65,190C
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UNIT 1E BEALS HOUSE CONDOMINIUM REC IN	X	Rolling	2023	32,500	46,600	79,100			62,086C
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L485 P069-139/AMEND REC IN L681 P325-382	X	Low	2022	30,000	42,100	72,100			59,130C
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SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	High	2021	20,000	47,900	67,900			57,242C
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Comments/Influences	X	Landscaped	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan						
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2010-\$167,000	X	Swamp							
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ASSOCIATION FEES INCLUDE ALL UTILITIES,	X	Wooded							
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CABLE TV, PHONE, EXTERIOR MAINTENANCE AND	X	Pond							
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A RESERVE FOR INTERIOR UPGRADES EVERY 5	X	Waterfront							
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YEARS	X	Ravine							
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ASSOCIATION FEES: \$175 PER MONTH 2007	X	Wetland							
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	X	Flood Plain							
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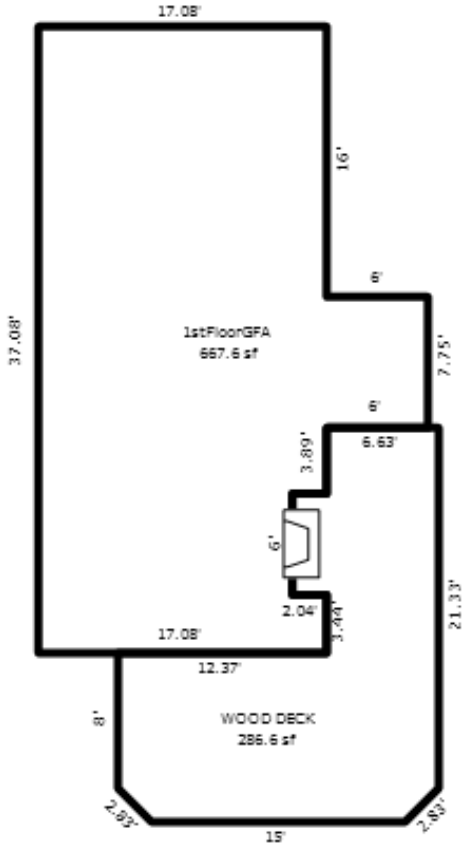
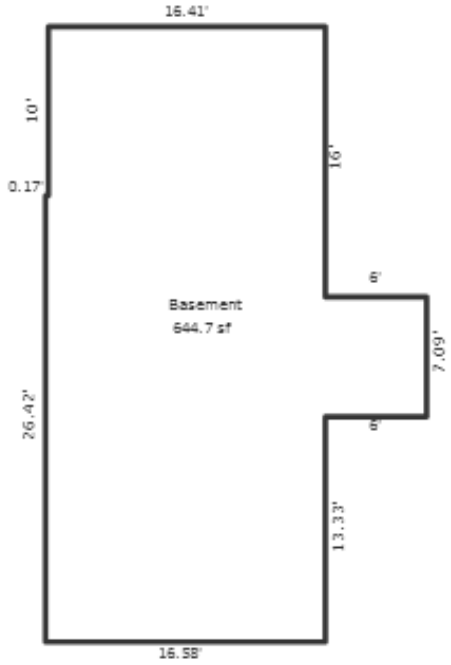


	X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X		2024	75,000	32,300	107,300			65,190C
	X		2023	32,500	46,600	79,100			62,086C
	X		2022	30,000	42,100	72,100			59,130C
	X		2021	20,000	47,900	67,900			57,242C

*** 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	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story					286	Treated Wood
	Town Home	0	0		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 286,194 Total Depr Cost: 32,281 Estimated T.C.V: 64,562		Bsmnt Garage: Carport Area: Roof:		
	Duplex	(4) Interior			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC			E.C.F.		Blt 2000		
	A-Frame	Drywall Paneled			Ex.	X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			X		2.000	
X	Wood Frame	Plaster Wood T&G			No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool, Air Conditioning							
	Building Style: FRACTIONAL SHR	Trim & Decoration			Many	X	Ave.	Few	Ground Area = 667 SF Floor Area = 1068 SF.						
	Yr Built 2000	Ex	X	Ord	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28							
	Remodeled 2012			Min	1	Average Fixture(s)		Building Areas							
	Condition: Average	Size of Closets			2	3 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost							
	Room List	Lg	X	Ord	1	2 Fixture Bath		1.5 Story Siding Basement 667							
	Basement			Small	1	Softener, Auto		1 Story Siding Overhang 67							
	1st Floor	(5) Floors			1	Softener, Manual		Total: 193,057 21,777							
	2nd Floor	Kitchen:			1	Solar Water Heat		Other Additions/Adjustments							
	3 Bedrooms	Other:			1	No Plumbing		Recreation Room 644 18,096 2,041							
	(1) Exterior	Other:			1	Extra Toilet		Basement, Outside Entrance, Below Grade 1 3,695 417							
X	Wood/Shingle	(6) Ceilings			1	Extra Sink		Plumbing							
	Aluminum/Vinyl				1	Separate Shower		Average Fixture(s) 1 2,234 252							
	Brick				1	Ceramic Tile Floor		3 Fixture Bath 1 7,025 792							
	Insulation				1	Ceramic Tile Bath		2 Fixture Bath 1 4,707 531							
	(2) Windows	(7) Excavation			1	Ceramic Tile Floor		Ceramic Tile Floor 1 1,382 156							
	Many	Basement: 667 S.F.			1	Ceramic Tile Wains		Ceramic Tile Wains 1 2,803 316							
	Avg.	Crawl: 0 S.F.				Ceramic Tub Alcove		Deck							
	Few	Slab: 0 S.F.				Vent Fan		Treated Wood 286 5,709 644							
	Large	Height to Joists: 0.0				(14) Water/Sewer		Garages							
	Avg.	(8) Basement			1	Public Water		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
	Small	Conc. Block			1	Public Sewer		Base Cost 322 26,117 2,946							
	Wood Sash	Poured Conc.				Water Well		Common Wall: 1 Wall 1 -3,205 -362							
	Metal Sash	Stone				1000 Gal Septic		Door Opener 1 703 79							
	Vinyl Sash	Treated Wood				2000 Gal Septic		Water/Sewer							
	Double Hung	Concrete Floor				Lump Sum Items:		Public Water 1 1,968 222							
	Horiz. Slide	(9) Basement Finish						Public Sewer 1 1,968 222							
	Casement							Built-Ins							
	Double Glass							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
	Patio Doors														
	Storms & Screens														
	(3) Roof	644 Recreation SF													
X	Gable	Living SF													
	Hip	1 Walkout Doors (B)													
	Flat	No Floor SF													
	Gambrel	Walkout Doors (A)													
	Mansard														
	Shed														
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:													

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



UNIT 1



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLOUGHLIN JOHN & ANGELA	HUTER STEVEN & CLAUDIA	150,000	09/06/2019	WD	03-ARM'S LENGTH	2019005045	PROPERTY TRANSFER	100.0
DAVENPORT LINDA G TRUST	MCLOUGHLIN JOHN & ANGELA	165,000	07/09/2001	WD	03-ARM'S LENGTH	590:824	OTHER	0.0
CLASSIC COUNTRY INNS	DAVENPORT	90,900	09/12/1999	WD	03-ARM'S LENGTH	523:873	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17	2024 Est TCV 214,562 TCV/TFA: 200.90
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X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE				
Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason Value

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

Tax Description	Topography of Site
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L523 P873/99 L590 P824/01 UNIT 1F BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X Rolling
Comments/Influences	X High
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS	X Landscaped
ASSOCIATION FEES: \$175 PER MONTH 2007	X Swamp
	X Wooded
	X Pond
	X Waterfront
	X Ravine
	X Wetland
	X Flood Plain

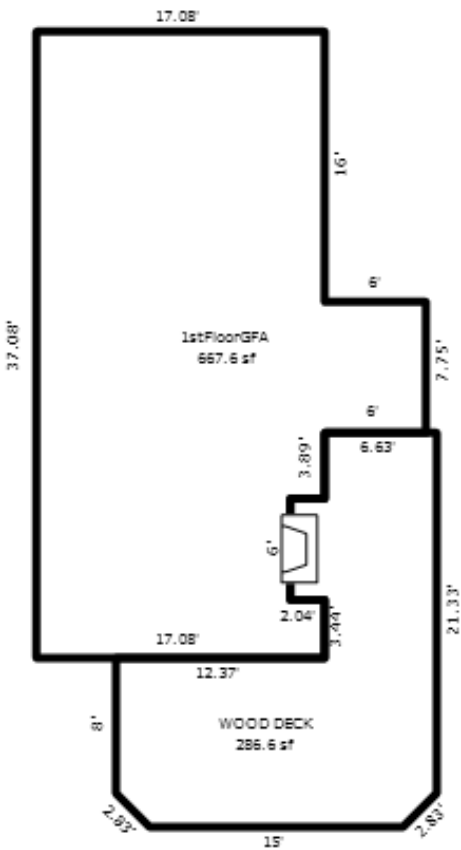
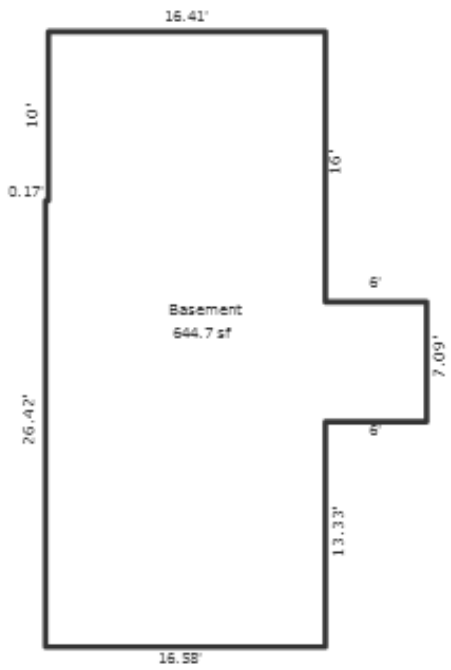
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	32,300	107,300			77,329C
2023	32,500	46,600	79,100			73,647C
2022	30,000	42,100	72,100			70,140C
2021	20,000	47,900	67,900			67,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 286	Type Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 286,194 Total Depr Cost: 32,281 Estimated T.C.V: 64,562		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 667 SF Floor Area = 1068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28		Total: 193,057 21,777		Blt 2000	
Yr Built 2000	Remodeled 2012	Ex	X	Ord	Min	No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost		Total: 193,057 21,777		Blt 2000		
Condition: Average		Size of Closets		Lg X Ord Small			(13) Plumbing			Other Additions/Adjustments Recreation Room 644 18,096 2,041 Basement, Outside Entrance, Below Grade 1 3,695 417		Total: 193,057 21,777		Blt 2000	
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer			Plumbing Average Fixture(s) 1 2,234 252 3 Fixture Bath 1 7,025 792 2 Fixture Bath 1 4,707 531 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 193,057 21,777		Blt 2000		
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Deck Treated Wood 286 5,709 644		Total: 193,057 21,777		Blt 2000		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 26,117 2,946 Common Wall: 1 Wall 1 -3,205 -362 Door Opener 1 703 79			Total: 193,057 21,777		Blt 2000			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 667 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water Well 1000 Gal Septic 2000 Gal Septic			Total: 193,057 21,777		Blt 2000			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Total: 193,057 21,777		Blt 2000			
X	Many Avg. X Few	Large Avg. X Small	Basement: 667 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support			Total: 193,057 21,777		Blt 2000				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		644 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 193,057 21,777		Blt 2000			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer			Total: 193,057 21,777		Blt 2000			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer			Total: 193,057 21,777		Blt 2000				
Asphalt Shingle		Chimney: Brick			Public Water Public Sewer			Total: 193,057 21,777		Blt 2000					

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



UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS MICHAEL A	SISSON THOMAS H & CHRISTI	125,000	08/15/2013	WD	03-ARM'S LENGTH	1176P57	PROPERTY TRANSFER	100.0
LUCAS MICHAEL A & JULIA L	LUCAS MICHAEL A	0	04/20/2012	QC	09-FAMILY	1121P421	DEED	0.0
MITCHELL ROBERT M & DIANA	LUCAS MICHAEL A & JULIA L	179,900	08/12/2005	WD	03-ARM'S LENGTH	866:661	OTHER	100.0
CLASSIC COUNTRY INN	MITCHELL	88,900	05/13/1999	WD	03-ARM'S LENGTH	512:706	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE G	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17	2024 Est TCV 214,562 TCV/TFA: 200.90
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X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		H410 BEALS BEALS HOUSE			1	Units	150000.00000	100	150,0
		0.00 Total Acres Total Est. Land Value =							150,000

Tax Description	X	Dirt Road
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L512 P706/99 L866 P661/05 UNIT 1G BEALS HOUSE CONDOMINIUM REC IN L485	X	Gravel Road
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P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Paved Road
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Comments/Influences	X	Storm Sewer
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3 BEDS, 2 BATH	X	Sidewalk
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BASEMENT: CRAWL SPACE	X	Water
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INTERIOR: NATURAL FIREPLACE, CATHEDRAL CEILINGS, FOYER ENTRANCE, WALK-IN CLOSETS	X	Sewer
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HARDWOOD FLOORS	X	Electric
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EXTERIOR: VIEW OF THE BAY, DECK, SIDEWALK	X	Gas
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GARAGE: ONE CAR GARAGE		Curb
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ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND		Street Lights
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Topography of Site	X	Level
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	X <td>Rolling</td>	Rolling
--	--------------------	---------

	X <td>Low</td>	Low
--	----------------	-----

	X <td>High</td>	High
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		Landscaped
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		Swamp
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		Wooded
--	--	--------

		Pond
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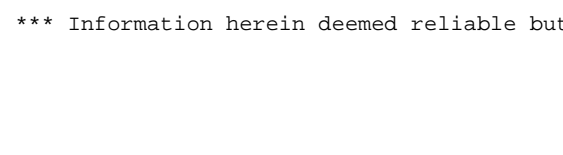
		Waterfront
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		Ravine
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		Wetland
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		Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	32,300	107,300			65,190C
2023	32,500	46,600	79,100			62,086C
2022	30,000	42,100	72,100			59,130C
2021	20,000	47,900	67,900			57,242C

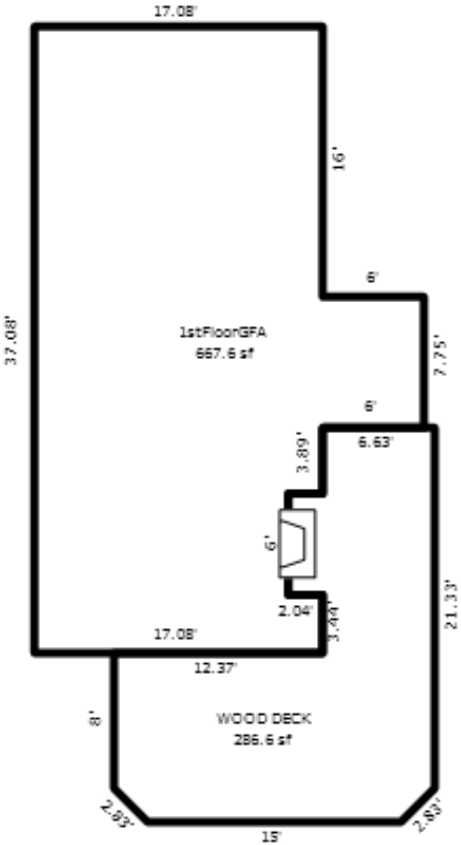
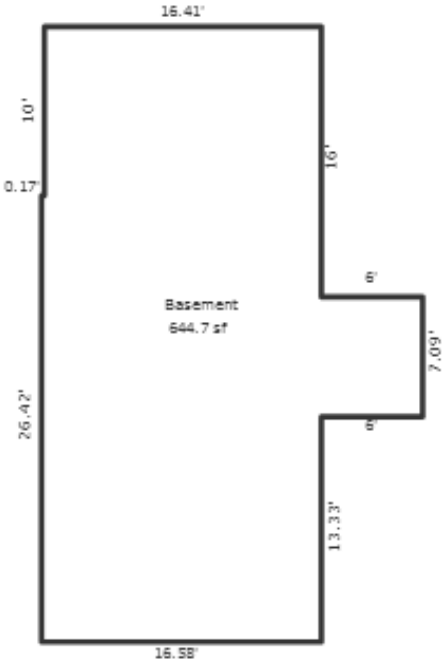


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*** Information herein deemed reliable but not guaranteed***

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	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	286	Treated Wood	Year Built: 2000	
	Mobile Home				Wood	Coal	Steam				Cook Top			Interior 2 Story	Car Capacity: 1
	Town Home	0	0		Forced Air w/o Ducts				Dishwasher				Class: BC		
	Duplex	(4) Interior			Forced Air w/ Ducts				Garbage Disposal				Exterior: Siding		
	A-Frame				Forced Hot Water				Bath Heater				Brick Ven.: 0		
X	Wood Frame	Drywall	Plaster		Electric Baseboard				Vent Fan				Stone Ven.: 0		
	Building Style: FRACTIONAL SHR	Paneled	Wood T&G		Elec. Ceil. Radiant				Hot Tub				Common Wall: 1 Wall		
	Yr Built	Trim & Decoration			Radiant (in-floor)				Unvented Hood				Foundation: 42 Inch		
	Remodeled	Ex	Ord		Electric Wall Heat				Vented Hood				Finished?: Yes		
	2000	X			Space Heater				Intercom				Auto. Doors: 1		
	Condition: Average	Min			Wall/Floor Furnace				Jacuzzi Tub				Mech. Doors: 0		
		Size of Closets			Forced Heat & Cool				Jacuzzi repl.Tub				Area: 322		
	Room List	Lg	Ord		Heat Pump				Oven				% Good: 0		
	Basement	X			No Heating/Cooling				Microwave				Storage Area: 0		
	1st Floor				X Central Air				Standard Range				No Conc. Floor: 0		
	2nd Floor				Wood Furnace				Self Clean Range				Bsmnt Garage:		
	3 Bedrooms				(12) Electric				Sauna				Carport Area:		
	(1) Exterior	(5) Floors			0 Amps Service				Trash Compactor				Roof:		
	Wood/Shingle	Kitchen:			No./Qual. of Fixtures				Central Vacuum						
	Aluminum/Vinyl	Other:			Ex. X Ord. Min				Security System						
	Brick	Other:			No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home				FRACTIONAL SHR		
	Insulation	(6) Ceilings			Many X Ave. Few				Exterior Units: 1				Cls BC		
	(2) Windows	(7) Excavation			(13) Plumbing				Interior Units: 0				Roof: Asph.Shingle		
	Many	Basement: 667 S.F.			1 Average Fixture(s)				Roof: Asph.Shingle				Blt 2000		
	Avg.	Crawl: 0 S.F.			2 3 Fixture Bath				Roof: Asph.Shingle						
	Few	Slab: 0 S.F.			1 2 Fixture Bath				Roof: Asph.Shingle						
	Large	Height to Joists: 0.0			Softener, Auto				Roof: Asph.Shingle						
	Avg.	(8) Basement			Softener, Manual				Roof: Asph.Shingle						
	Small	Conc. Block			Solar Water Heat				Roof: Asph.Shingle						
	Wood Sash	Poured Conc.			No Plumbing				Roof: Asph.Shingle						
	Metal Sash	Stone			Extra Toilet				Roof: Asph.Shingle						
	Vinyl Sash	Treated Wood			Extra Sink				Roof: Asph.Shingle						
	Double Hung	Concrete Floor			Separate Shower				Roof: Asph.Shingle						
	Horiz. Slide	(9) Basement Finish			1 Ceramic Tile Floor				Roof: Asph.Shingle						
	Casement	644 Recreation SF			1 Ceramic Tile Wains				Roof: Asph.Shingle						
	Double Glass	1 Living SF			1 Ceramic Tile Floor				Roof: Asph.Shingle						
	Patio Doors	1 Walkout Doors (B)			1 Ceramic Tile Wains				Roof: Asph.Shingle						
	Storms & Screens	No Floor SF			1 Ceramic Tub Alcove				Roof: Asph.Shingle						
	(3) Roof	Walkout Doors (A)			Vent Fan				Roof: Asph.Shingle						
	X Gable	(10) Floor Support			(14) Water/Sewer				Roof: Asph.Shingle						
	Hip	Joists:			1 Public Water				Roof: Asph.Shingle						
	Flat	Unsupported Len:			1 Public Sewer				Roof: Asph.Shingle						
	Gambrel	Cntr.Sup:			Water Well				Roof: Asph.Shingle						
	Mansard				1000 Gal Septic				Roof: Asph.Shingle						
	Shed				2000 Gal Septic				Roof: Asph.Shingle						
	X Asphalt Shingle				Lump Sum Items:				Roof: Asph.Shingle						
	Chimney: Brick								Roof: Asph.Shingle						


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



UNIT 1



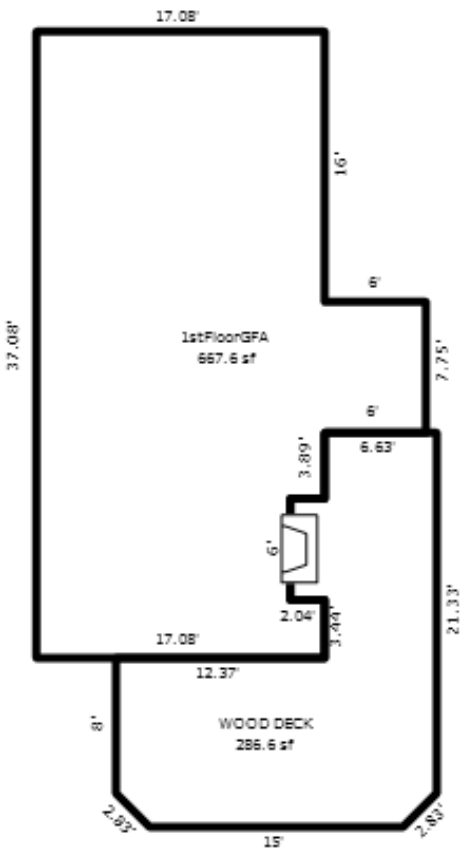
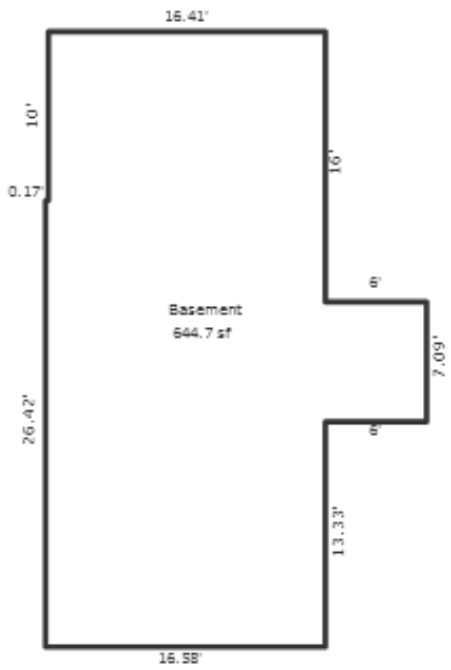
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BEARDSLEE DANIEL B & SUS	BEARDSLEE DANIEL B	0	04/29/2022	QC	06-COURT JUDGEMENT	2022002901	PROPERTY TRANSFER	0.0		
BETZ MERCEDES & CHAD E	BEARDSLEE DANIEL & SUSAN	117,000	03/15/2018	WD	03-ARM'S LENGTH	1323P712	PROPERTY TRANSFER	100.0		
DUPAY STEVEN C & SUSAN M	BETZ MERCEDES & CHAD E	149,000	08/18/2014	WD	03-ARM'S LENGTH	1206P641	PROPERTY TRANSFER	100.0		
BECKER GARY W & AIMEE J	DUPAY STEVEN C & SUSAN M	153,000	08/08/2012	WD	03-ARM'S LENGTH	1133P422	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
1 BEALS HOUSE H		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
BEARDSLEE DANIEL B 32324 NESTLEWOOD ST FARMINGTON HILLS MI 48334		MAP #: 15,17		2024 Est TCV 214,562 TCV/TFA: 200.90						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
L515 P320/99 L603 P341/01 L822 P798/04 UNIT 1H BEALS HOUSE CONDOMINIUM REC IN L485 P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	150000.00000	100		150,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 150,000						
		Storm Sewer		Topography of Site						
		Sidewalk		Level						
		Water		X Rolling						
		Sewer		X Low						
		Electric		X High						
		Gas		X Landscaped						
		Curb		Swamp						
		Street Lights		Wooded						
		Standard Utilities		Pond						
		Underground Utils.		Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	75,000	32,300	107,300		65,190C
		TPC 04/16/2021 INSPECTED		2023	32,500	46,600	79,100			62,086C
		TPC 06/13/2018 INSPECTED		2022	30,000	42,100	72,100			59,130C
		WAS 01/10/2010 INSPECTED		2021	20,000	47,900	67,900			57,242C

*** 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	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000	
	Mobile Home		Insulation		Wood									Coal	Steam	Cook Top	Interior 2 Story	286	Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Yr Built				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Remodeled				Heat Pump				Oven					% Good: 0	
	2000				No Heating/Cooling				Microwave		Class: BC			Storage Area: 0	
	Condition:								Standard Range		Effec. Age: 6			No Conc. Floor: 0	
	Average								Self Clean Range		Floor Area: 1,068				
									Sauna		Total Base New : 286,194		E.C.F.		
	Room List								Trash Compactor		Total Depr Cost: 32,281		X 2.000	Bsmnt Garage:	
	Basement								Central Vacuum		Estimated T.C.V: 64,562			Carport Area:	
	1st Floor								Security System					Roof:	
	2nd Floor														
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLEOD GARY R & DARA B	MCLEOD FAMILY LIVING TRUS	0	02/01/2007	QC	09-FAMILY	929:984	OTHER	0.0
MCLEOD GARY R & DARA B		172,000	10/08/2004	WD	03-ARM'S LENGTH		REALTOR	100.0
DICKSON ANDREW C TRUST	MCLEOD GARY R & DARA B	172,000	10/01/2004	WD	03-ARM'S LENGTH	826:738	OTHER	100.0
CLASSIC COUNTRY INNS	DICKSON	89,900	10/16/1998	WD	03-ARM'S LENGTH	491:345	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 BEALS HOUSE A	School: GLEN LAKE COMMUNITY SCH DIST		Res. Condo	11/23/2010	PB10-0401	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17	2024 Est TCV 222,644 TCV/TFA: 177.26
MCLEOD FAMILY LIVING TRUST 12625 BIDELMAN RD THREE RIVERS MI 49093		

X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H410 BEALS BEALS HOUSE			1	Units	150000.00000	100	150,0
	0.00	Total Acres	Total Est. Land Value =				150,000

Tax Description
L491 P345 L529 P653/99 L826 P738/04 UNIT
2A BEALS HOUSE CONDOMINIUM REC IN L485
P069-139/AMENDED REC IN L681 P325-382 SEC
14 T29N R14W. . 2ND AMEND 2023005062

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES,
CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
A RESERVE FOR INTERIOR UPGRADES EVERY 5
YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007

Topography of Site



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

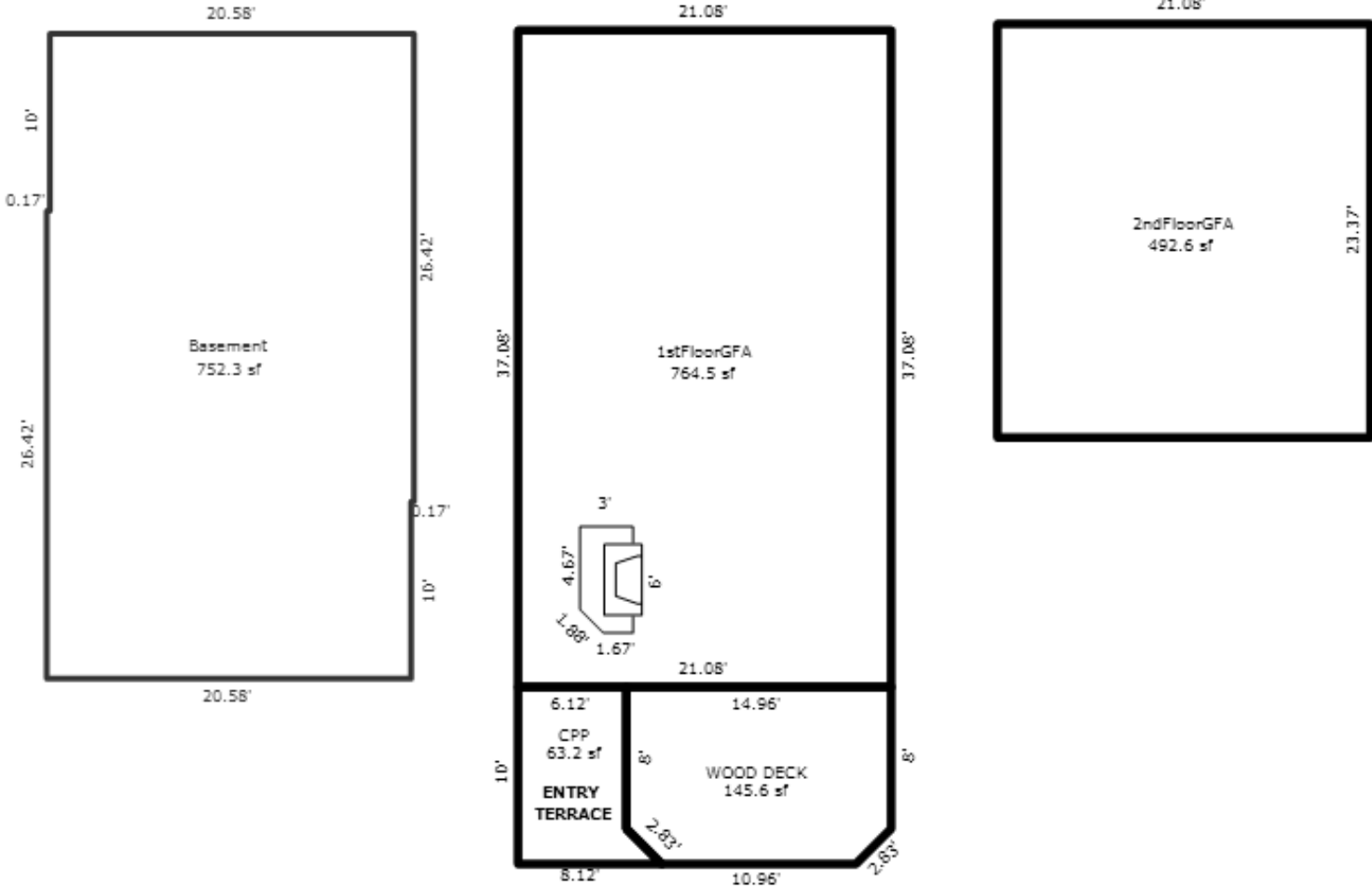
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	36,300	111,300			70,486C
2023	32,500	52,400	84,900			67,130C
2022	30,000	47,400	77,400			63,934C
2021	20,000	53,900	73,900			61,892C

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Licensed To: Township of Glen Arbor,
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																																																																																																																																									
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	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story			Car Capacity: 1																																																																																																																																										
	Town Home	0 Front Overhang						Dishwasher		63	CPP Treated Wood	Class: BC																																																																																																																																											
	Duplex	0 Other Overhang						Garbage Disposal		145		Exterior: Siding																																																																																																																																											
	A-Frame							Bath Heater			Brick Ven.: 0																																																																																																																																												
X	Wood Frame	(4) Interior						Vent Fan			Stone Ven.: 0																																																																																																																																												
		Drywall						Hot Tub			Common Wall: 1 Wall																																																																																																																																												
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		Trim & Decoration						Jacuzzi Tub			Mech. Doors: 0																																																																																																																																												
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	Remodeled	Min						Oven			% Good: 0																																																																																																																																												
	2000							Microwave			Storage Area: 0																																																																																																																																												
	2004							Standard Range			No Conc. Floor: 0																																																																																																																																												
	Condition: Average	Size of Closets						Self Clean Range			Bsmnt Garage:																																																																																																																																												
		Lg	X	Ord				Sauna			Carport Area:																																																																																																																																												
	Room List	Doors		Solid	X	H.C.		Trash Compactor			Roof:																																																																																																																																												
	Basement	(5) Floors						Central Vacuum																																																																																																																																															
	1st Floor	Kitchen:						Security System																																																																																																																																															
	2nd Floor	Other:																																																																																																																																																					
	3 Bedrooms	Other:																																																																																																																																																					
	(1) Exterior	No./Qual. of Fixtures																																																																																																																																																					
		Ex.	X	Ord.		Min																																																																																																																																																	
X	Wood/Shingle	(6) Ceilings																																																																																																																																																					
	Aluminum/Vinyl	No. of Elec. Outlets																																																																																																																																																					
	Brick	Many	X	Ave.		Few																																																																																																																																																	
	Insulation	(13) Plumbing																																																																																																																																																					
	(2) Windows	1 Average Fixture(s)																																																																																																																																																					
		2 3 Fixture Bath																																																																																																																																																					
		1 2 Fixture Bath																																																																																																																																																					
X	Many	Softener, Auto																																																																																																																																																					
	Avg.	Softener, Manual																																																																																																																																																					
	X	Solar Water Heat																																																																																																																																																					
	Few	No Plumbing																																																																																																																																																					
	Large	Extra Toilet																																																																																																																																																					
	Avg.	Extra Sink																																																																																																																																																					
	X	Separate Shower																																																																																																																																																					
	Small	1 Ceramic Tile Floor																																																																																																																																																					
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		Water Well																																																																																																																																																					
		1000 Gal Septic																																																																																																																																																					
		2000 Gal Septic																																																																																																																																																					
		Lump Sum Items:																																																																																																																																																					
	(3) Roof	(10) Floor Support																																																																																																																																																					
		Joists:																																																																																																																																																					
		Unsupported Len:																																																																																																																																																					
		Cntr.Sup:																																																																																																																																																					
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		Flat																																																																																																																																																					
		Shed																																																																																																																																																					
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		Chimney: Brick																																																																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000</p> <p>Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle</p> <p>(11) Heating System: Forced Heat & Cool, Air Conditioning</p> <p>Ground Area = 837 SF Floor Area = 1256 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>837</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>226,154</td> <td>25,508</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>752</td> <td>21,131</td> <td>2,384</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td>1</td> <td>3,695</td> <td>417</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>2,234</td> <td>252</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>7,025</td> <td>792</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>4,707</td> <td>531</td> </tr> <tr> <td></td> <td>Ceramic Tile Floor</td> <td></td> <td>1</td> <td>1,382</td> <td>156</td> </tr> <tr> <td></td> <td>Ceramic Tile Wains</td> <td></td> <td>1</td> <td>2,803</td> <td>316</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>CPP</td> <td></td> <td>63</td> <td>1,760</td> <td>199</td> </tr> <tr> <td colspan="3">Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>145</td> <td>3,653</td> <td>412</td> </tr> <tr> <td colspan="3">Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>322</td> <td>26,117</td> <td>2,946</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td>-3,205</td> <td>-362</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>1</td> <td>703</td> <td>79</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Public Water</td> <td></td> <td>1</td> <td>1,968</td> <td>222</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,968</td> <td>222</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	837			Other Additions/Adjustments			Total:	226,154	25,508		Recreation Room		752	21,131	2,384		Basement, Outside Entrance, Below Grade		1	3,695	417	Plumbing							Average Fixture(s)		1	2,234	252		3 Fixture Bath		1	7,025	792		2 Fixture Bath		1	4,707	531		Ceramic Tile Floor		1	1,382	156		Ceramic Tile Wains		1	2,803	316	Porches							CPP		63	1,760	199	Deck							Treated Wood		145	3,653	412	Garages						Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							Base Cost		322	26,117	2,946		Common Wall: 1 Wall		1	-3,205	-362		Door Opener		1	703	79	Water/Sewer							Public Water		1	1,968	222		Public Sewer		1	1,968	222
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	Public Sewer		1	1,968	222																																																																																																																																																		

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DAVID M DARA TR	ZWEERING RICHARD C & TERE	0	11/02/2010	WD	03-ARM'S LENGTH	2010 1071-81WD	DEED	100.0		
5TH 3RD MORTGAGE COMPANY	ZWEERING & DAVIS	185,900	10/12/2010	CD	11-FROM LENDING INSTITUT	2010 1064-819C	PROPERTY TRANSFER	100.0		
ALBERTINI PETER J & CHRIS	5TH 3RD MORTGAGE COMPANY	0	12/05/2009	SD	10-FORECLOSURE	2009 PTA	DEED	100.0		
ALBERTINI	5TH 3RD MORTGAGE	0	06/05/2009	SD	10-FORECLOSURE	2009 1017-781S	DEED	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
2 BEALS HOUSE B		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
ZWEERING RICHARD C & TERESA L TR 156 11TH ST STE 104 HOLLAND MI 49423		MAP #: 15,17		2024 Est TCV 221,476 TCV/TFA: 176.19						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
L486 P230/98 UNIT 2B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
3/6/09 BANKRUPTCY NOTICE ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	150000.00000	100		150,0
X Paved Road		Storm Sewer		0.00 Total Acres Total Est. Land Value = 150,000						
X Sidewalk		Water								
X Sewer		Electric								
X Gas		Curb								
X Street Lights		Standard Utilities								
X Underground Utils.		Topography of Site								
X Level		Rolling								
X Low		High								
X Landscaped		Swamp								
X Wooded		Pond								
X Waterfront		Ravine								
X Wetland		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Who	When	What	2024	75,000	35,700	110,700		69,662C
X		TPC 03/05/2020	INSPECTED		2023	32,500	51,600	84,100		66,345C
X		TPC 10/18/2017	INSPECTED		2022	30,000	46,600	76,600		63,186C
X		TPC 04/06/2015	INSPECTED		2021	20,000	53,000	73,000		61,168C

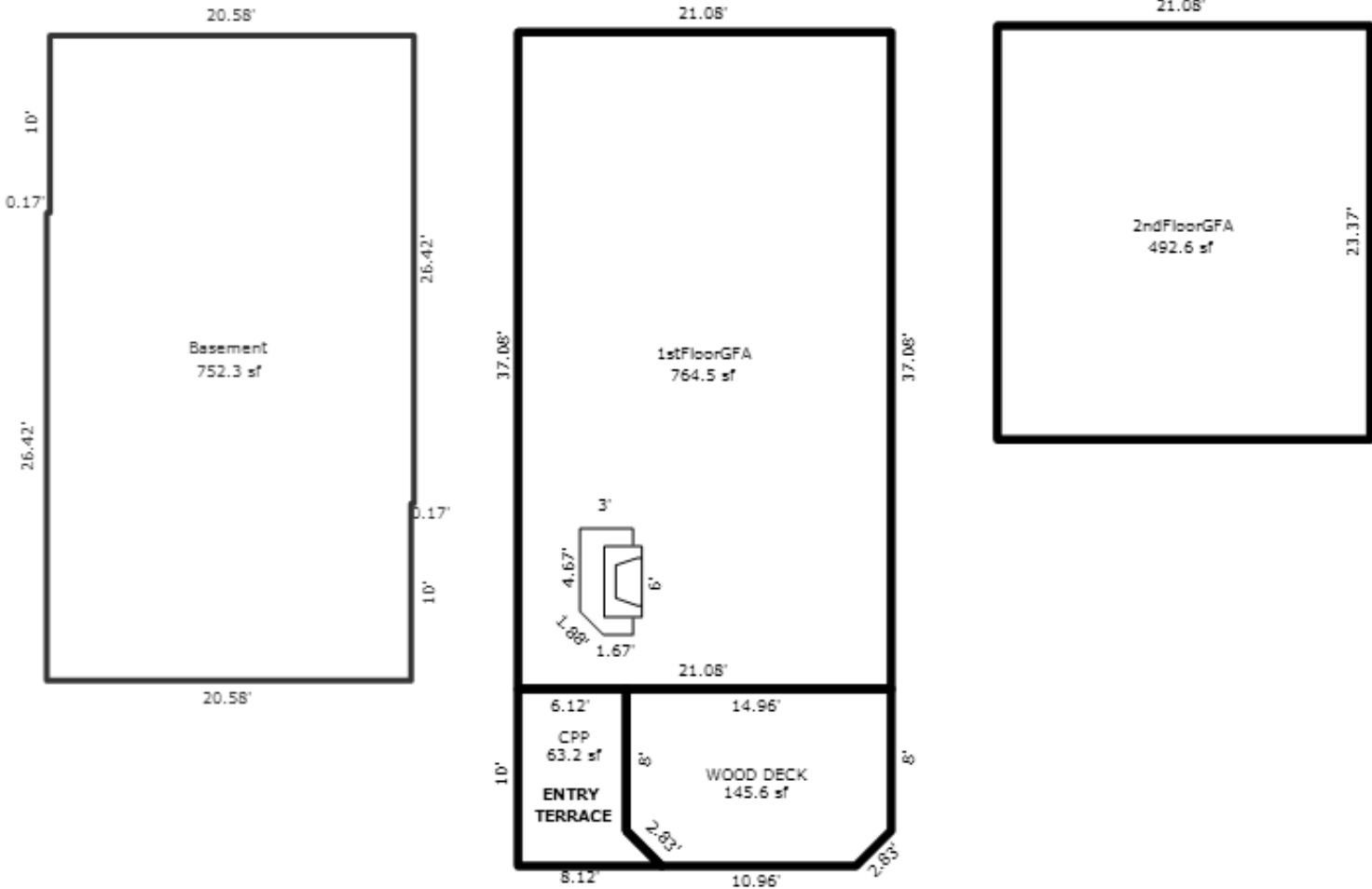


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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** 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	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 63 145	Type CPP Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % 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: FRACTIONAL SHR		Drywall Paneled		Plaster Wood T&G													
	Yr Built 2000	Remodeled 2004	Trim & Decoration			Ex	X	Ord		Min								
	Condition: Average		Size of Closets				X	Ord		Small								
	Room List		Doors		Solid	X	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	(6) Ceilings			No./Qual. of Fixtures			Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000					
	Insulation				No. of Elec. Outlets								Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
	(2) Windows	(7) Excavation			Many	X	Ave.			Few			(11) Heating System: Forced Heat & Cool, Air Conditioning					
X	Many Avg. Few	X	Large Avg. Small		Basement: 764 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Ground Area = 764 SF Floor Area = 1257 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28					
	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					Building Areas					
	(3) Roof	752	Recreation SF Living SF		(9) Basement Finish			(14) Water/Sewer					Stories Exterior Foundation Size Cost New Depr. Cost					
X	Gable Hip Flat	X	Gambrel Mansard Shed		(10) Floor Support			1	Public Water				1.5 Story Siding Basement 764 1 Story Siding Overhang 111					
X	Asphalt Shingle		1	Walkout Doors (B) No Floor SF Walkout Doors (A)				1	Public Sewer				Total: 220,949 24,924					
	Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:				1	1000 Gal Septic				Other Additions/Adjustments					
																	Basement, Outside Entrance, Below Grade 1 3,695 417	
																	Plumbing	
																	Average Fixture(s)	
																	3 Fixture Bath	
																	2 Fixture Bath	
																	Softener, Auto	
																	Softener, Manual	
																	Solar Water Heat	
																	No Plumbing	
																	Extra Toilet	
																	Extra Sink	
																	2 Fixture Bath	
																	Ceramic Tile Floor	
																	Ceramic Tile Wains	
																	Ceramic Tub Alcove	
																	Vent Fan	
																	Porches	
																	CPP 63 1,760 199	
																	Deck	
																	Treated Wood 145 3,653 412	
																	Garages	
																	Class: BC Exterior: Siding Foundation: 42 Inch (Finished)	
																	Base Cost 322 26,117 2,946	
																	Common Wall: 1 Wall 1 -3,205 -362	
																	Door Opener 1 703 79	
																	Water/Sewer	
																	Public Water 1 1,968 222	
														<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZWEERING R C & TERESA L T	DAVID DARA M TR	1	11/03/2010	WD	03-ARM'S LENGTH	2010 1068-204W	DEED	100.0
5TH 3RD MORTGAGE COMPANY	ZWEERING & DAVID	185,900	10/12/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
ALBERTINI PETER J & CHRIS	5TH 3RD MORTGAGE COMPANY	0	12/05/2009	SD	10-FORECLOSURE	2009 PTA	DEED	100.0
ALBERTINI PETER J & CHRIS	5TH 3RD MORTGAGE	0	06/12/2009	SD	10-FORECLOSURE	2009 1017-781S	DEED	100.0

Property Address Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s) Date Number Status

2 BEALS HOUSE C School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address MAP #: 15,17

DAVID DARA M TR 2024 Est TCV 222,644 TCV/TFA: 177.26

2963 LANSDOWNE RD X Improved Vacant Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

WATERFORD MI 48329 Public Improvements * Factors *

Tax Description Description Frontage Depth Front Depth Rate %Adj. Reason Value

L486 P230/98 UNIT 2C BEALS HOUSE H410 BEALS BEALS HOUSE 1 Units150000.00000 100 150,0

CONDOMINIUM REC IN L485 P069-139/AMENDED 0.00 Total Acres Total Est. Land Value = 150,000

REC IN L681 P325-382 SEC 14 T29N R14W. 2ND AMEND 2023005062

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

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS

ASSOCIATION FEES: \$175 PER MONTH 2007

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 75,000 36,300 111,300 70,486C

TPC 03/05/2020 INSPECTED 2023 32,500 52,400 84,900 67,130C

TPC 10/18/2017 INSPECTED 2022 30,000 47,400 77,400 63,934C

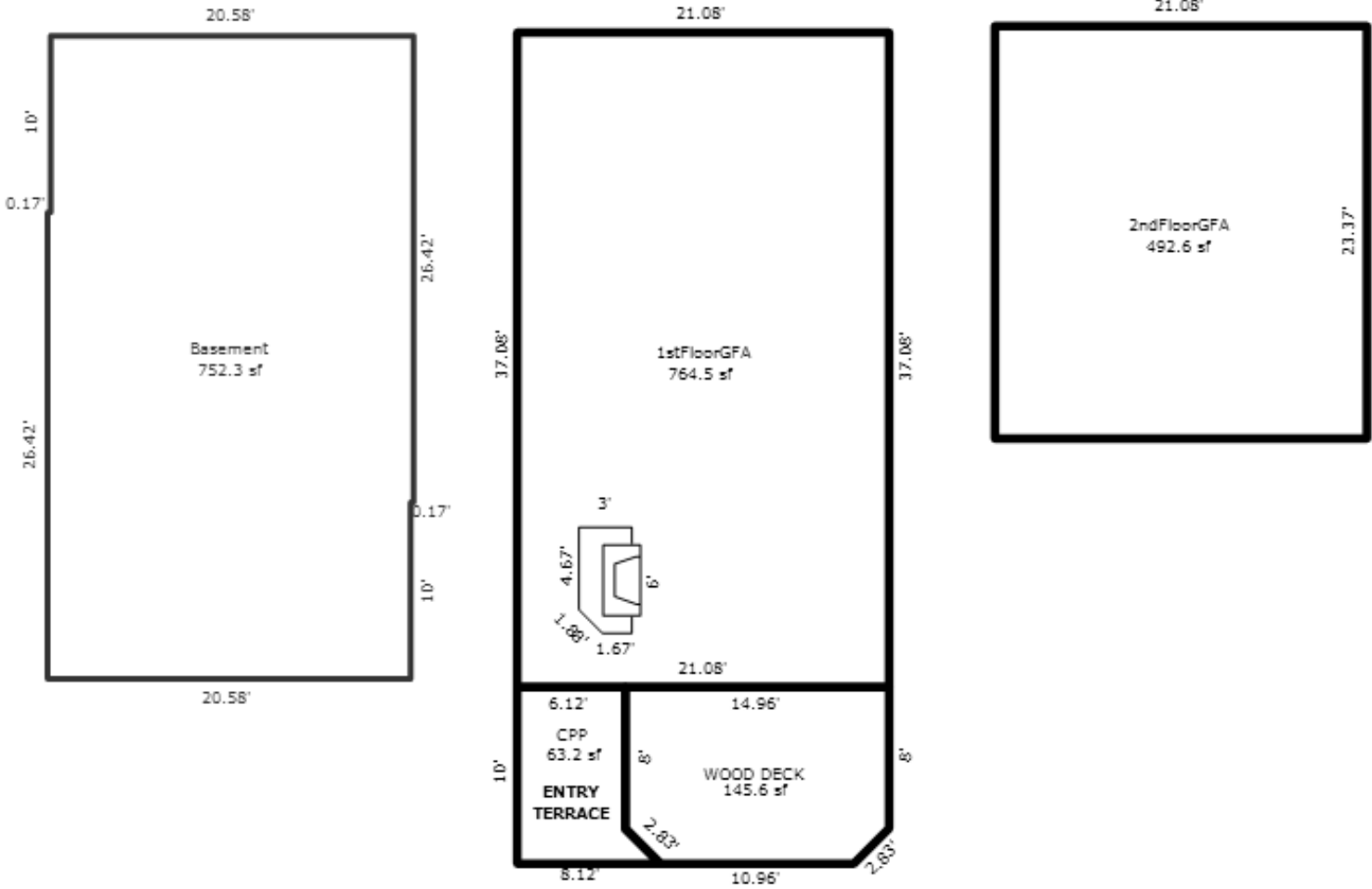
TPC 04/06/2015 INSPECTED 2021 20,000 53,900 73,900 61,892C



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

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIMMER LOUIS G & LISA M	TIMER FAMILY TRUST	0	07/14/2022	QC	09-FAMILY	2022004451	DEED	0.0
SCHULER CAROL S TRUST	HOOGLAND FRANK & TIMMER L	150,000	07/30/2020	WD	03-ARM'S LENGTH	2020004716	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INN	SCHULER	92,900	07/06/1999	WD	03-ARM'S LENGTH	517:481	OTHER	0.0

Property Address: 2 BEALS HOUSE D
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 15,17

Owner's Name/Address: HOOGLAND FRANK & TIMMER FAMILY TRUST
 595 CRESCENT DR HOLLAND MI 49423
 2024 Est TCV 222,644 TCV/TFA: 177.26

X Improved Vacant Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	H410 BEALS BEALS HOUSE			1 Units	150000.00000	100			150,0
Gravel Road				0.00 Total Acres				Total Est. Land Value =	150,000

Tax Description: L517 P481/99 UNIT 2D BEALS HOUSE
 CONDOMINIUM REC IN L485 P069-139/AMENDED
 REC IN L681 P325-382 SEC 14 T29N R14W. .
 2ND AMEND 2023005062

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	75,000	36,300	111,300			84,161C
2023	32,500	52,400	84,900			80,154C
2022	30,000	47,400	77,400			76,338C
2021	20,000	53,900	73,900			73,900S

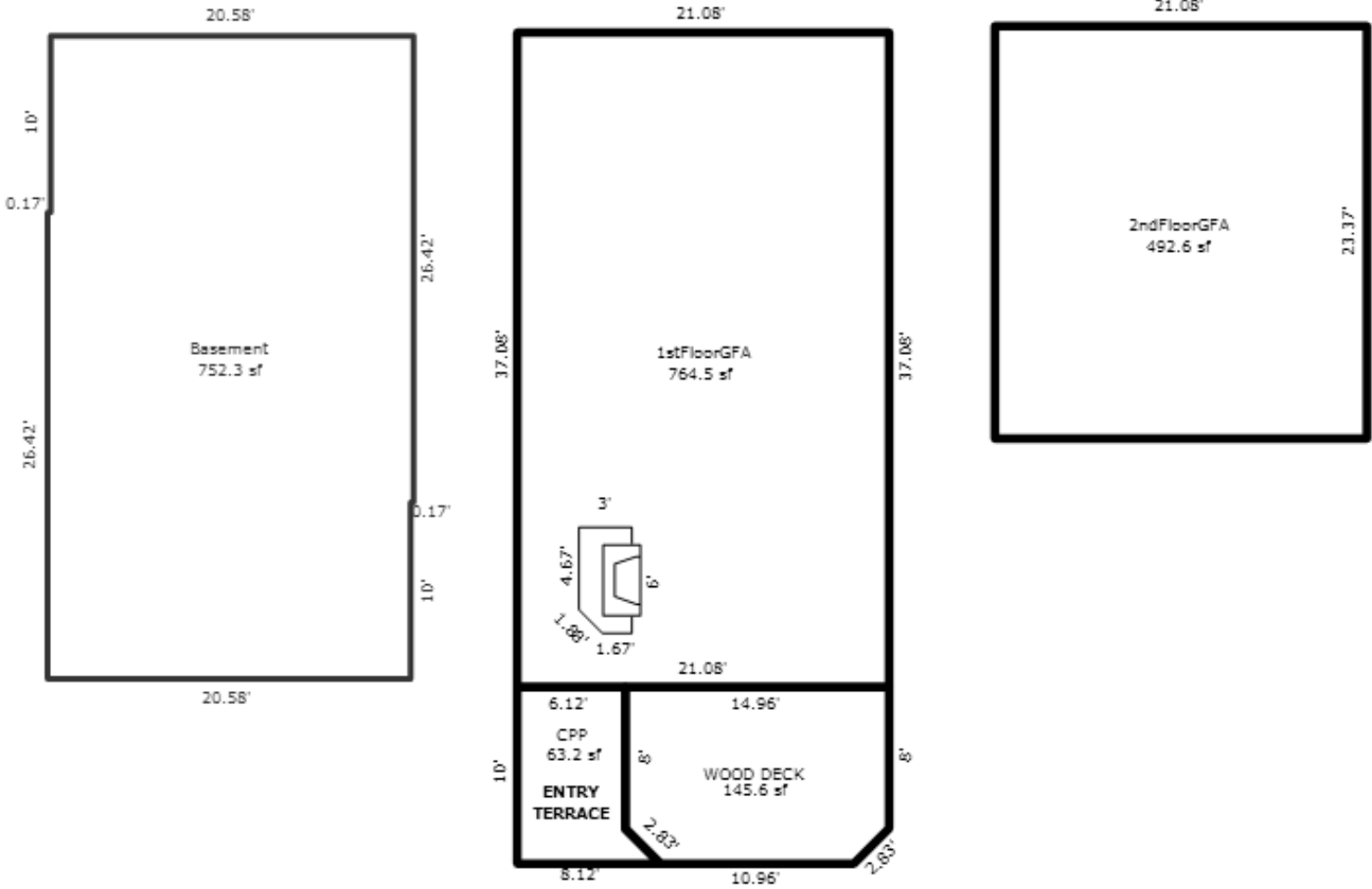
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage																																																																																																																																																
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UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANTROBUS G MICHAEL & BARB	DEBOSIER JEFFREY & KIMBER	112,000	12/15/2017	WD	03-ARM'S LENGTH	1316P764	PROPERTY TRANSFER	100.0
BESIO GREGORY J & SUZANNE	ANTROBUS G MICHAEL & BARB	170,000	07/06/2004	WD	03-ARM'S LENGTH	816:855	OTHER	100.0
CLASSIC COUNTRY INN	BESIO	92,900	07/17/1999	WD	03-ARM'S LENGTH	521:186	PROPERTY TRANSFER	0.0

Property Address Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s) Date Number Status

2 BEALS HOUSE E School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 15,17 2024 Est TCV 222,644 TCV/TFA: 177.26

Owner's Name/Address DEBOSIER JEFFREY & KIMBERLEE TRUST
5823 BOWEN DANIEL DR UNIT 1003
TAMPA FL 33616

2024 Est TCV 222,644 TCV/TFA: 177.26

X Improved Vacant Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

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

L521 P186/99 L816 P855/04 UNIT 2E BEALS HOUSE CONDOMINIUM REC IN L485 Dirt Road H410 BEALS BEALS HOUSE 1 Units 150000.00000 100 150,0

P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062 Gravel Road 0.00 Total Acres Total Est. Land Value = 150,000

Comments/Influences 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	75,000	36,300	111,300			70,486C
2023	32,500	52,400	84,900			67,130C
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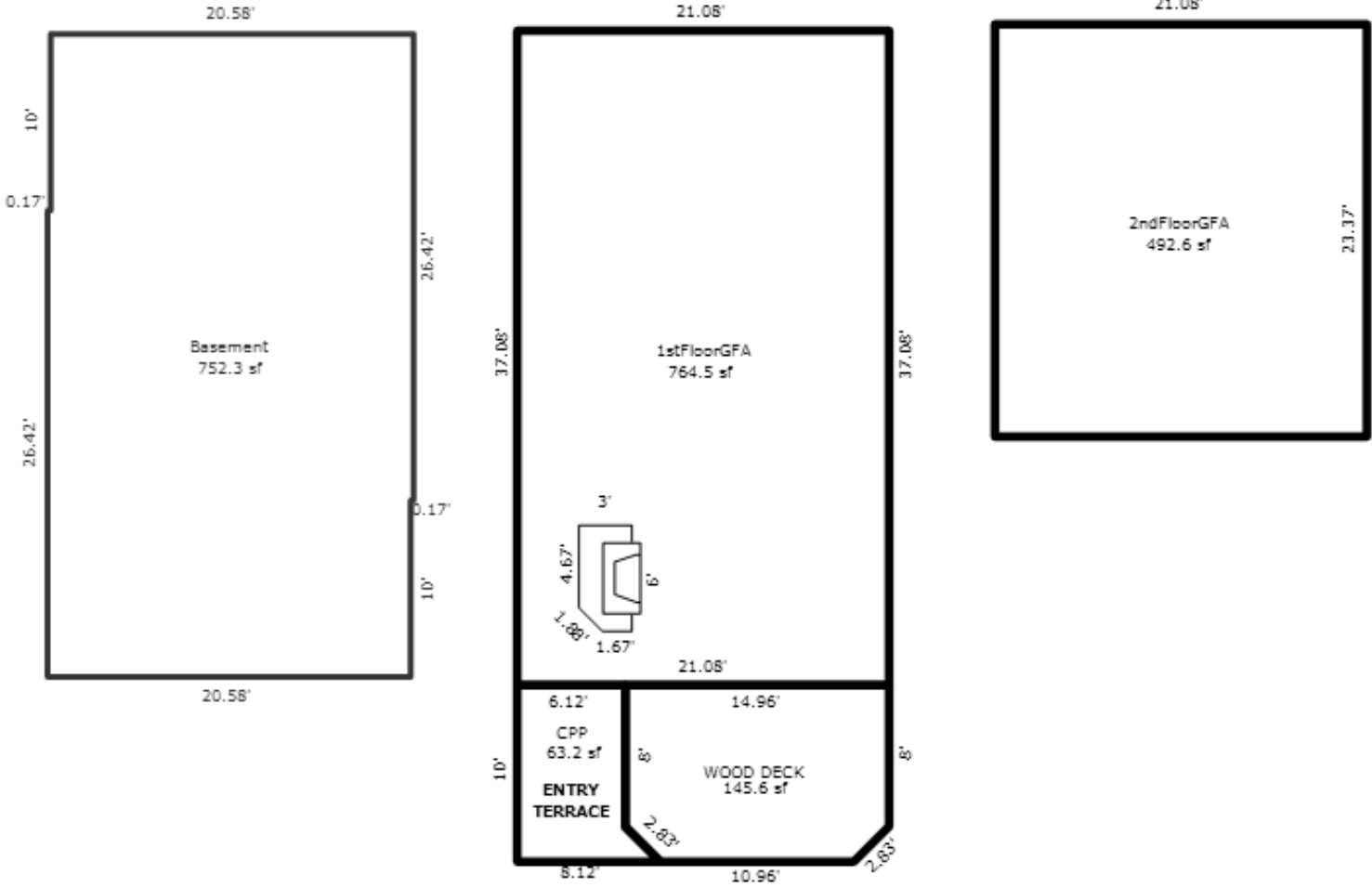
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Who	When	What
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TPC	10/18/2017	INSPECTED
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
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	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: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X Central Air Wood Furnace			Class: BC Effec. Age: 6 Floor Area: 1,256 Total Base New : 322,030 Total Depr Cost: 36,322 Estimated T.C.V: 72,644			E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2000	Remodeled 2004	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 837 SF Floor Area = 1256 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 837 Total: 226,154 25,508 Other Additions/Adjustments Recreation Room 752 21,131 2,384 Basement, Outside Entrance, Below Grade 1 3,695 417 Plumbing Average Fixture(s) 1 2,234 252 3 Fixture Bath 1 7,025 792 2 Fixture Bath 1 4,707 531 Ceramic Tile Floor 1 1,382 156 Ceramic Tile Wains 1 2,803 316 Porches CPP 63 1,760 199 Deck Treated Wood 145 3,653 412 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 26,117 2,946 Common Wall: 1 Wall 1 -3,205 -362 Door Opener 1 703 79 Water/Sewer Public Water 1 1,968 222 Public Sewer 1 1,968 222							
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Lump Sum Items:							
Room List		Doors	Solid	X	H.C.	(12) Electric			No. of Elec. Outlets							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 837 S.F. Crawl: 0 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 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		(8) Basement		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing									
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:												
(3) Roof		752		Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:									
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



UNIT 2

*** 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 BRIAN W & CATHY	KOOP CATHY S REVOCABLE TR	0	02/19/2004	WD	03-ARM'S LENGTH	790:862	OTHER	0.0
CLASSIC COUNTRY INNS	KOOP	89,900	11/02/1998	WD	03-ARM'S LENGTH	492:627	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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KOOP CATHY S REVOCABLE TRUST	MAP #: 15,17					
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1039 S SHORE DR	2024 Est TCV 222,644 TCV/TFA: 177.26					
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HOLLAND MI 49423	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE			
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Tax Description	Public Improvements	* Factors *				
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L492 P627/98 L790 P862/04 UNIT 2F BEALS HOUSE CONDOMINIUM REC IN L485	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Gravel Road	H410 BEALS BEALS HOUSE			1 Units	150000.00000	100			150,0
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Comments/Influences	X	Paved Road	0.00 Total Acres		Total Est. Land Value =		150,000
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ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS	X	Storm Sewer									
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ASSOCIATION FEES: \$175 PER MONTH 2007	X	Sidewalk									
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	X	Water									
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	X	Sewer									
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	X	Electric									
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	X	Gas									
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		Curb									
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		Street Lights									
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		Standard Utilities									
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		Underground Utils.									
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		Topography of Site									
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	X	Level									
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	X	Rolling									
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	X	Low									
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	X	High									
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		Landscaped									
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		Swamp									
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		Wooded									
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		Pond									
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		Waterfront									
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		Ravine									
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		Wetland									
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		Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Who	When	What	2024	75,000	36,300	111,300	70,486C
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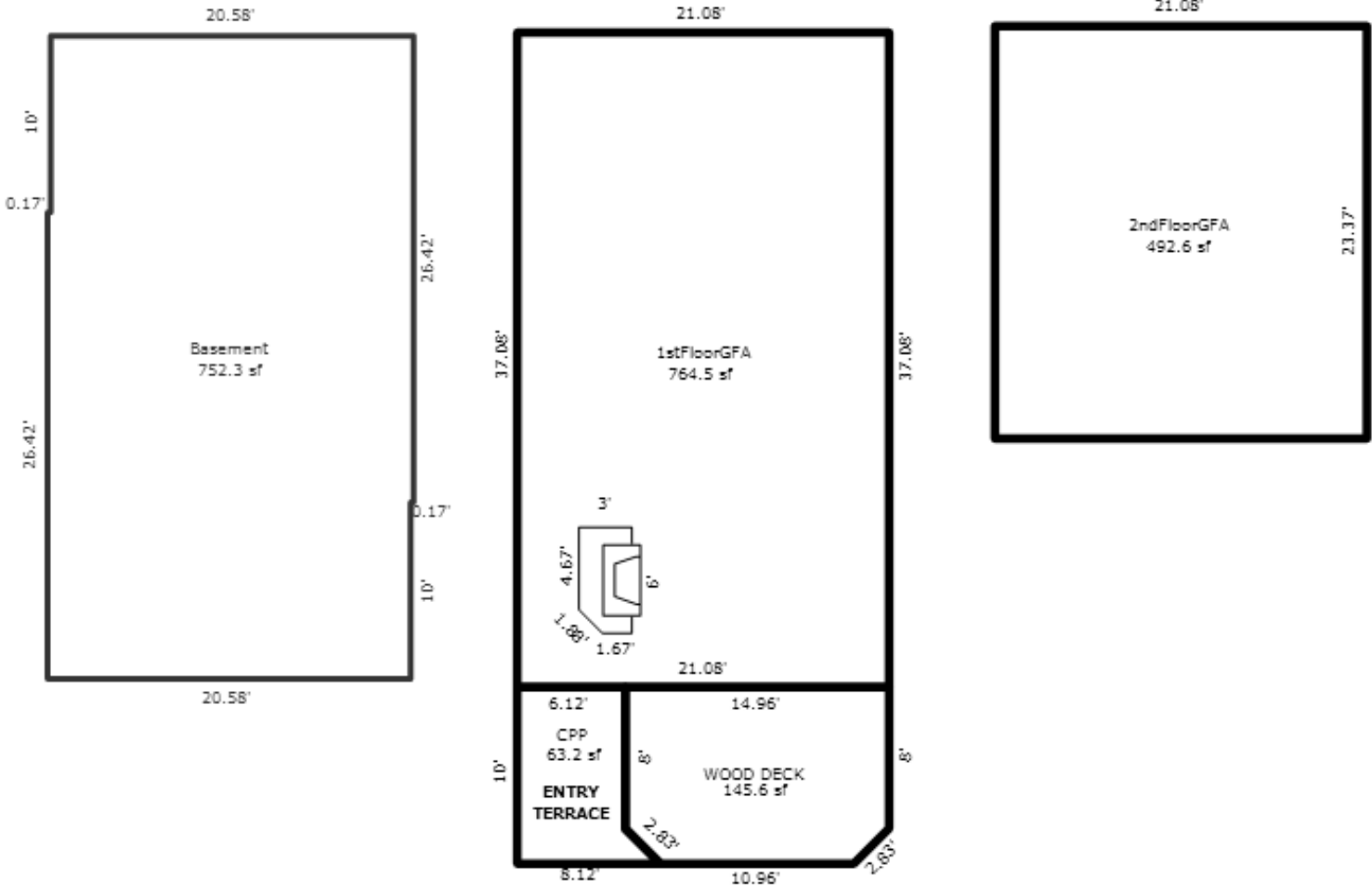
		TPC 03/05/2020	INSPECTED		2023	32,500	52,400	84,900	67,130C
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		TPC 10/18/2017	INSPECTED		2022	30,000	47,400	77,400	63,934C
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		TPC 04/06/2015	INSPECTED		2021	20,000	53,900	73,900	61,892C
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*** Information herein deemed reliable but not guaranteed***



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAHON ROBERT C & EILEEN M	KOOP BRIAN W TRUST	109,000	09/29/2017	WD	03-ARM'S LENGTH	1309P1	PROPERTY TRANSFER	100.0
BROWN JAMES J & CAROLYNE	MAHON ROBERT C & EILEEN M	174,000	08/08/2005	WD	03-ARM'S LENGTH	865:640	OTHER	100.0
CLASSIC COUNTRY INN	BROWN	92,900	08/17/1999	WD	03-ARM'S LENGTH	520:960	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 BEALS HOUSE G	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15,17					
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KOOP BRIAN W TRUST 1039 SOUTH SHORE DR HOLLAND MI 49423	2024 Est TCV 222,644 TCV/TFA: 177.26					
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X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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H410 BEALS BEALS HOUSE			1 Units	150000.00000	100		150,0
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	0.00 Total Acres				Total Est. Land Value =		150,000
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Tax Description	Dirt Road						
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L520 P960/99 L865 P640/05 UNIT 2G BEALS HOUSE CONDOMINIUM REC IN L485	Gravel Road						
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P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	Paved Road						
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Comments/Influences	Storm Sewer						
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	Sidewalk						
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	Water						
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	Sewer						
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	Electric						
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	Gas						
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	Curb						
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	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	75,000	36,300	111,300			70,486C
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2023	32,500	52,400	84,900			67,130C
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2022	30,000	47,400	77,400			63,934C
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2021	20,000	53,900	73,900			61,892C
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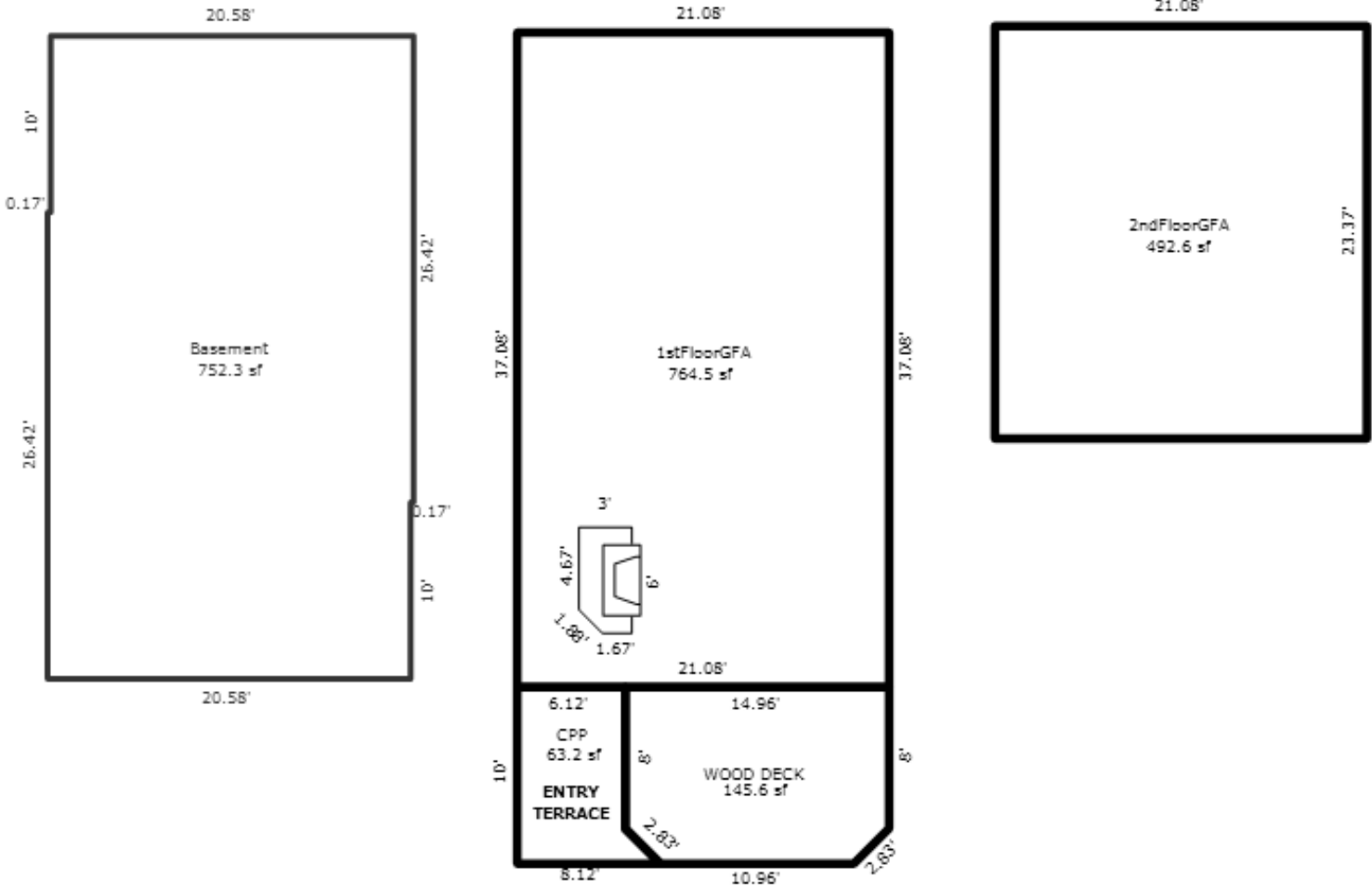


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000		
	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story			Car Capacity: 1		
	Town Home	0 Front Overhang		Forced Air w/o Ducts				Dishwasher		63	CPP	Class: BC			
	Duplex	0 Other Overhang		Forced Air w/ Ducts				Garbage Disposal		145		Treated Wood	Exterior: Siding		
	A-Frame			Forced Hot Water				Bath Heater				Brick Ven.: 0			
X	Wood Frame	(4) Interior		Electric Baseboard				Vent Fan				Stone Ven.: 0			
		Drywall		Elec. Ceil. Radiant				Hot Tub				Common Wall: 1 Wall			
		Paneled		Radiant (in-floor)				Unvented Hood				Foundation: 42 Inch			
	Building Style:	Plaster		Electric Wall Heat				Vented Hood				Finished?: Yes			
	FRACTIONAL SHR	Wood T&G		Space Heater				Intercom				Auto. Doors: 1			
		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub				Mech. Doors: 0			
	Yr Built	Ex	X	Ord	Min	X	Jacuzzi repl.Tub					Area: 322			
	Remodeled						Oven					% Good: 0			
	2000						Microwave					Storage Area: 0			
	2004						Standard Range					No Conc. Floor: 0			
	Condition: Average						Self Clean Range								
							Sauna								
	Room List	Doors		Solid	X	H.C.	Trash Compactor								
							Central Vacuum								
	Basement	(5) Floors					Security System								
	1st Floor	Kitchen:													
	2nd Floor	Other:													
	3 Bedrooms	Other:													
	(1) Exterior														
X	Wood/Shingle	(6) Ceilings													
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows	(7) Excavation													
		Basement: 837 S.F.													
X	Many	Crawl: 0 S.F.													
	Avg.	Slab: 0 S.F.													
	X	Height to Joists: 0.0													
	Few														
	Large														
	Avg.														
	X														
	Few														
	Small														
	Wood Sash	(8) Basement													
	Metal Sash	Conc. Block													
	Vinyl Sash	Poured Conc.													
	Double Hung	Stone													
	Horiz. Slide	Treated Wood													
	Casement	Concrete Floor													
	Double Glass														
	Patio Doors	(9) Basement Finish													
	Storms & Screens														
	(3) Roof	752 Recreation SF													
		Living SF													
X	Gable	1 Walkout Doors (B)													
	Hip	No Floor SF													
	Gambrel	Walkout Doors (A)													
	Mansard														
	Flat														
	Shed														
X	Asphalt Shingle	(10) Floor Support													
		Joists:													
	Chimney: Brick	Unsupported Len:													
		Cntr.Sup:													

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FARRAR JOSEPH A & SUSAN A	ODONNELL SUSAN F TRUST	135,000	07/24/2012	WD	03-ARM'S LENGTH	1131P73	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	FARRAR	88,900	11/06/1998	WD	03-ARM'S LENGTH	493:58	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15,17					
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ODONNELL SUSAN F TRUST 6111 DEESIDE DRIVE DUBLIN OH 43017	2024 Est TCV 222,644 TCV/TFA: 177.26					
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X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	H410 BEALS BEALS HOUSE			1 Units	150000.00000	100	150,0
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	0.00 Total Acres Total Est. Land Value =						150,000
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Tax Description	Dirt Road						
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L493 P058/98 UNIT 2H BEALS HOUSE	Gravel Road						
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CONDOMINIUM REC IN L485 P069-139/AMENDED	Paved Road						
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REC IN L681 P325-382 SEC 14 T29N R14W. .	Storm Sewer						
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2ND AMEND 2023005062	Sidewalk						
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Comments/Influences	Water						
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ASSOCIATION FEES INCLUDE ALL UTILITIES,	Sewer						
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CABLE TV, PHONE, EXTERIOR MAINTENANCE AND	Electric						
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A RESERVE FOR INTERIOR UPGRADES EVERY 5	Gas						
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YEARS	Curb						
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ASSOCIATION FEES: \$175 PER MONTH 2007	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	75,000	36,300	111,300			70,486C
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2023	32,500	52,400	84,900			67,130C
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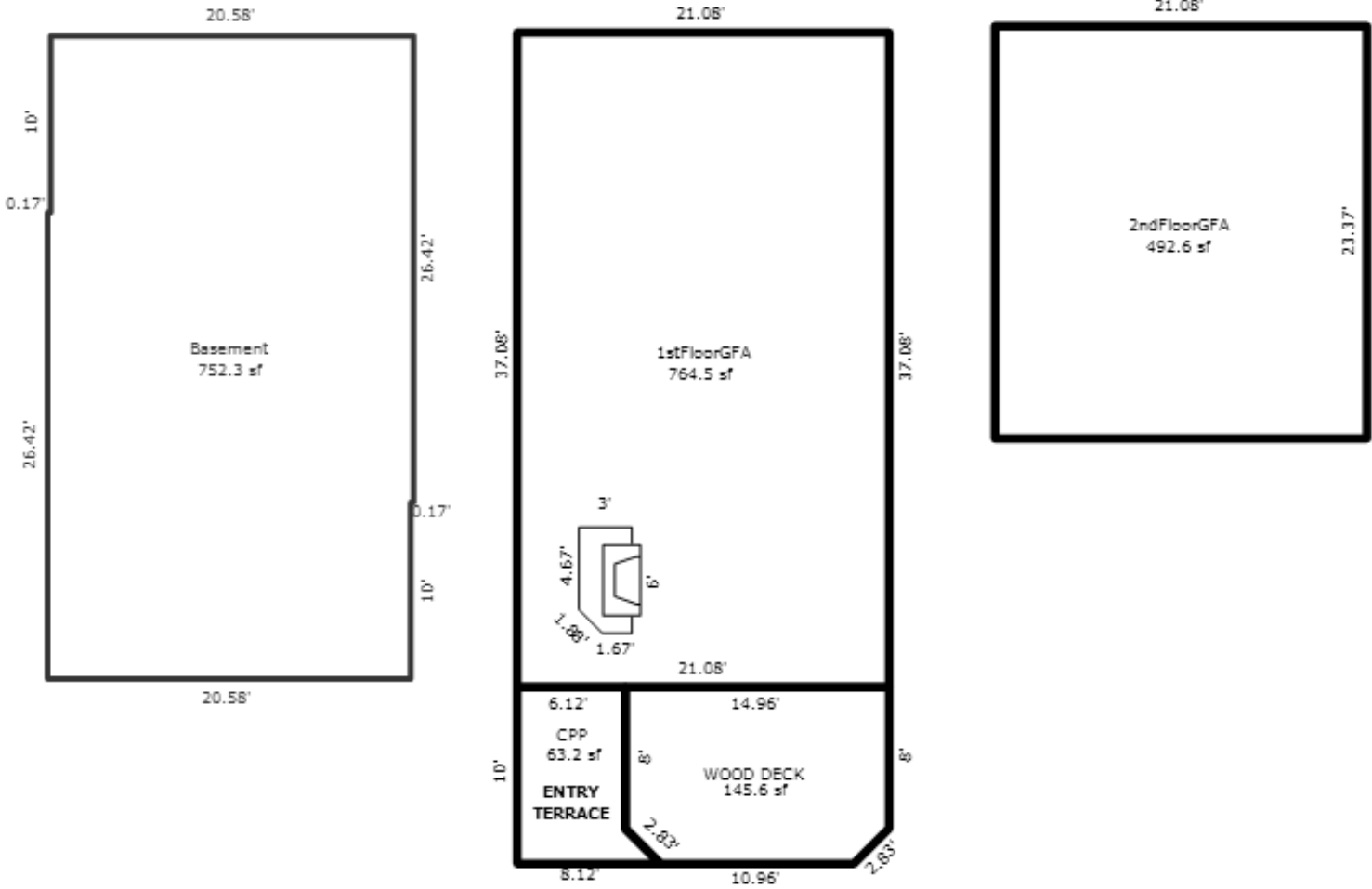
2022	30,000	47,400	77,400			63,934C
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2021	20,000	53,900	73,900			61,892C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		63	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			1	Interior 2 Story	CPP	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		145	Treated Wood		Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal					Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater					Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan					Stone Ven.: 0	
					Elec. Ceil. Radiant				Hot Tub					Common Wall: 1 Wall	
	Building Style:				Radiant (in-floor)				Unvented Hood					Foundation: 42 Inch	
	FRACTIONAL SHR				Electric Wall Heat				Vented Hood					Finished?: Yes	
	Yr Built				Space Heater				Intercom					Auto. Doors: 1	
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub					Mech. Doors: 0	
	2000				Forced Heat & Cool				Jacuzzi repl.Tub					Area: 322	
	Condition: Average				Heat Pump				Oven					% Good: 0	
					No Heating/Cooling				Microwave					Storage Area: 0	
	Room List				X Central Air				Standard Range					No Conc. Floor: 0	
	Basement				Wood Furnace				Self Clean Range					Bsmnt Garage:	
	1st Floor				(12) Electric				Sauna					Carpport Area:	
	2nd Floor				0 Amps Service				Trash Compactor					Roof:	
	3 Bedrooms				No./Qual. of Fixtures				Central Vacuum						
	(1) Exterior				Ex. X Ord. Min				Security System						
X	Wood/Shingle				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home					FRAC	
	Aluminum/Vinyl				Many X Ave. Few				Exterior Units: 1					SHR	
	Brick				(13) Plumbing				Interior Units: 0					Cls BC	
	Insulation				1 Average Fixture(s)				Roof: Asph.Shingle					Blt 2000	
	(2) Windows				2 3 Fixture Bath				(11) Heating System: Forced Heat & Cool, Air Conditioning						
	Many				1 2 Fixture Bath				Ground Area = 837 SF						
	Avg.				Softener, Auto				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
	X Avg.				Softener, Manual				Building Areas						
	Few				Solar Water Heat				Stories						
	Large				No Plumbing				Exterior						
	X Avg.				Extra Toilet				Foundation						
	Small				Extra Sink				Basement						
	Wood Sash				Separate Shower				Size						
	Metal Sash				1 Ceramic Tile Floor				Cost New						
	Vinyl Sash				1 Ceramic Tile Wains				Depr. Cost						
	Double Hung				Ceramic Tub Alcove										
	Horiz. Slide				Vent Fan										
	Casement				(14) Water/Sewer										
	Double Glass				1 Public Water										
	Patio Doors				1 Public Sewer										
	Storms & Screens				Water Well										
	(3) Roof				1000 Gal Septic										
	Gable				2000 Gal Septic										
	Hip				Lump Sum Items:										
	X Gambrel				Public Water										
	Mansard				1 Public Sewer										
	Shed				Water Well										
	Asphalt Shingle				1000 Gal Septic										
	Chimney: Brick				2000 Gal Septic										
					(10) Floor Support										
					Joists:										
					Unsupported Len:										
					Cntr.Sup:										

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLASSIC COUNTRY INNS	HAVENS	175,800	11/02/1998	WD	03-ARM'S LENGTH	492:626	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 BEALS HOUSE A	School: GLEN LAKE COMMUNITY SCH DIST	Res. Condo		11/23/2010	PB10-0402	100% FINIS
Owner's Name/Address	P.R.E. 0%					
HAVENS MARGARET A 401 SCARLET OAK DR FINDLAY OH 45840	MAP #: 15,17					
	2024 Est TCV 217,794 TCV/TFA: 203.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE											
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
L492 P626/98 UNIT 3A BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		Dirt Road											
			Gravel Road											
			Paved Road											
			Storm Sewer											
			Sidewalk											
			Water											
	X		Sewer											
	X		Electric											
	X		Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
			Topography of Site											
	X		Level											
	X		Rolling											
			Low											
	X		High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	75,000	33,900	108,900			67,309C
		2023	32,500	48,900	81,400			64,104C
		2022	30,000	44,200	74,200			61,052C
		2021	20,000	50,300	70,300			59,102C

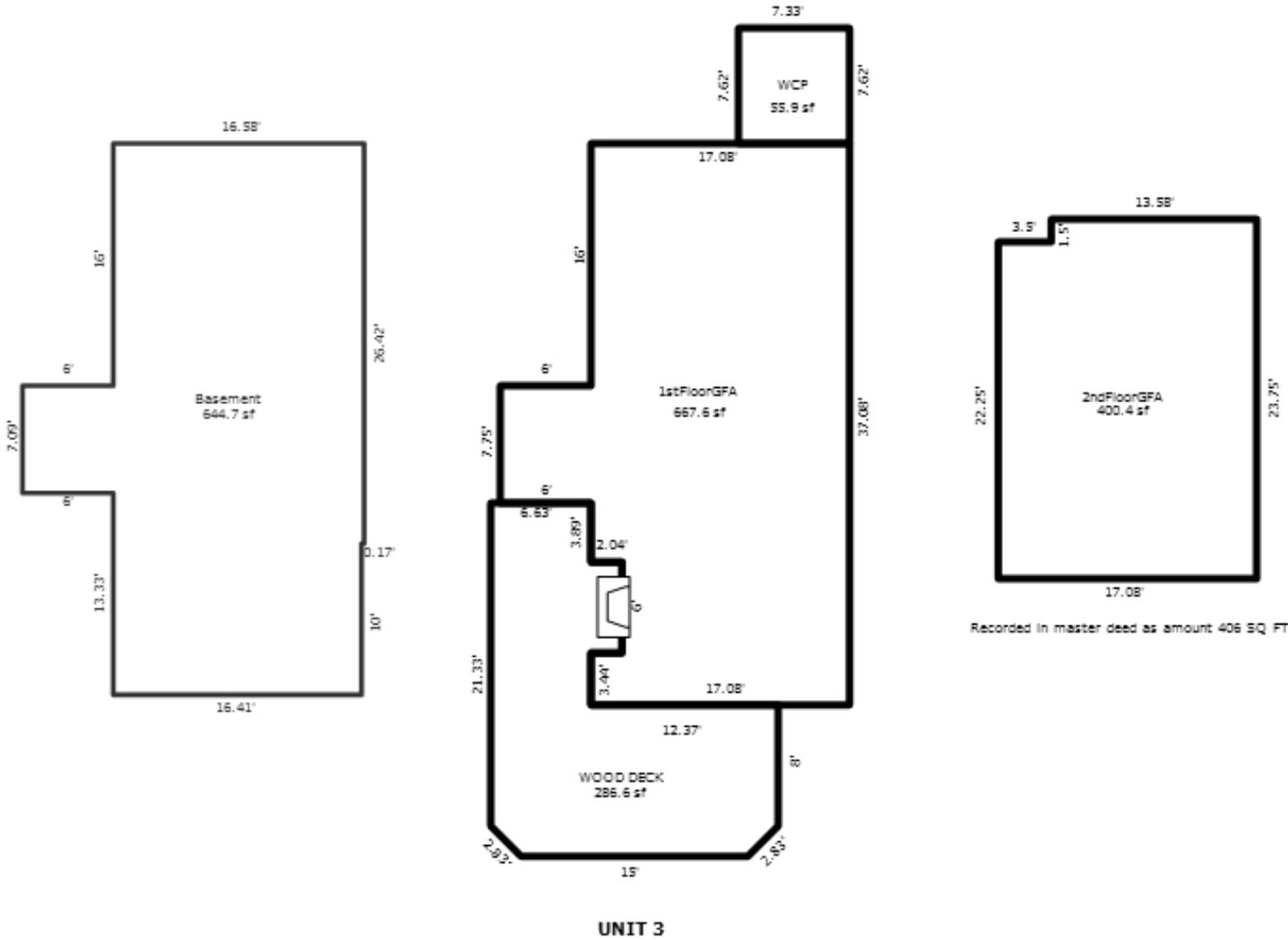


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000		
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story			Car Capacity: 1		
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		55	WCP (1 Story)	Class: BC			
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	286		Treated Wood	Class: BC		
	A-Frame	(4) Interior			Forced Hot Water				Bath Heater					Exterior: Siding		
X	Wood Frame	Drywall	Plaster		Electric Baseboard				Vent Fan					Brick Ven.: 0		
	Building Style:	Paneled	Wood T&G		Elec. Ceil. Radiant				Hot Tub					Stone Ven.: 0		
	FRACTIONAL SHR	Trim & Decoration			Elec. Radiant (in-floor)				Unvented Hood					Common Wall: 1 Wall		
	Yr Built	Ex	X	Ord		Electric Wall Heat				Vented Hood				Foundation: 42 Inch		
	Remodeled			Min		Space Heater				Intercom				Finished?: Yes		
	2000					Wall/Floor Furnace				Jacuzzi Tub				Auto. Doors: 1		
	2004					Forced Heat & Cool				Jacuzzi repl.Tub				Mech. Doors: 0		
	Condition: Average					Heat Pump				Oven				Area: 322		
	Room List	Lg	X	Ord		No Heating/Cooling				Microwave				% Good: 0		
	Basement					X				Standard Range				Storage Area: 0		
	1st Floor					Central Air				Self Clean Range				No Conc. Floor: 0		
	2nd Floor					Wood Furnace				Sauna				Bsmnt Garage:		
	3 Bedrooms					(12) Electric				Trash Compactor				Carport Area:		
	(1) Exterior					0				Central Vacuum				Roof:		
	Wood/Shingle					No./Qual. of Fixtures				Security System						
	Aluminum/Vinyl					Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Town Home				FRACTIONAL SHR Cls BC		
	Brick					No. of Elec. Outlets				Exterior Units: 1				Interior Units: 0		
	Insulation					Many X Ave. Few				Roof: Asph.Shingle				Roof: Asph.Shingle		
	(2) Windows					(13) Plumbing				(11) Heating System: Forced Heat & Cool, Air Conditioning				Ground Area = 667 SF Floor Area = 1068 SF.		
	Many					1				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28				Building Areas		
	Avg.					2				Stories					Exterior	
	Few					1				1.5 Story					Foundation	
	Large					1				1 Story					Size	
	Avg.					1									Cost New	
	Small					1									Depr. Cost	
	Wood Sash					1									Total:	
	Metal Sash					1									193,057	
	Vinyl Sash					1									21,777	
	Double Hung					1									Other Additions/Adjustments	
	Horiz. Slide					1									Recreation Room	
	Casement					1									Solar Water Heat	
	Double Glass					1									No Plumbing	
	Patio Doors					1									Extra Toilet	
	Storms & Screens					1									Extra Sink	
	(3) Roof					1									Separate Shower	
	Gable					1									Ceramic Tile Floor	
	Hip					1									Ceramic Tile Wains	
	Gambrel					1									Ceramic Tub Alcove	
	Mansard					1									Vent Fan	
	Shed					1									(14) Water/Sewer	
	Asphalt Shingle					1									Public Water	
	Chimney: Brick					1									Public Sewer	
	(10) Floor Support					1									Water Well	
	Joists:					1									1000 Gal Septic	
	Unsupported Len:					1									2000 Gal Septic	
	Cntr.Sup:					1									Lump Sum Items:	
						1									Water/Sewer	
						1									Public Water	
						1									1,968	
						1									222	
						1									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AVOLIO JOHN R & ANN B	BLAIR CHERYL	136,000	10/18/2013	WD	03-ARM'S LENGTH	1183P345	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	AVOLIO	88,900	11/30/1998	WD	03-ARM'S LENGTH	495:897	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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3 BEALS HOUSE B	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 15,17	2024 Est TCV 217,794 TCV/TFA: 203.93
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Owner's Name/Address	BLAIR CHERYL 7417 OLD LANTERN DRIVE CALEDONIA MI 49316
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Tax Description	L495 P897/98 UNIT 3B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062
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Comments/Influences	ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007
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	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE					
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	Public Improvements	* Factors *					
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	X	Dirt Road							
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	X	Gravel Road							
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	X	Paved Road							
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	X	Storm Sewer							
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	X	Sidewalk							
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	X	Water							
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	X	Sewer							
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	X	Electric							
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	X	Gas							
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	X	Curb							
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	X	Street Lights							
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	X	Standard Utilities							
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	X	Underground Utils.							
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	X	Level							
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	X	Rolling							
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	X	Low							
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	X	High							
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	X	Landscaped							
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	X	Swamp							
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	X	Wooded							
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	X	Pond							
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	X	Waterfront							
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	X	Ravine							
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	X	Wetland							
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	X	Flood Plain							
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	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	2024	75,000	33,900	108,900			67,309C
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	X	2023	32,500	48,900	81,400			64,104C
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	X	2022	30,000	44,200	74,200			61,052C
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	X	2021	20,000	50,300	70,300			59,102C
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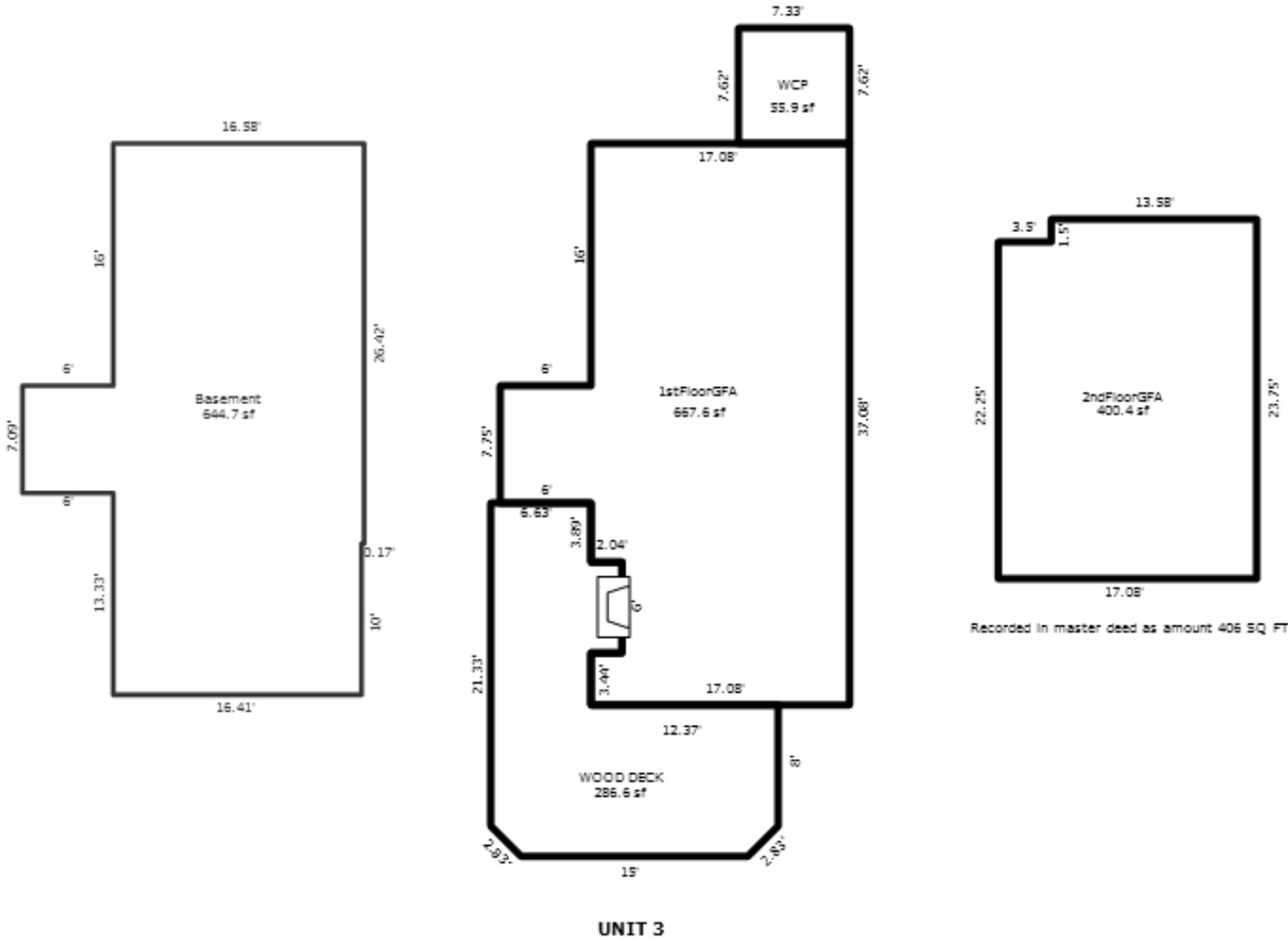
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
					Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
	Building Style:				Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	FRACTIONAL SHR				Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	Yr Built				Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	2000				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Condition: Average				Heat Pump				Oven		Class: BC			% Good: 0	
					No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
	Room List				X Central Air				Standard Range		Floor Area: 1,068			No Conc. Floor: 0	
	Basement				Wood Furnace				Self Clean Range		Total Base New : 300,522			Bsmnt Garage:	
	1st Floor				(12) Electric				Sauna		Total Depr Cost: 33,897			Carport Area:	
	2nd Floor				0 Amps Service				Trash Compactor		Estimated T.C.V: 67,794			Roof:	
	3 Bedrooms				No./Qual. of Fixtures				Central Vacuum		E.C.F. X 2.000				
	(1) Exterior				Ex. X Ord. Min				Security System		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC			Blt 2000	
X	Wood/Shingle				No. of Elec. Outlets						Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
	Aluminum/Vinyl				Many X Ave. Few						(11) Heating System: Forced Heat & Cool, Air Conditioning				
	Brick				(13) Plumbing						Ground Area = 667 SF Floor Area = 1068 SF.				
	Insulation				1 Average Fixture(s)						Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28				
	(2) Windows				2 3 Fixture Bath						Building Areas				
	Many				1 2 Fixture Bath						Stories Exterior Foundation Size Cost New Depr. Cost				
	Avg. X Avg.				Softener, Auto						1.5 Story Siding Basement 667				
	Few				Softener, Manual						1 Story Siding Overhang 67				
	Large				Solar Water Heat						Total: 193,057 21,777				
	Small				No Plumbing						Other Additions/Adjustments				
	Wood Sash				Extra Toilet						Recreation Room 644 18,096 2,041				
	Metal Sash				Extra Sink						Basement, Outside Entrance, Below Grade 1 3,695 417				
	Vinyl Sash				Separate Shower						Plumbing				
	Double Hung				1 Ceramic Tile Floor						Average Fixture(s) 1 2,234 252				
	Horiz. Slide				1 Ceramic Tile Wains						3 Fixture Bath 1 7,025 792				
	Casement				Ceramic Tile Floor						2 Fixture Bath 1 4,707 531				
	Double Glass				Ceramic Tub Alcove						Ceramic Tile Floor 1 1,382 156				
	Patio Doors				Vent Fan						Ceramic Tile Wains 1 2,803 316				
	Storms & Screens				(14) Water/Sewer						Porches				
	(3) Roof				1 Public Water						WCP (1 Story) 55 4,247 479				
	644				1 Public Sewer						Deck				
	Recreation SF				Water Well						Treated Wood 286 5,709 644				
	Living SF				1000 Gal Septic						Garages				
	1				2000 Gal Septic						Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
	Walkout Doors (B)				Lump Sum Items:						Base Cost 322 26,117 2,946				
	No Floor SF										Common Wall: 1 Wall 1 -3,205 -362				
	Walkout Doors (A)										Door Opener 1 703 79				
X	Asphalt Shingle										Water/Sewer				
											Public Water 1 1,968 222				
	Chimney: Brick										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
FAHLING GERALD & COLLEEN	KOSTER JAN M TRUST	117,000	12/01/2017	WD	03-ARM'S LENGTH	1314P891	PROPERTY TRANSFER	100.0							
SMITH CAROLE A. & TAMARA	FAHLING GERALD FAHLING &	140,000	08/24/2012	WD	03-ARM'S LENGTH	1134P518	DEED	100.0							
KIMBROUGH MERRILY HOWLETT	SMITH CAROLE A. & TAMARA	138,000	01/16/2009	WD	03-ARM'S LENGTH	2008 997/902 W	DEED	100.0							
STOVER	KIMBROUGH	114,000	06/14/2000	WD	03-ARM'S LENGTH	546:37	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status							
3 BEALS HOUSE C		School: GLEN LAKE COMMUNITY SCH DIST													
Owner's Name/Address		P.R.E. 0%													
KOSTER JAN M TRUST 990 POST AVE HOLLAND MI 49424		MAP #: 15,17		2024 Est TCV 217,794 TCV/TFA: 203.93											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE											
L487 P143 L546 P37/00 L629 P492/02 UNIT 3C BEALS HOUSE CONDOMINIUM REC IN L485 P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *											
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		H410 BEALS BEALS HOUSE	1 Units	150000.00000	100			150,0					
Topography of Site		Level		0.00 Total Acres Total Est. Land Value = 150,000											
X Rolling		X High													
X Low		Landscaped													
X Swamp		Wooded													
X Pond		Pond													
X Waterfront		Waterfront													
X Ravine		Ravine													
X Wetland		Wetland													
X Flood Plain		Flood Plain													
Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value			
Who		When		What		2024		75,000		33,900		108,900		60,719C	
TPC 08/14/2023 INSPECTED		2023		32,500		41,500		74,000				57,828C			
TPC 04/06/2015 INSPECTED		2022		30,000		37,500		67,500				55,075C			
WAS 01/10/2010 INSPECTED		2021		20,000		42,600		62,600				53,316C			

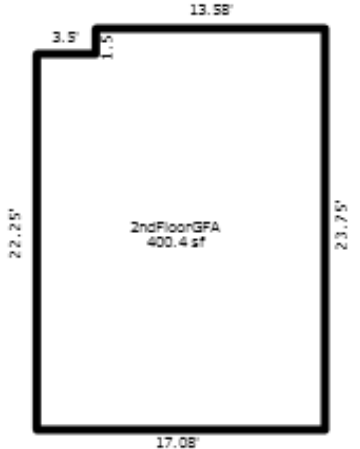
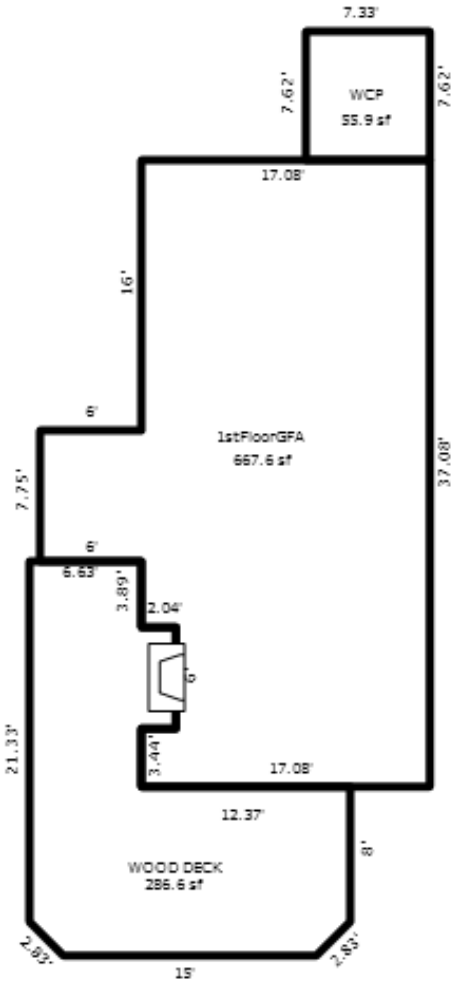
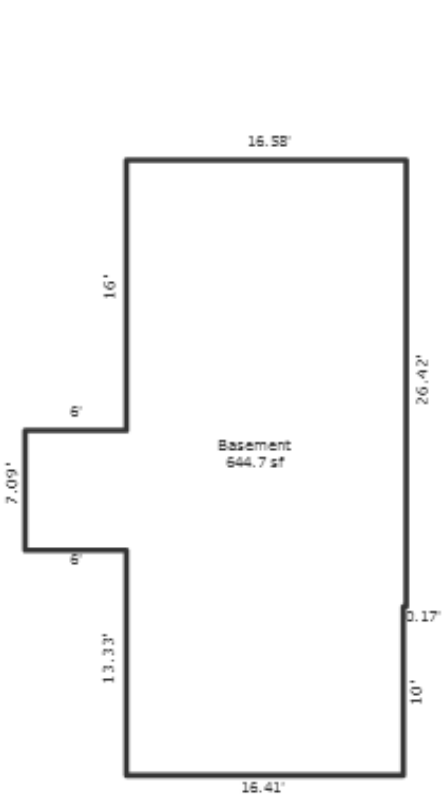


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000	
	Mobile Home				Wood	Coal	Steam		Cook Top		1				Interior 2 Story	55	WCP (1 Story)	286	Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		Class: BC		
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided		Exterior: Siding		
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story		Brick Ven.: 0		
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story		Stone Ven.: 0		
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story		Common Wall: 1 Wall		
		Paneled	Wood T&G		Radiant (in-floor)				Unvented Hood		Prefab 2 Story		Foundation: 42 Inch		
	Building Style:	Trim & Decoration			Electric Wall Heat				Vented Hood		Heat Circulator		Finished?: Yes		
	FRACTIONAL SHR				Space Heater				Intercom		Raised Hearth		Auto. Doors: 1		
	Yr Built	Remodeled			Wall/Floor Furnace				Jacuzzi Tub		Wood Stove		Mech. Doors: 0		
	2000	2004			Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga		Area: 322		
	Condition: Average				Heat Pump				Oven		Class: BC		% Good: 0		
					No Heating/Cooling				Microwave		Effec. Age: 6		Storage Area: 0		
	Room List	Doors	Solid	X	Central Air				Standard Range		Floor Area: 1,068		No Conc. Floor: 0		
					Wood Furnace				Self Clean Range		Total Base New : 300,522		Bsmnt Garage:		
	Basement	(5) Floors			(12) Electric				Sauna		Total Depr Cost: 33,897		Roof:		
	1st Floor	Kitchen:			0				Trash Compactor		Estimated T.C.V: 67,794				
	2nd Floor	Other:			Amps Service				Central Vacuum		E.C.F. X 2.000				
	3 Bedrooms	Other:			No./Qual. of Fixtures				Security System						
	(1) Exterior	Ex.	X	Ord.		Min		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000							
								Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
X	Wood/Shingle	(6) Ceilings			No. of Elec. Outlets				(11) Heating System: Forced Heat & Cool, Air Conditioning						
	Aluminum/Vinyl				Many	X	Ave.		Few		Ground Area = 667 SF Floor Area = 1068 SF.				
	Brick										Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28				
	Insulation	(7) Excavation			(13) Plumbing				Building Areas						
					1	Average Fixture(s)				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
(2) Windows					2	3 Fixture Bath				1.5 Story	Siding	Basement	667		
	Many		Large		1	2 Fixture Bath				1 Story	Siding	Overhang	67		
	Avg.	X	Avg.			Softener, Auto				Other Additions/Adjustments					
	Few		Small			Softener, Manual				Recreation Room		644	18,096	2,041	
	Wood Sash	Basement: 667 S.F.				Solar Water Heat				Basement, Outside Entrance, Below Grade		1	3,695	417	
	Metal Sash	Crawl: 0 S.F.				No Plumbing				Plumbing					
	Vinyl Sash	Slab: 0 S.F.				Extra Toilet				Average Fixture(s)		1	2,234	252	
	Double Hung	Height to Joists: 0.0				Extra Sink				3 Fixture Bath		1	7,025	792	
	Horiz. Slide	(8) Basement				Separate Shower				2 Fixture Bath		1	4,707	531	
	Casement	Conc. Block				Ceramic Tile Floor				Ceramic Tile Floor		1	1,382	156	
	Double Glass	Poured Conc.			1	Ceramic Tile Wains				Ceramic Tile Wains		1	2,803	316	
	Patio Doors	Stone			1	Ceramic Tub Alcove				Porches					
	Storms & Screens	Treated Wood				Vent Fan				WCP (1 Story)		55	4,247	479	
		Concrete Floor				(14) Water/Sewer				Deck					
(3) Roof						1				Treated Wood		286	5,709	644	
		644	Recreation SF			1				Garages					
			Living SF			1				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
X	Gable		Walkout Doors (B)			1				Base Cost		322	26,117	2,946	
	Hip		No Floor SF			1000 Gal Septic				Common Wall: 1 Wall		1	-3,205	-362	
	Flat	Gambrel	Walkout Doors (A)			2000 Gal Septic				Door Opener		1	703	79	
	Asphalt Shingle	Mansard				Lump Sum Items:				Water/Sewer					
		Shed				1				Public Water		1	1,968	222	
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
	Chimney: Brick	(10) Floor Support													
		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



Recorded in master deed as amount 406 SQ FT

UNIT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULSELL C DON & PATRICIA	PAULSELL CHARLES TRUSTEES	0	08/31/2010	WD	03-ARM'S LENGTH	2010 1059-617W	PROPERTY TRANSFER	0.0
CLASSIC COUNTRY INNS	PAULSELL	87,900	09/12/1998	WD	03-ARM'S LENGTH	489:823	OTHER	0.0

Property Address: 3 BEALS HOUSE D
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 15,17

Owner's Name/Address: PAULSELL CHARLES TRUSTEES OF JOINT REVOCABLE LIVING TRUST OF 11141 BOYCE RD CHELSEA MI 48118
 2024 Est TCV 217,794 TCV/TFA: 203.93

2024 Est TCV 217,794 TCV/TFA: 203.93

X Improved Vacant Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

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

H410 BEALS BEALS HOUSE 1 Units 150000.00000 100 150,0

0.00 Total Acres Total Est. Land Value = 150,000

Tax Description: L489 P823/98 UNIT 3D BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. 2ND AMEND 2023005062

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

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

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

2024 75,000 33,900 108,900 60,719C

2023 32,500 41,500 74,000 57,828C

2022 30,000 37,500 67,500 55,075C

2021 20,000 42,600 62,600 53,316C

Who When What TPC 08/14/2023 INSPECTED TPC 04/06/2015 INSPECTED WAS 01/10/2010 INSPECTED

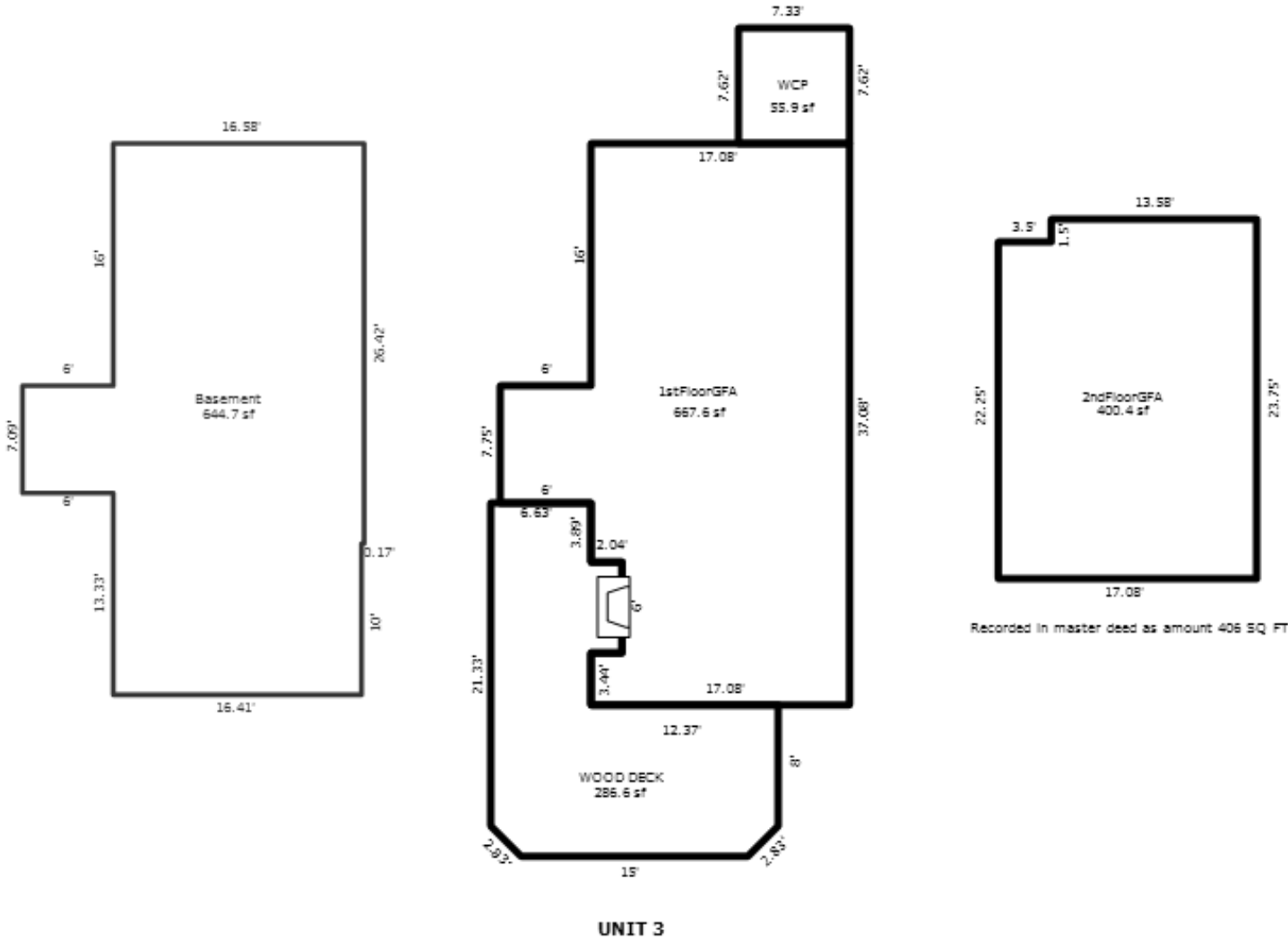
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		286	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Yr Built				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Remodeled				Heat Pump				Oven		Class: BC			% Good: 0	
	2000				No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
	2004								Standard Range		Floor Area: 1,068			No Conc. Floor: 0	
	Condition:								Self Clean Range		Total Base New : 300,522			Bsmnt Garage:	
	Average								Sauna		Total Depr Cost: 33,897			Roof:	
									Trash Compactor		Estimated T.C.V: 67,794				
	Room List								Central Vacuum		E.C.F. X 2.000				
									Security System						
	Basement														
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAVENS MARGARET A	HUTER STEVEN & CLAUDIA	220,000	08/04/2023	WD	03-ARM'S LENGTH	2023003532	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	HAVENS	175,800	11/02/1998	WD	03-ARM'S LENGTH	492:626	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 BEALS HOUSE E	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HUTER STEVEN & CLAUDIA 2300 BOSTON POST RD LARCHMONT NY 10538	MAP #: 15,17					
	2024 Est TCV 217,794 TCV/TFA: 203.93					

	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			H410 BEALS BEALS HOUSE			1 Units150000.00000 100 150,0
				0.00 Total Acres		Total Est. Land Value = 150,000

Tax Description
L492 P626/98 UNIT 3E BEALS HOUSE
CONDOMINIUM REC IN L485 P069-139/AMENDED
REC IN L681 P325-382 SEC 14 T29N R14W. .
2ND AMEND 2023005062

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES,
CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
A RESERVE FOR INTERIOR UPGRADES EVERY 5
YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



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

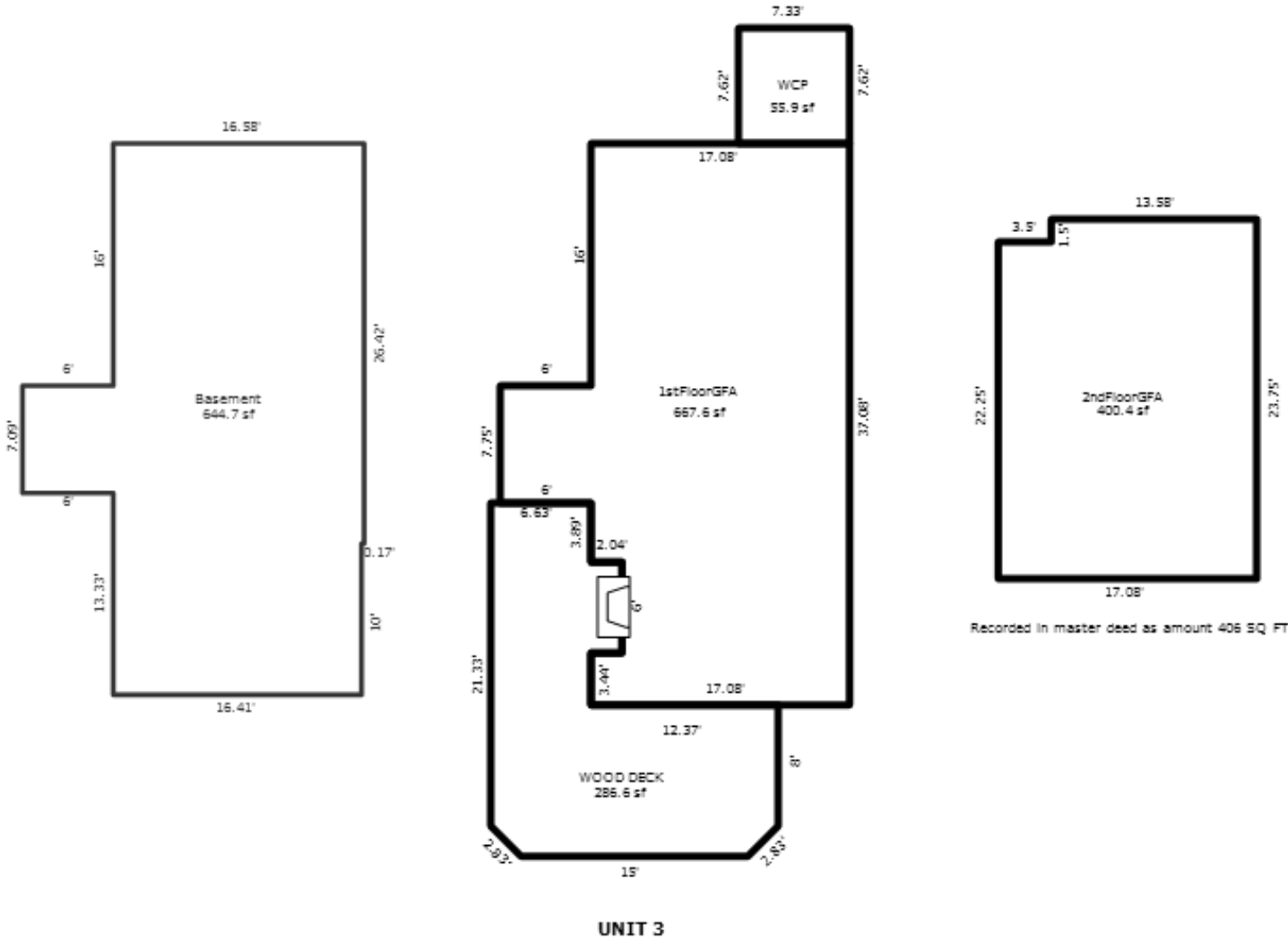
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	33,900	108,900			108,900S
2023	32,500	41,500	74,000			57,828C
2022	30,000	37,500	67,500			55,075C
2021	20,000	42,600	62,600			53,316C

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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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Yr Built				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Remodeled				Heat Pump				Oven		Class: BC			% Good: 0	
	2000				No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
	2004								Standard Range		Floor Area: 1,068			No Conc. Floor: 0	
	Condition:								Self Clean Range		Total Base New : 300,522			Bsmnt Garage:	
	Average								Sauna		Total Depr Cost: 33,897			Carport Area:	
									Trash Compactor		Estimated T.C.V: 67,794			Roof:	
									Central Vacuum		E.C.F. X 2.000				
	Room List								Security System						
	Basement														
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	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.			
PICKFORD JOHN T & TAMA	ACKROYD KEVIN & CHRISTIE	131,000	10/01/2013	WD	03-ARM'S LENGTH	1180P77	PROPERTY TRANSFER	100.0			
BESIO GREGORY J & SUZANNE	PICKFORD JOHN T & TAMA	170,000	02/10/2003	WD	03-ARM'S LENGTH	707:812	OTHER	100.0			
BLACK	BESIO	150,500	04/09/2001	WD	03-ARM'S LENGTH	576:511	PROPERTY TRANSFER	0.0			
CLASSIC COUNTRY INN	BLACK	88,900	04/22/1999	WD	03-ARM'S LENGTH	509:829	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
3 BEALS HOUSE F		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
ACKROYD KEVIN & CHRISTIE 9000 STONEY CREEK DR SOUTH LYON MI 48178		MAP #: 15,17		2024 Est TCV 217,794 TCV/TFA: 203.93							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				H410 BEALS BEALS HOUSE			1	Units	150000.00000 100	150,0	
				0.00 Total Acres Total Est. Land Value = 150,000							
L509 P829/99 L576 P511/01 L707 P812/03 UNIT 3F BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMEND REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water								
Comments/Influences		X	Sewer								
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS		X	Electric								
ASSOCIATION FEES: \$175 PER MONTH 2007		X	Gas								
		X	Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	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	75,000	33,900	108,900			60,719C
					2023	32,500	41,500	74,000			57,828C
					2022	30,000	37,500	67,500			55,075C
					2021	20,000	42,600	62,600			53,316C

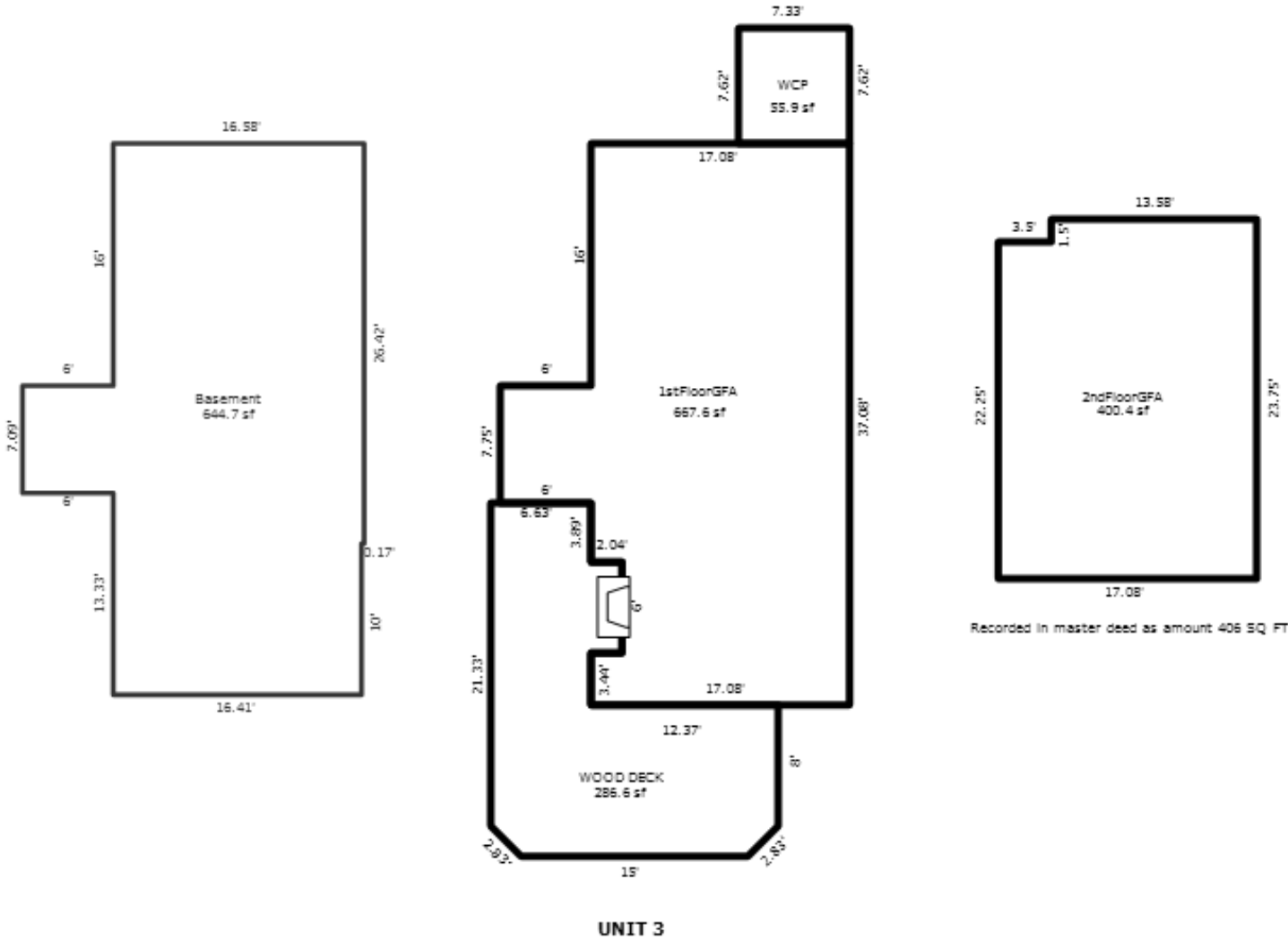


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Yr Built		Min		Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Remodeled				Heat Pump				Oven		Class: BC			% Good: 0	
	2000				No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
	2004								Standard Range		Floor Area: 1,068			No Conc. Floor: 0	
	Condition:								Self Clean Range		Total Base New : 300,522			Bsmnt Garage:	
	Average								Sauna		Total Depr Cost: 33,897			Roof:	
									Trash Compactor		Estimated T.C.V: 67,794				
	Room List								Central Vacuum		E.C.F. X 2.000				
	Basement								Security System						
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.	X													
	Few														
	Large														
	Avg.														
	Few														
	Small														
	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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LEVIEW LLC	MCCAUSLAND & LOMAKO	0	05/25/2018	QC	09-FAMILY	1334P637	OTHER	0.0		
MCCAUSLAND & LOMAKO	LOMAKO NICHOLAS P & KATHL	1	01/31/2018	QC	09-FAMILY	1321P393	PROPERTY TRANSFER	0.0		
MCCAUSLAND & LOMAKO	LEVIEW LLC	1	07/24/2000	QC	09-FAMILY	550P437	DEED	0.0		
CLASSIC COUNTRY INN	MCCAUSLAND & LOMAKO	88,900	04/16/1999	WD	03-ARM'S LENGTH	509:233	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
3 BEALS HOUSE G		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
LAMOKO NICHOLAS P & KATHLEEN 20154 EDGEWOOD AVE LIVONIA MI 48152		MAP #: 15,17		2024 Est TCV 217,794 TCV/TFA: 203.93						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				H410 BEALS BEALS HOUSE	1	Units	150000.00000	100		150,0
				0.00 Total Acres			Total Est. Land Value =			150,000
L509 P233 L550 P437/00 UNIT 3G BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		X	Dirt Road							
Comments/Influences		X	Gravel Road							
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS		X	Paved Road							
ASSOCIATION FEES: \$175 PER MONTH 2007		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Topography of Site							
		X	Level							
		X	Rolling							
			Low							
		X	High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	75,000	33,900	108,900		60,719C
		TPC 08/14/2023	INSPECTED		2023	32,500	41,500	74,000		57,828C
		TPC 04/06/2015	INSPECTED		2022	30,000	37,500	67,500		55,075C
		WAS 01/10/2010	INSPECTED		2021	20,000	42,600	62,600		53,316C

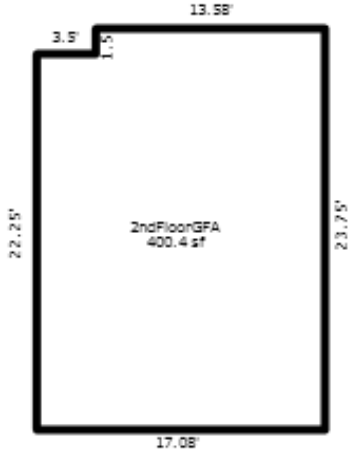
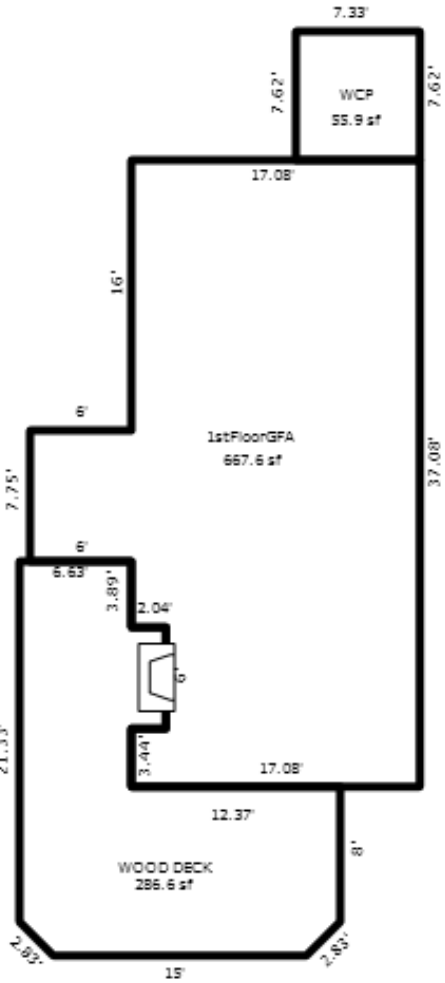
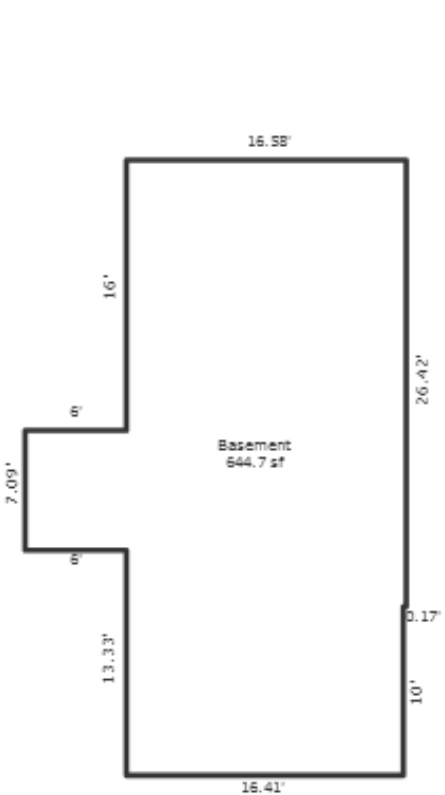


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
					Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
	Building Style:				Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	FRACTIONAL SHR				Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	Yr Built				Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	2000				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Condition: Average				Heat Pump				Oven		Class: BC			% Good: 0	
					No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
	Room List				X Central Air				Standard Range		Floor Area: 1,068			No Conc. Floor: 0	
	Basement				Wood Furnace				Self Clean Range		Total Base New : 300,522			Bsmnt Garage:	
	1st Floor				(12) Electric				Sauna		Total Depr Cost: 33,897			Roof:	
	2nd Floor				0 Amps Service				Trash Compactor		Estimated T.C.V: 67,794				
	3 Bedrooms				No./Qual. of Fixtures				Central Vacuum		E.C.F. X 2.000				
	(1) Exterior				Ex. X Ord. Min				Security System						
X	Wood/Shingle				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000						
	Aluminum/Vinyl				Many X Ave. Few				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	Brick				(13) Plumbing				(11) Heating System: Forced Heat & Cool, Air Conditioning						
	Insulation				1 Average Fixture(s)				Ground Area = 667 SF Floor Area = 1068 SF.						
	(2) Windows				2 3 Fixture Bath				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
	Many				1 2 Fixture Bath				Building Areas						
	Avg.				Softener, Auto				Stories Exterior Foundation Size Cost New Depr. Cost						
	Few				Softener, Manual				1.5 Story Siding Basement 667						
	Large				Solar Water Heat				1 Story Siding Overhang 67						
	Avg.				No Plumbing				Total: 193,057 21,777						
	Small				Extra Toilet				Other Additions/Adjustments						
	Basement: 667 S.F.				Extra Sink				Recreation Room 644 18,096 2,041						
	Crawl: 0 S.F.				Separate Shower				Basement, Outside Entrance, Below Grade 1 3,695 417						
	Slab: 0 S.F.				Ceramic Tile Floor				Plumbing						
	Height to Joists: 0.0				1 Ceramic Tile Floor				Average Fixture(s) 1 2,234 252						
	(8) Basement				1 Ceramic Tile Wains				3 Fixture Bath 1 7,025 792						
	Conc. Block				Ceramic Tub Alcove				2 Fixture Bath 1 4,707 531						
	Poured Conc.				Vent Fan				Ceramic Tile Floor 1 1,382 156						
	Stone				(14) Water/Sewer				Ceramic Tile Wains 1 2,803 316						
	Treated Wood				1 Public Water				Porches						
	Concrete Floor				1 Public Sewer				WCP (1 Story) 55 4,247 479						
	(9) Basement Finish				Water Well				Deck						
	644 Recreation SF				1000 Gal Septic				Treated Wood 286 5,709 644						
	Living SF				2000 Gal Septic				Garages						
	1 Walkout Doors (B)				Lump Sum Items:				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
	No Floor SF								Base Cost 322 26,117 2,946						
	Walkout Doors (A)								Common Wall: 1 Wall 1 -3,205 -362						
	(10) Floor Support								Door Opener 1 703 79						
	Joists:								Water/Sewer						
	Unsupported Len:								Public Water 1 1,968 222						
	Cntr.Sup:								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Recorded in master deed as amount 406 SQ FT

UNIT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KAGEY DONALD L & JULIANNE	KAGEY FAMILY TRUST	0	02/12/2020	QC	09-FAMILY	2020000978	PROPERTY TRANSFER	0.0		
MITCHELL ROBERT M & DIANA	KAGEY DONALD L & JULIANNE	127,500	09/21/2018	WD	03-ARM'S LENGTH	1341P528	PROPERTY TRANSFER	100.0		
CLASSIC COUNTRY INNS	MITCHELL	88,900	09/12/1998	WD	03-ARM'S LENGTH	489:559	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
3 BEALS HOUSE H		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
KAGEY FAMILY TRUST 4026 SHOALS DR OKEMOS MI 48864		MAP #: 15,17		2024 Est TCV 217,794 TCV/TFA: 203.93						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
L489 P559/98 UNIT 3H BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE			1 Units	150000.00000	100	150,0
ASSOCIATION FEES: \$175 PER MONTH 2007		Paved Road		0.00 Total Acres Total Est. Land Value = 150,000						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	75,000	33,900	108,900		60,719C	
TPC 08/14/2023 INSPECTED		2023	32,500	41,500	74,000			57,828C		
TPC 04/06/2015 INSPECTED		2022	30,000	37,500	67,500			55,075C		
WAS 01/10/2010 INSPECTED		2021	20,000	42,600	62,600			53,316C		

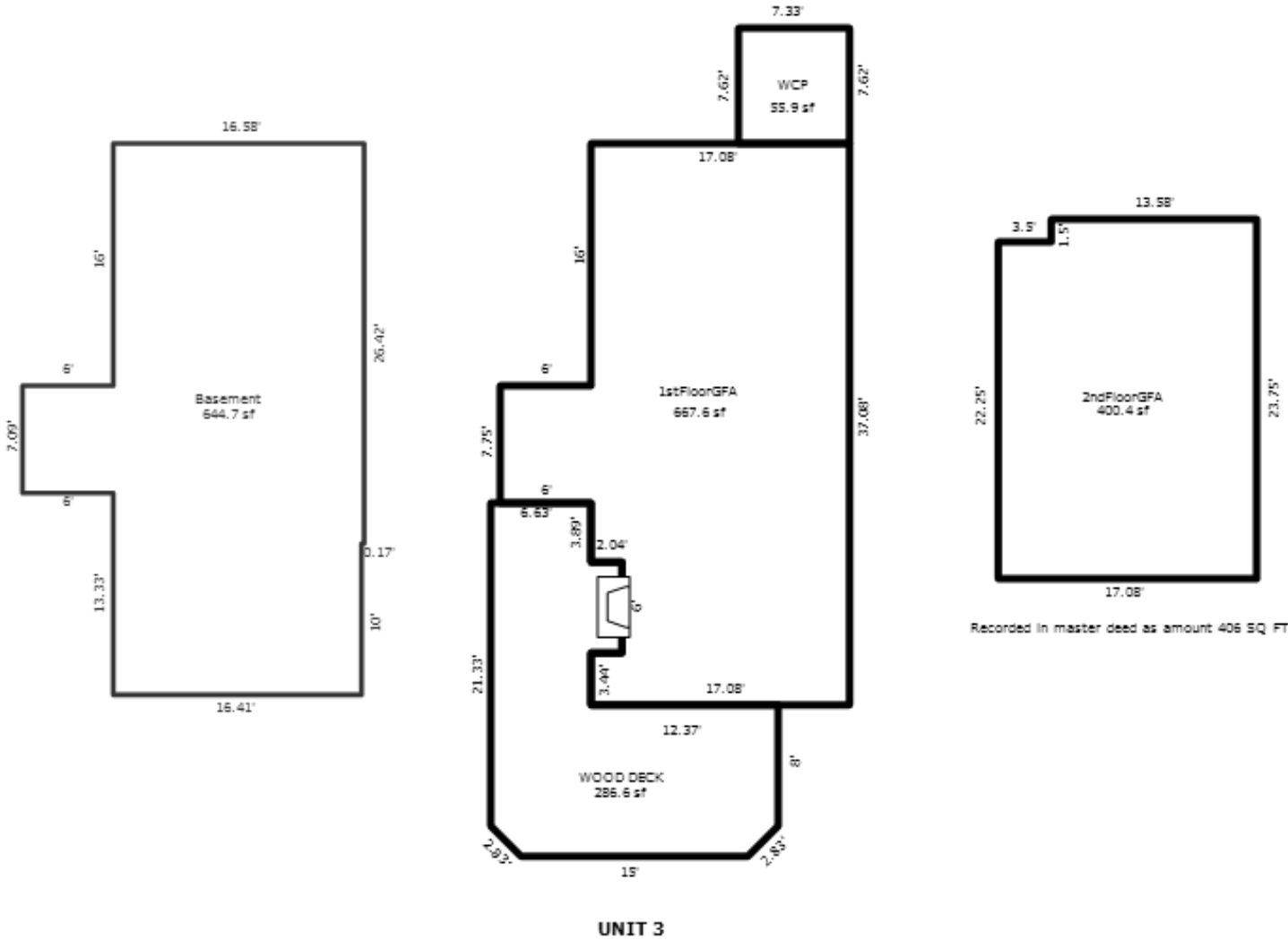


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County of Leelanau, Michigan

*** 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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
					Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
	Building Style:				Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	FRACTIONAL SHR				Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	Yr Built				Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	2000				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Condition: Average				Heat Pump				Oven		Class: BC			% Good: 0	
					No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
	Room List				X Central Air				Standard Range		Floor Area: 1,068			No Conc. Floor: 0	
	Basement				Wood Furnace				Self Clean Range		Total Base New : 300,522			Bsmnt Garage:	
	1st Floor				(12) Electric				Sauna		Total Depr Cost: 33,897			Carport Area:	
	2nd Floor				0 Amps Service				Trash Compactor		Estimated T.C.V: 67,794			Roof:	
	3 Bedrooms				No./Qual. of Fixtures				Central Vacuum		E.C.F. X 2.000				
	(1) Exterior				Ex. X Ord. Min				Security System						
X	Wood/Shingle				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000						
	Aluminum/Vinyl				Many X Ave. Few				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	Brick				(13) Plumbing				(11) Heating System: Forced Heat & Cool, Air Conditioning						
	Insulation				1 Average Fixture(s)				Ground Area = 667 SF Floor Area = 1068 SF.						
	(2) Windows				2 3 Fixture Bath				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
	Many				1 2 Fixture Bath				Building Areas						
	Avg. X Avg.				Softener, Auto				Stories Exterior Foundation Size Cost New Depr. Cost						
	Few Small				Softener, Manual				1.5 Story Siding Basement 667						
	Wood Sash				Solar Water Heat				1 Story Siding Overhang 67						
	Metal Sash				No Plumbing				Total: 193,057 21,777						
	Vinyl Sash				Extra Toilet				Other Additions/Adjustments						
	Double Hung				Extra Sink				Recreation Room 644 18,096 2,041						
	Horiz. Slide				Separate Shower				Basement, Outside Entrance, Below Grade 1 3,695 417						
	Casement				Ceramic Tile Floor				Plumbing						
	Double Glass				1 Ceramic Tile Floor				Average Fixture(s) 1 2,234 252						
	Patio Doors				1 Ceramic Tile Wains				3 Fixture Bath 1 7,025 792						
	Storms & Screens				Ceramic Tub Alcove				2 Fixture Bath 1 4,707 531						
	(3) Roof				Vent Fan				Ceramic Tile Floor 1 1,382 156						
	Gable				(14) Water/Sewer				Ceramic Tile Wains 1 2,803 316						
	Hip				1 Public Water				Porches						
	Flat				1 Public Sewer				WCP (1 Story) 55 4,247 479						
	Asphalt Shingle				Water Well				Deck						
	Chimney: Brick				1000 Gal Septic				Treated Wood 286 5,709 644						
					2000 Gal Septic				Garages						
					Lump Sum Items:				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
									Base Cost 322 26,117 2,946						
									Common Wall: 1 Wall 1 -3,205 -362						
									Door Opener 1 703 79						
									Water/Sewer						
									Public Water 1 1,968 222						
									<<<<< 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.
RASMUSSEN GREGG D & CONNI	HAVENS MARGARET A	135,000	05/08/2018	WD	03-ARM'S LENGTH	1330P738	PROPERTY TRANSFER	100.0
BESIO GREGORY J & SUSAN K	RASMUSSEN GREGG D & CONNI	194,900	10/24/2005	WD	03-ARM'S LENGTH	877:683	OTHER	100.0
CLASSIC COUNTRY INNS LLC	BESIO GREGORY J & SUSAN K	351,310	05/13/2003	WD	03-ARM'S LENGTH	741:417	OTHER	100.0

Property Address: 4 BEALS HOUSE A
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 Owner's Name/Address: HAVENS MARGARET A
 401 SCARLET OAK DR
 FINDLAY OH 45840
 MAP #: 15,17

2024 Est TCV 216,892 TCV/TFA: 198.80

X Improved Vacant Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 H410 BEALS BEALS HOUSE 1 Units 150000.00000 100 150,0
 0.00 Total Acres Total Est. Land Value = 150,000

Tax Description: L741 P417/03 L877 P683/05 UNIT 4A BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062

Comments/Influences: ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
 ASSOCIATION FEES: \$175 PER MONTH 2007



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

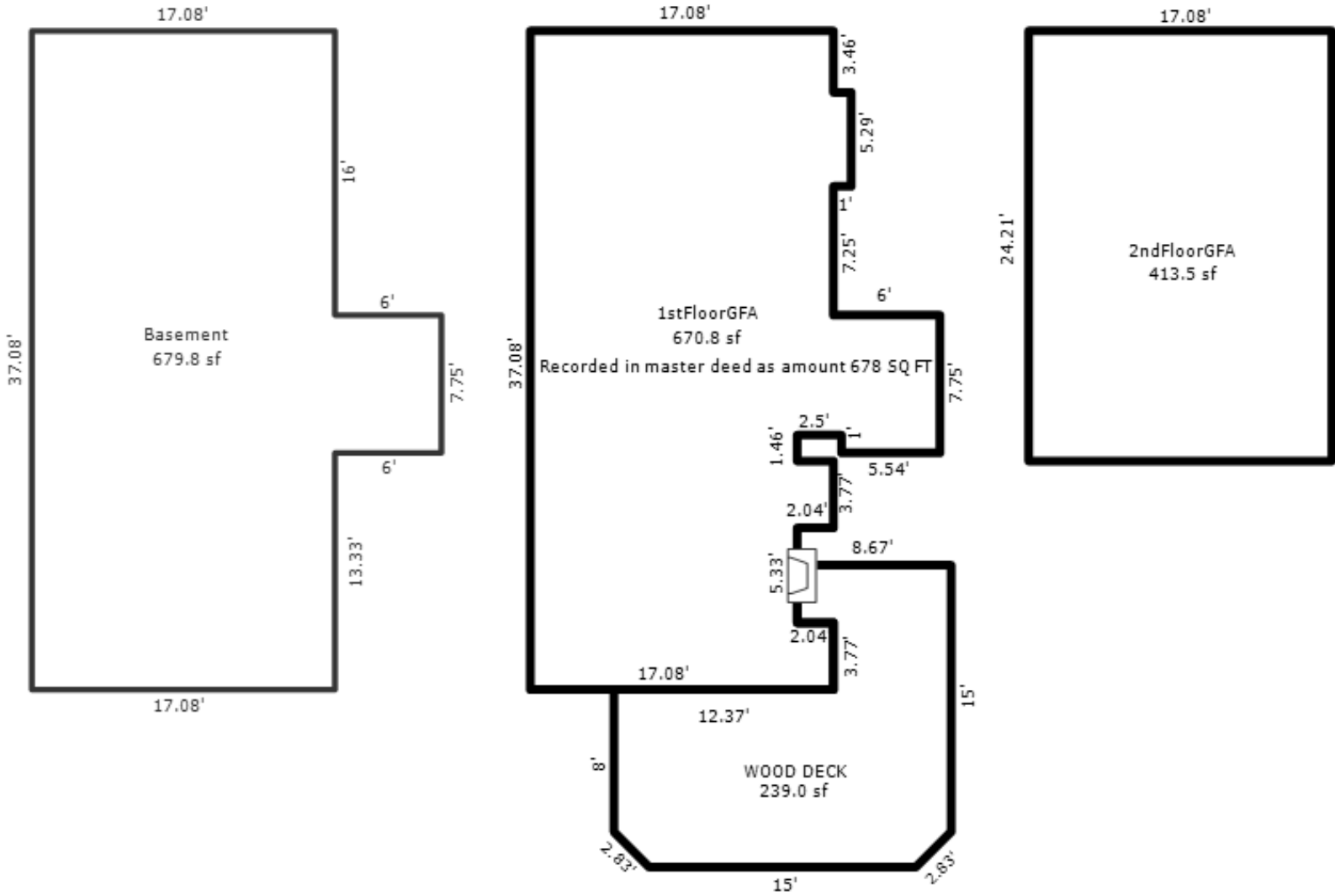
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C
2021	20,000	49,600	69,600			58,585C

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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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	WCP (1 Story)	Year Built: 2000		
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story		Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		239	Treated Wood	Class: BC		
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Exterior: Siding		
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Brick Ven.: 0		
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.: 0		
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall: 1 Wall		
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation: 42 Inch		
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator				Finished?: Yes		
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth				Auto. Doors: 1		
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors: 0		
Yr Built	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area: 322		
2002	0		Ex	X	Ord		Min		Oven		Class: BC				% Good: 0		
Condition: Average			Size of Closets			No Heating/Cooling				Microwave		Effec. Age: 6				Storage Area: 0	
			Lg	X	Ord		Small		Standard Range		Floor Area: 1,091				No Conc. Floor: 0		
Room List		Doors		Solid	X	H.C.		X	Self Clean Range		Total Base New : 296,533			E.C.F.	Bsmnt Garage:		
	Basement	(5) Floors			(12) Electric				Sauna		Total Depr Cost: 33,446			X	2.000	Roof:	
	1st Floor	Kitchen:			0 Amps Service				Trash Compactor		Estimated T.C.V: 66,892						
	2nd Floor	Other:			No./Qual. of Fixtures				Central Vacuum								
	3 Bedrooms	Other:			Ex.	X	Ord.		Security System								
									Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002								
									Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
									(11) Heating System: Forced Heat & Cool, Air Conditioning								
									Ground Area = 678 SF Floor Area = 1091 SF.								
									Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28								
									Building Areas								
									Stories Exterior Foundation Size Cost New Depr. Cost								
									1.5 Story Siding Basement 678								
									1 Story Siding Overhang 74								
									Total: 196,396 22,153								
									Other Additions/Adjustments								
									Recreation Room 679 19,080 2,152								
									Basement, Outside Entrance, Below Grade 1 3,695 417								
									Plumbing								
									Average Fixture(s) 1 2,234 252								
									3 Fixture Bath 1 7,025 792								
									2 Fixture Bath 1 4,707 531								
									Ceramic Tile Floor 1 1,382 156								
									Ceramic Tile Wains 1 2,803 316								
									Porches								
									WCP (1 Story) 45 3,672 414								
									Deck								
									Treated Wood 239 5,084 573								
									Garages								
									Class: BC Exterior: Siding Foundation: 42 Inch (Finished)								
									Base Cost 322 26,117 2,946								
									Common Wall: 1 Wall 1 -3,205 -362								
									Door Opener 1 703 79								
									Water/Sewer								
									Public Water 1 1,968 222								
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



UNIT 4

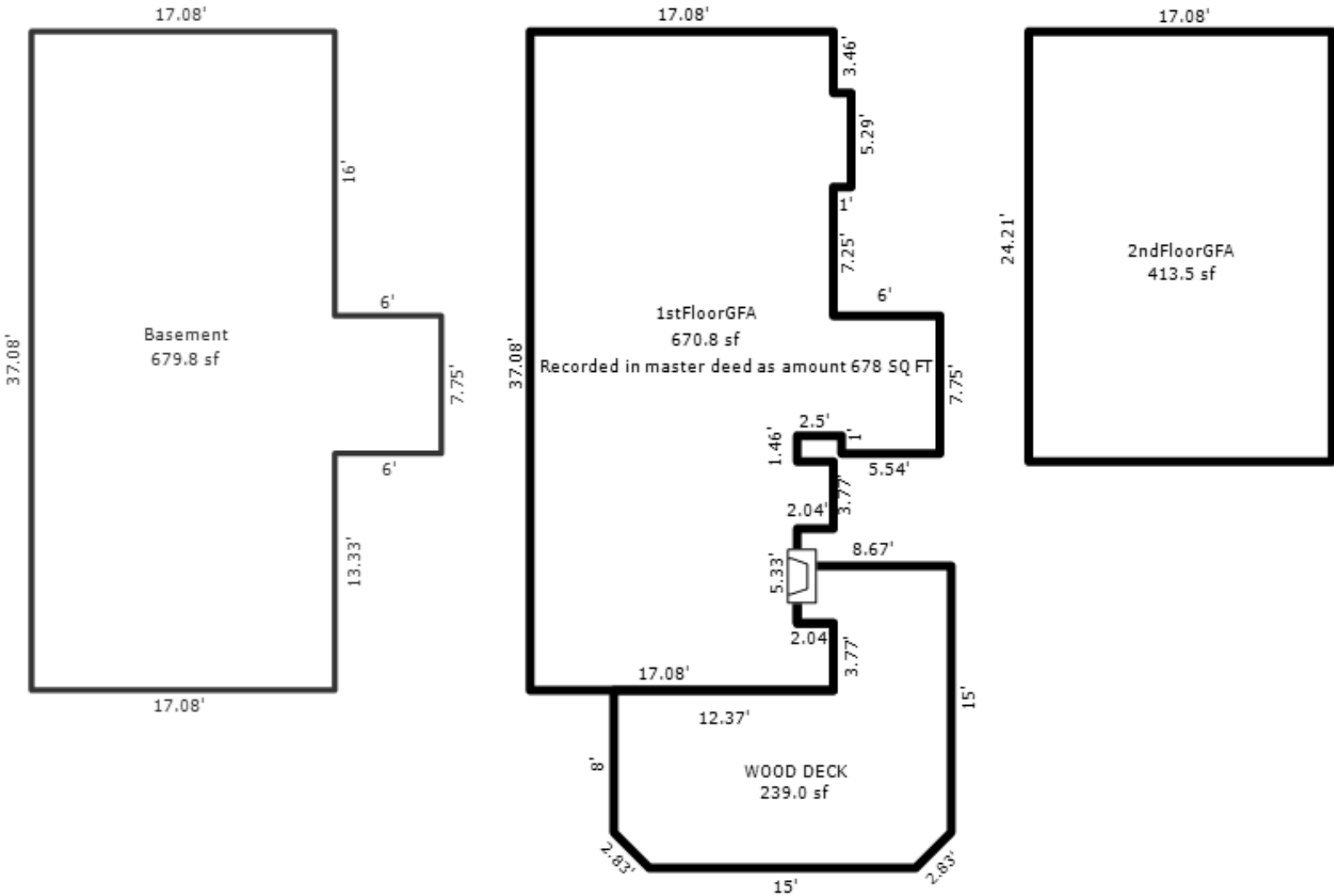
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WALLINGTON TIMOTHY & OGIL	WALLINGTON TIMOTHY & OGIL	0	03/31/2022	QC	09-FAMILY	2022002657	PROPERTY TRANSFER	0.0		
ROEHLING JOHN D & CILIBER	WALLINGTON TIMOTHY & OGIL	140,000	12/02/2015	WD	03-ARM'S LENGTH	1247P442	PROPERTY TRANSFER	100.0		
BESIO GREGORY J & SUSAN K	ROEHLING JOHN D & CILIBER	155,000	08/12/2008	WD	03-ARM'S LENGTH	985/327	DEED	100.0		
CLASSIC COUNTRY INNS LLC	BESIO GREGORY J & SUSAN K	0	05/13/2003	WD	03-ARM'S LENGTH	741:417	OTHER	100.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
4 BEALS HOUSE B		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
WALLINGTON TIMOTHY & OGILVIE ALISON 306 MONTGOMERY AVE ANN ARBOR MI 48103		MAP #: 15,17		2024 Est TCV 216,892 TCV/TFA: 198.80						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
L741 P417/03 UNIT 4B BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	150000.00000	100		150,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 150,000						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	75,000	33,400	108,400	66,720C		
TPC 04/06/2015 INSPECTED		2023	32,500	48,300	80,800			63,543C		
WAS 01/10/2010 INSPECTED		2022	30,000	43,600	73,600			60,518C		
WAS 11/19/2007 INSPECTED		2021	20,000	49,600	69,600			58,585C		

*** 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	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	WCP (1 Story)	Year Built: 2000																									
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story		Car Capacity: 1																							
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		239	Treated Wood	Class: BC																									
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided				Exterior: Siding																									
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Brick Ven.: 0																									
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.: 0																									
					Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall: 1 Wall																									
	Building Style:				Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation: 42 Inch																									
	FRACTIONAL SHR				Electric Wall Heat				Vented Hood		Heat Circulator				Finished?: Yes																									
	Yr Built				Space Heater				Intercom		Raised Hearth				Auto. Doors: 1																									
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors: 0																									
	2002				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area: 322																									
	Condition:				Heat Pump				Oven		Class: BC				% Good: 0																									
	Average				No Heating/Cooling				Microwave		Effec. Age: 6				Storage Area: 0																									
					Size of Closets				Standard Range		Floor Area: 1,091				No Conc. Floor: 0																									
					Trim & Decoration				Self Clean Range		Total Base New : 296,533				E.C.F.																									
					Ex X Ord Min				Sauna		Total Depr Cost: 33,446				X 2.000																									
					Lg X Ord Small				Trash Compactor		Estimated T.C.V: 66,892				Bsmnt Garage:																									
	Room List				Doors Solid X H.C.				Central Vacuum						Carport Area:																									
					(5) Floors				Security System						Roof:																									
	Basement				Kitchen:				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 678 SF Floor Area = 1091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28 Building Areas <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>678</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>74</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>196,396</td> <td>22,153</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 679 19,080 2,152 Basement, Outside Entrance, Below Grade 1 3,695 417 Plumbing Average Fixture(s) 1 2,234 252 3 Fixture Bath 1 7,025 792 2 Fixture Bath 1 4,707 531 Ceramic Tile Floor 1 1,382 156 Ceramic Tile Wains 1 2,803 316 Porches WCP (1 Story) 45 3,672 414 Deck Treated Wood 239 5,084 573 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 26,117 2,946 Common Wall: 1 Wall 1 -3,205 -362 Door Opener 1 703 79 Water/Sewer Public Water 1 1,968 222								Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	678			1 Story	Siding	Overhang	74			Total:				196,396	22,153
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
1.5 Story	Siding	Basement	678																																					
1 Story	Siding	Overhang	74																																					
Total:				196,396	22,153																																			
	1st Floor				Other:																																			
	2nd Floor				Other:																																			
	3 Bedrooms				No./Qual. of Fixtures																																			
					Ex. X Ord. Min																																			
	(1) Exterior				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																																			
					1 Ceramic Tile Floor																																			
					1 Ceramic Tile Wains																																			
					Ceramic Tub Alcove																																			
					Vent Fan																																			
					(14) Water/Sewer																																			
					1 Public Water																																			
					1 Public Sewer																																			
					Water Well																																			
					1000 Gal Septic																																			
					2000 Gal Septic																																			
					Lump Sum Items:																																			
					(10) Floor Support																																			
					Joists:																																			
					Unsupported Len:																																			
					Cntr.Sup:																																			

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



UNIT 4


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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BESIO GREGORY J & SUSAN K	WILLIS FRANK D & ROBERTA	175,000	09/21/2007	WD	03-ARM'S LENGTH	954:769	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	BESIO GREGORY J & SUSAN K	175,655	08/13/2004	WD	03-ARM'S LENGTH	820:473	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 BEALS HOUSE C	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WILLIS FRANK D & ROBERTA KELLY 35540 RIVERVIEW DR PAW PAW MI 49079	MAP #: 15,17					
	2024 Est TCV 216,892 TCV/TFA: 198.80					

		Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Tax Description		X		H410 BEALS BEALS HOUSE				1 Units150000.00000 100	150,0
L820 P473/04 UNIT 4C BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		X		0.00 Total Acres Total Est. Land Value = 150,000					

Comments/Influences	X Sewer
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS	X Electric
ASSOCIATION FEES: \$175 PER MONTH 2007	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	75,000	33,400	108,400			66,720C
	X	Rolling		2023	32,500	48,300	80,800			63,543C
	X	Low		2022	30,000	43,600	73,600			60,518C
	X	High		2021	20,000	49,600	69,600			58,585C
	X	Landscaped								
	X	Swamp								
	X	Wooded								
	X	Pond								
	X	Waterfront								
	X	Ravine								
	X	Wetland								
	X	Flood Plain								

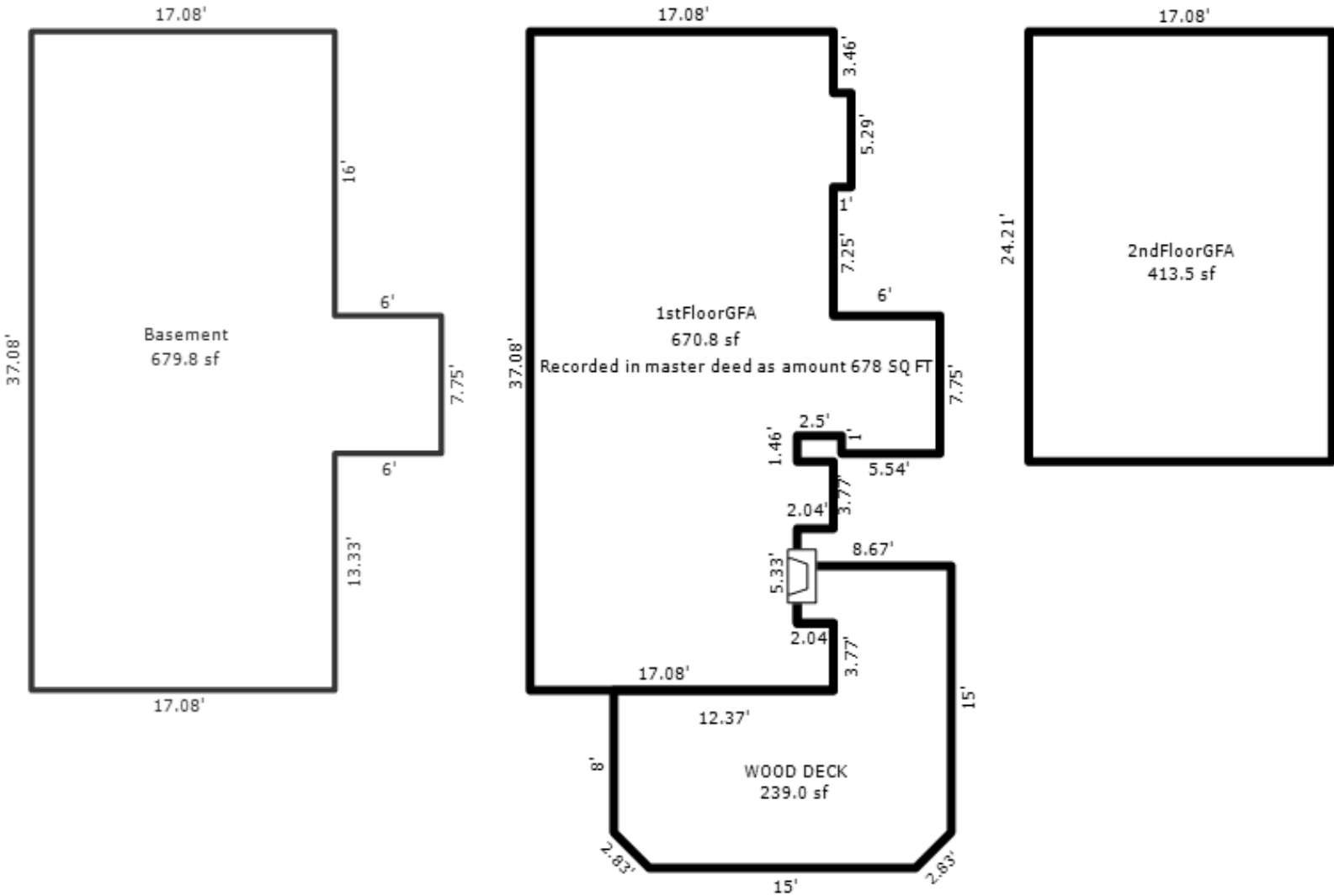
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		TPC 04/06/2015 INSPECTED	2024	75,000	33,400	108,400			66,720C
		WAS 01/10/2010 INSPECTED	2023	32,500	48,300	80,800			63,543C
		WAS 11/19/2007 INSPECTED	2022	30,000	43,600	73,600			60,518C
			2021	20,000	49,600	69,600			58,585C

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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		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow.			Interior 1 Story	
	Mobile Home	0	Front Overhang								1	Cook Top Dishwasher		45	WCP (1 Story)	
	Town Home	0	Other Overhang			Forced Air w/o Ducts					1	Garbage Disposal		239	Treated Wood	Year Built: 2000
	Duplex					Forced Air w/ Ducts					Interior 2 Story 2nd/Same Stack							Car Capacity: 1
	A-Frame					Forced Hot Water					Exterior 1 Story					Class: BC
X	Wood Frame	(4) Interior				Electric Baseboard					Exterior 2 Story					Exterior: Siding
			Drywall Paneled	Plaster Wood T&G		Elec. Ceil. Radiant					Prefab 1 Story					Brick Ven.: 0
	Building Style: FRACTIONAL SHR	Trim & Decoration				Radiant (in-floor)					Prefab 2 Story					Stone Ven.: 0
	Yr Built 2002		Ex	X	Ord						Heat Circulator					Common Wall: 1 Wall
	Remodeled 0										Raised Hearth					Foundation: 42 Inch
	Condition: Average	Size of Closets									Wood Stove					Finished?: Yes
			Lg	X	Ord						Direct-Vented Ga					Auto. Doors: 1
	Room List				Small						Class: BC					Mech. Doors: 0
	Basement	Doors									Effec. Age: 6					Area: 322
	1st Floor	Solid									Floor Area: 1,091					% Good: 0
	2nd Floor			X	H.C.						Total Base New : 296,533					Storage Area: 0
	3 Bedrooms	(5) Floors				Central Air Wood Furnace					Total Depr Cost: 33,446				X	E.C.F. 2.000
		Kitchen:				(12) Electric					Estimated T.C.V: 66,892					Bsmnt Garage:
		Other:				0 Amps Service										Carpport Area:
		Other:				No./Qual. of Fixtures										Roof:
	(1) Exterior					Ex. X Ord. Min					Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002					
X	Wood/Shingle	(6) Ceilings				No. of Elec. Outlets					Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
	Aluminum/Vinyl					Many X Ave. Few					(11) Heating System: Forced Heat & Cool, Air Conditioning					
	Brick					(13) Plumbing					Ground Area = 678 SF Floor Area = 1091 SF.					
	Insulation					1 Average Fixture(s)					Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28					
	(2) Windows	(7) Excavation				2 3 Fixture Bath					Building Areas					
	Many	Basement: 678 S.F.				1 2 Fixture Bath					Stories Exterior Foundation Size Cost New Depr. Cost					
	Avg. X Avg.	Crawl: 0 S.F.				Softener, Auto					1.5 Story Siding Basement 678					
	Few	Slab: 0 S.F.				Softener, Manual					1 Story Siding Overhang 74					
	Large	Height to Joists: 0.0				Solar Water Heat					Total: 196,396 22,153					
	Small	(8) Basement				No Plumbing					Other Additions/Adjustments					
X	Wood Sash	Conc. Block				Extra Toilet					Recreation Room 679 19,080 2,152					
	Metal Sash	Poured Conc.				Extra Sink					Basement, Outside Entrance, Below Grade 1 3,695 417					
	Vinyl Sash	Stone				Separate Shower					Plumbing					
	Double Hung	Treated Wood				Ceramic Tile Floor					Average Fixture(s) 1 2,234 252					
	Horiz. Slide	Concrete Floor				Ceramic Tile Floor					3 Fixture Bath 1 7,025 792					
	Casement	(9) Basement Finish				Ceramic Tile Wains					2 Fixture Bath 1 4,707 531					
	Double Glass					Ceramic Tub Alcove					Ceramic Tile Floor 1 1,382 156					
	Patio Doors					Vent Fan					Ceramic Tile Wains 1 2,803 316					
	Storms & Screens					(14) Water/Sewer					Porches					
						1 Public Water					WCP (1 Story) 45 3,672 414					
	(3) Roof	679	Recreation SF			1 Public Sewer					Deck					
X	Gable		Living SF			1 Public Water					Treated Wood 239 5,084 573					
	Hip		Walkout Doors (B)			Water Well					Garages					
	Flat		No Floor SF			1000 Gal Septic					Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
	Gambrel		Walkout Doors (A)			2000 Gal Septic					Base Cost 322 26,117 2,946					
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:					Common Wall: 1 Wall 1 -3,205 -362					
											Door Opener 1 703 79					
	Chimney: Brick	Joists:									Water/Sewer					
		Unsupported Len:									Public Water 1 1,968 222					
		Cntr.Sup:									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



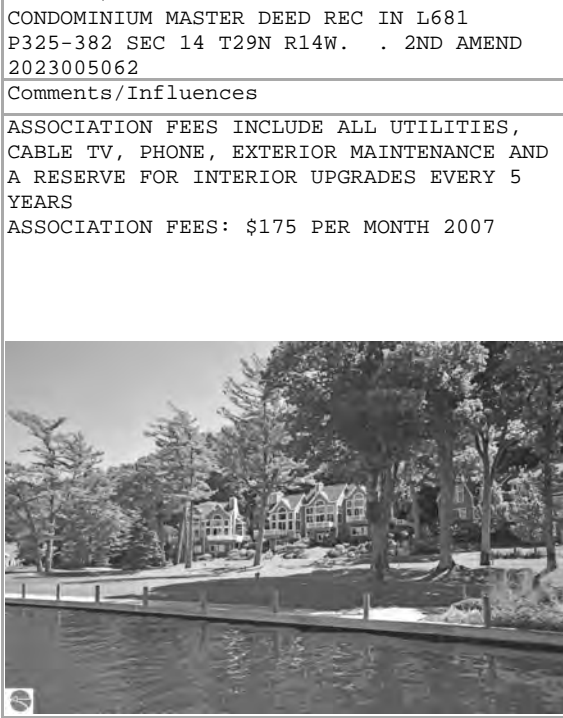
UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLASSIC COUNTRY INNS LLC	LALONDE STEPHEN & SUZANNE	184,000	09/30/2003	WD	03-ARM'S LENGTH	769:1	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 BEALS HOUSE D	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LALONDE STEPHEN & SUZANNE 7S409 ARBOR DR NAPERVILLE IL 60540	MAP #: 15,17					
	2024 Est TCV 216,892 TCV/TFA: 198.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L769 P1/03 UNIT 4D BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		Dirt Road								
Comments/Influences	X		Gravel Road								
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
	X		Level								
	X		Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								



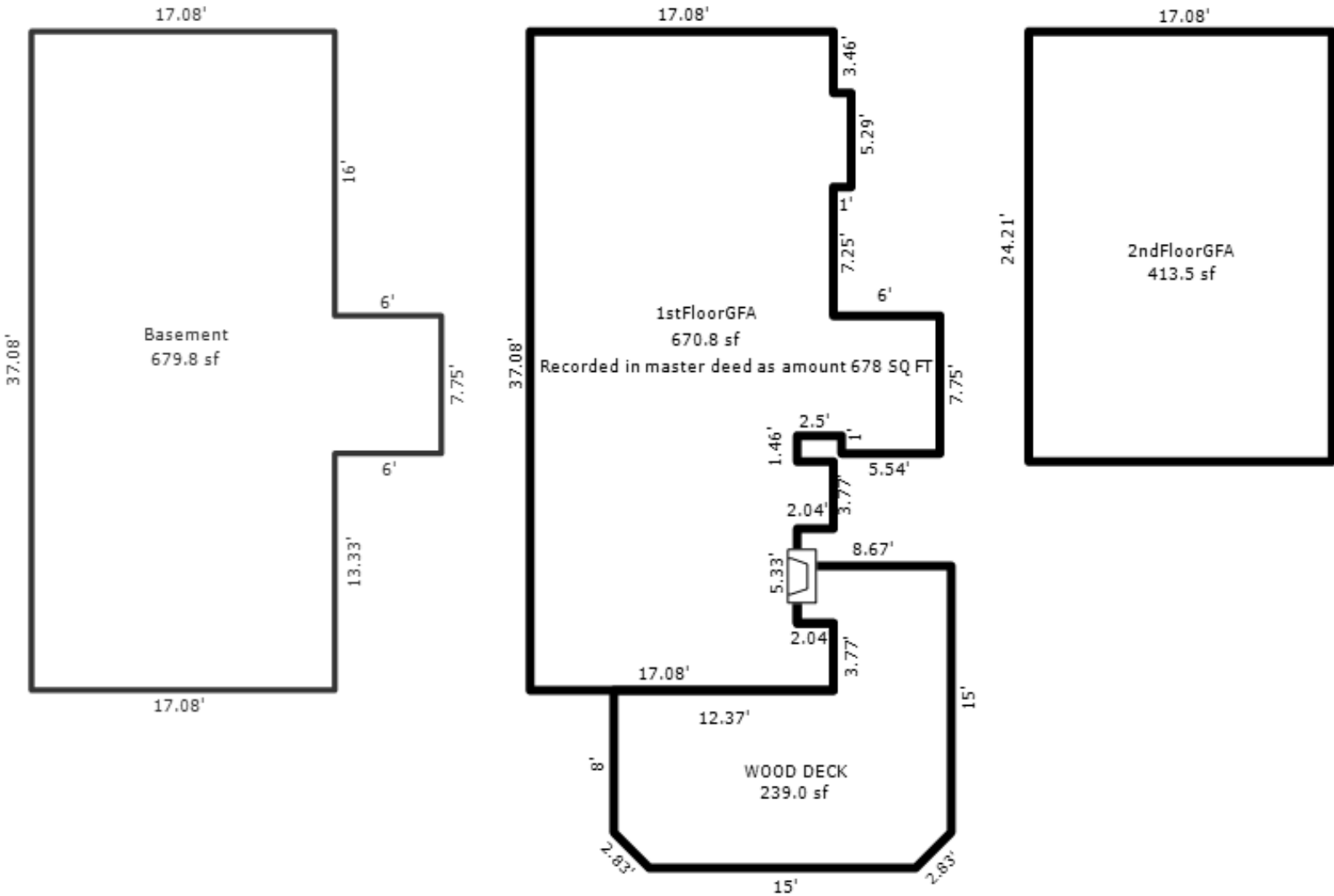
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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C
2021	20,000	49,600	69,600			58,585C

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


Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story 1 Interior 2 Story 2nd/Same Stack 1 Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 45 WCP (1 Story) 239 Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	Class: BC Effec. Age: 6 Floor Area: 1,091 Total Base New : 296,533 Total Depr Cost: 33,446 Estimated T.C.V: 66,892	E.C.F. X 2.000	Bsmnt Garage: Carport Area: Roof:
Building Style: FRACTIONAL SHR	Ex X Ord Min	No./Qual. of Fixtures Ex. X Ord. Min	Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002			
Yr Built 2002 Remodeled 0	Size of Closets Lg X Ord Small	No. of Elec. Outlets Many X Ave. Few	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 678 SF Floor Area = 1091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28			
Condition: Average	Doors Solid X H.C.	(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 678 1 Story Siding Overhang 74 Total: 196,396 22,153			
Room List	(5) Floors Kitchen: Other: Other:	(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Other Additions/Adjustments Recreation Room 679 19,080 2,152 Basement, Outside Entrance, Below Grade 1 3,695 417 Plumbing Average Fixture(s) 1 2,234 252 3 Fixture Bath 1 7,025 792 2 Fixture Bath 1 4,707 531 Ceramic Tile Floor 1 1,382 156 Ceramic Tile Wains 1 2,803 316			
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings	Lump Sum Items:	Porches WCP (1 Story) 45 3,672 414 Deck Treated Wood 239 5,084 573 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 26,117 2,946 Common Wall: 1 Wall 1 -3,205 -362 Door Opener 1 703 79			
(1) Exterior	(7) Excavation Basement: 678 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	Water/Sewer Public Water 1 1,968 222			
X Wood/Shingle Aluminum/Vinyl Brick Insulation	(9) Basement Finish	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(2) Windows	Many Avg. X Large Avg. Small	(10) Floor Support				
X Many Avg. X Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					
(3) Roof	679 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 Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					
Chimney: Brick						

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



UNIT 4

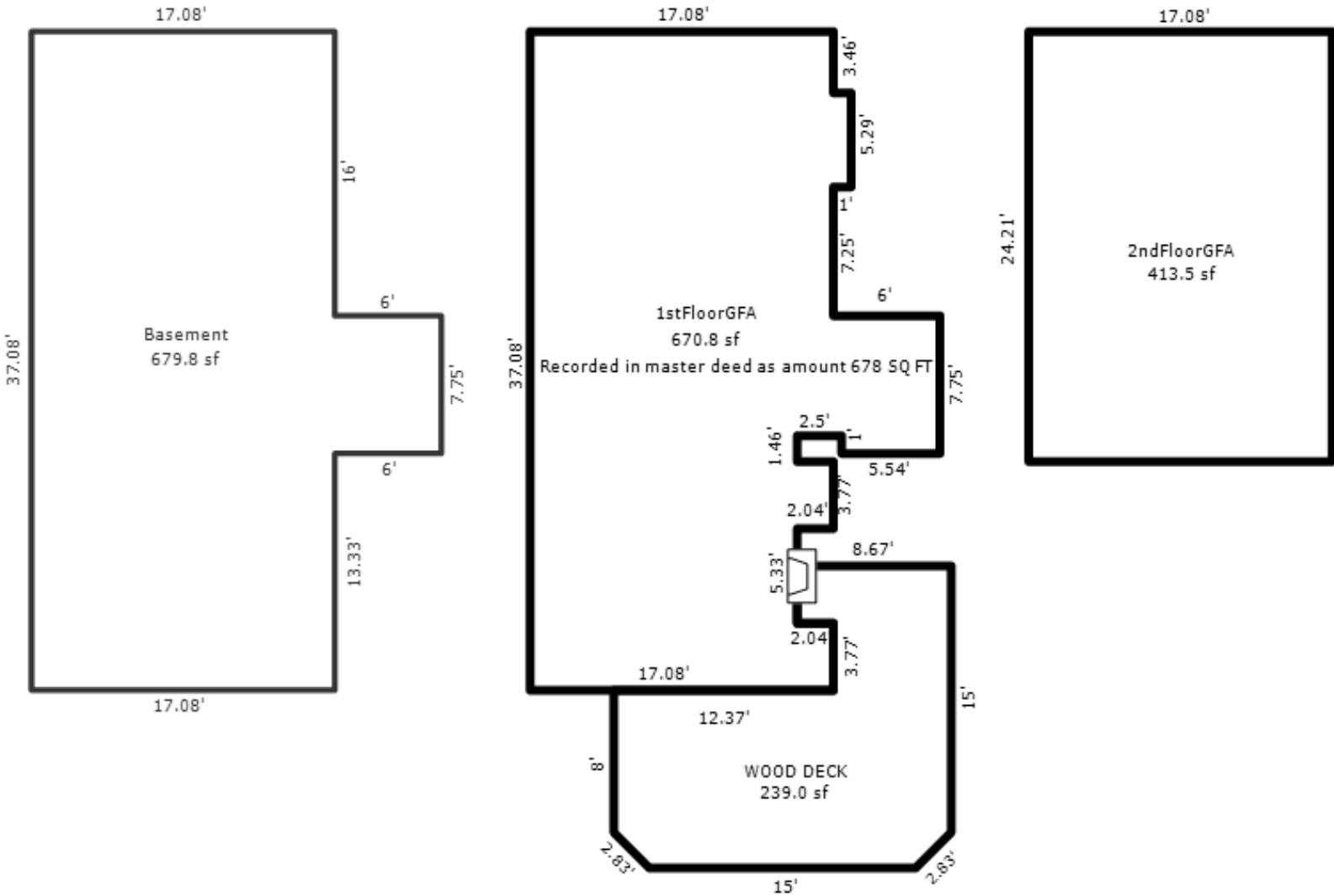
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BLACKFORD BRADLEY J & MIC	BLACKFORD BRADLEY & MICHE	0	09/15/2016	QC	09-FAMILY	1273P448	PROPERTY TRANSFER	0.0		
KOEPKE JAMES A & PAULA S	BLACKFORD BRADLEY J & MIC	141,000	11/20/2015	WD	03-ARM'S LENGTH	1246P255	PROPERTY TRANSFER	100.0		
CLASSIC COUNTRY INNS LLC	KOEPKE JAMES A & PAULA S	189,900	10/03/2003	WD	03-ARM'S LENGTH	768:999	OTHER	100.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
4 BEALS HOUSE E		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
BLACKFORD BRADLEY & MICHELLE TRUST 1683 GLOUCESTER PLYMOUTH MI 48170		MAP #: 15,17		2024 Est TCV 216,892 TCV/TFA: 198.80						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
L768 P999/03 UNIT 4E BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	150000.00000	100		150,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 150,000						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	75,000	33,400	108,400	66,720C		
TPC 04/06/2015 INSPECTED		2023	32,500	48,300	80,800			63,543C		
WAS 01/10/2010 INSPECTED		2022	30,000	43,600	73,600			60,518C		
WAS 11/19/2007 INSPECTED		2021	20,000	49,600	69,600			58,585C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	45 239	WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration													Class: BC Effec. Age: 6 Floor Area: 1,091 Total Base New : 296,533 Total Depr Cost: 33,446 Estimated T.C.V: 66,892
Building Style: FRACTIONAL SHR		Trim & Decoration														
Yr Built 2002	Remodeled 0	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		(12) Electric			No./Qual. of Fixtures							Bsmnt Garage:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min							Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets							Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 678 SF Floor Area = 1091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28		
	Insulation			Many X Ave. Few			(13) Plumbing							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost		
(2) Windows		(7) Excavation		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 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 678 1 Story Siding Overhang 74							Total: 196,396 22,153		
X	Many Avg. X Avg. Large Small	Basement: 678 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 679 19,080 2,152 Basement, Outside Entrance, Below Grade 1 3,695 417 Plumbing Average Fixture(s) 1 2,234 252 3 Fixture Bath 1 7,025 792 2 Fixture Bath 1 4,707 531 Ceramic Tile Floor 1 1,382 156 Ceramic Tile Wains 1 2,803 316							Porches WCP (1 Story) 45 3,672 414 Deck Treated Wood 239 5,084 573		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 26,117 2,946 Common Wall: 1 Wall 1 -3,205 -362 Door Opener 1 703 79		
(3) Roof		679 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Lump Sum Items:							Water/Sewer Public Water 1 1,968 222		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer Public Water 1 1,968 222							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
	Asphalt Shingle															

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEPP WILLIAM SCOTT JR & RE	KEPP WILLIAM S JR & REED	0	12/11/2023	WD	03-ARM'S LENGTH	2024000260	PROPERTY TRANSFER	0.0
RA PROPERTIES 1 LLC	KEPP WILLIAM SCOTT JR & RE	135,000	05/31/2018	WD	03-ARM'S LENGTH	1331P372	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	RA PROPERTIES #1 LLC	189,900	11/10/2003	WD	03-ARM'S LENGTH	775:619	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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4 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 15,17	2024 Est TCV 216,892 TCV/TFA: 198.80		
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Owner's Name/Address	KEPP WILLIAM S JR & REED HEATHER TR 4393 TURTLE CREEK DR PERRYSBURG OH 43551	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE		
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Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L775 P619/03 UNIT 4F BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	H410 BEALS BEALS HOUSE		0.00	Total Acres		150000.00000	100		150,0
Comments/Influences	X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Total Est. Land Value = 150,000								

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



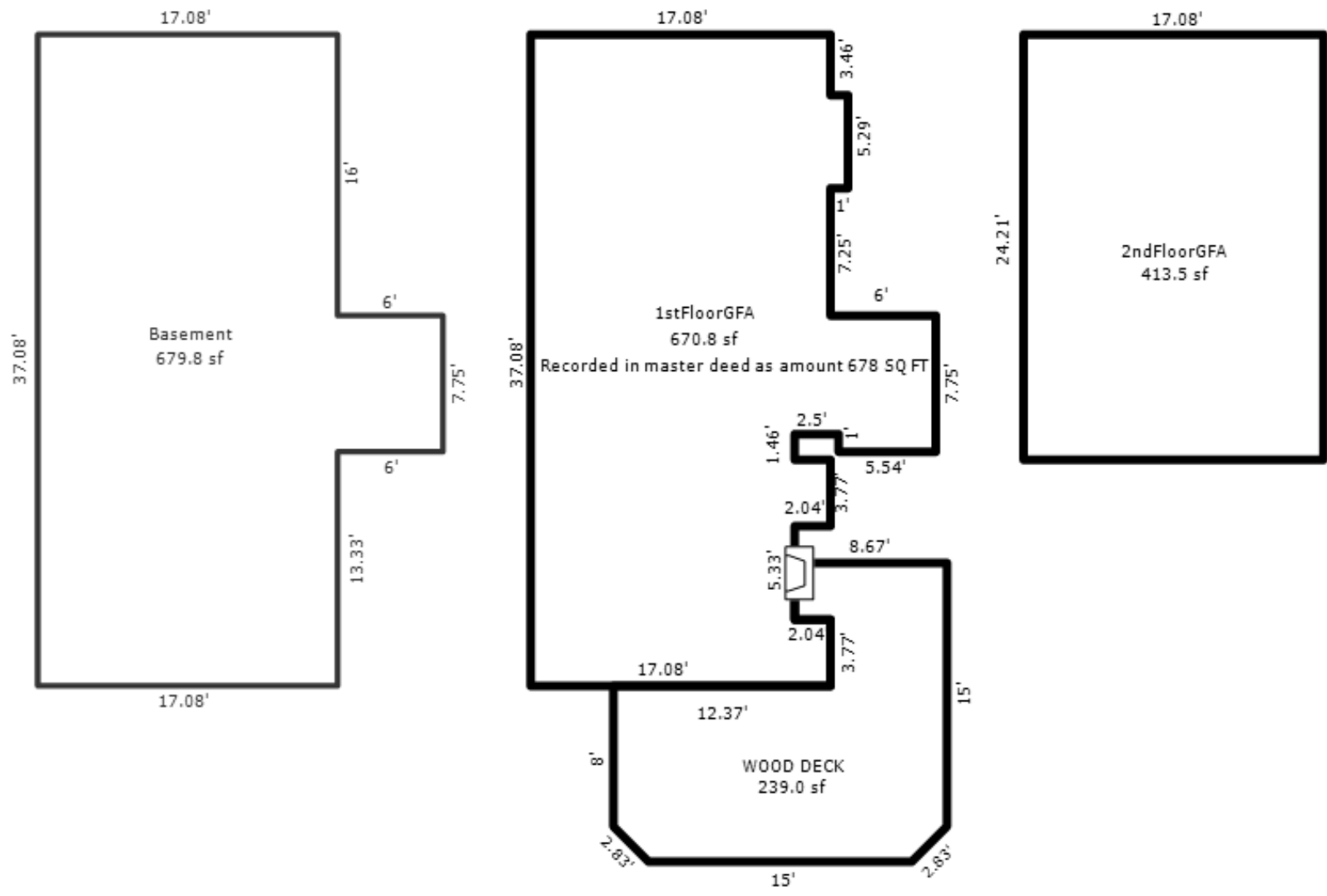
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	Level	2024	75,000	33,400	108,400			66,720C
X High	Low	2023	32,500	48,300	80,800			63,543C
	Landscaped	2022	30,000	43,600	73,600			60,518C
	Swamp	2021	20,000	49,600	69,600			58,585C
	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		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 45 239	Type WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 6 Floor Area: 1,091 Total Base New : 296,533 Total Depr Cost: 33,446 Estimated T.C.V: 66,892			E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC			Blt 2002			
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
Condition: Average		Size of Closets		Lg			X	Ord	Small	(11) Heating System: Forced Heat & Cool, Air Conditioning						
Room List		Doors	Solid	X	H.C.	Plumbing			Ground Area = 678 SF Floor Area = 1091 SF.							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
(1) Exterior		(6) Ceilings		Exc.			X	Ord.	Min	Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 678 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many			X	Ave.	Few	1.5 Story Siding Basement 678 1 Story Siding Overhang 74 Total: 196,396 22,153			
(2) Windows		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Other Additions/Adjustments						
X	Many Avg. Few	Large Avg. Small	(10) Floor Support		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 679 19,080 2,152 Basement, Outside Entrance, Below Grade 1 3,695 417								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 2,234 252 3 Fixture Bath 1 7,025 792 2 Fixture Bath 1 4,707 531 Ceramic Tile Floor 1 1,382 156 Ceramic Tile Wains 1 2,803 316					
(3) Roof		(15) Fireplaces		Lump Sum Items:			Porches			Deck						
X	Gable Hip Flat	Gambrel Mansard Shed	(16) Porches/Decks		Ceramic Tub Alcove Vent Fan			WCP (1 Story) 45 3,672 414			Treated Wood 239 5,084 573					
	Asphalt Shingle		(17) Garage		Public Water Public Water			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 26,117 2,946 Common Wall: 1 Wall 1 -3,205 -362 Door Opener 1 703 79					
Chimney: Brick		(18) Other		Water/Sewer			Water/Sewer			Public Water 1 1,968 222						

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CLEMETSEN ERIC A & HELEN	CLEMETSEN ERIC A & HELEN	0	10/27/2017	WD	09-FAMILY	1322P906	OTHER	0.0		
ANDERSON JAMES L LIVING T	CLEMETSEN ERIC A & HELEN	125,000	08/17/2017	WD	03-ARM'S LENGTH	1304P668	PROPERTY TRANSFER	100.0		
PRYOR THOMAS S &	ANDERSON JAMES L LIVING T	194,900	05/31/2006	WD	03-ARM'S LENGTH	902:805	OTHER	100.0		
CLASSIC COUNTRY INNS LLC	PRYOR THOMAS S &	189,900	02/12/2004	WD	03-ARM'S LENGTH	788:863	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
4 BEALS HOUSE G		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
CLEMETSEN ERIC A & HELEN C 200 TAYLOR LAKE RD HOLLY MI 48442		MAP #: 15,17		2024 Est TCV 216,892 TCV/TFA: 198.80						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
L788 P863/04 L902 P805/06 UNIT 4G BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ORIG WAS \$185,000 ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	150000.00000	100		150,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 150,000						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	75,000	33,400	108,400	66,720C	
		TPC 04/06/2015	INSPECTED		2023	32,500	48,300	80,800	63,543C	
		WAS 01/10/2010	INSPECTED		2022	30,000	43,600	73,600	60,518C	
		WAS 11/19/2007	INSPECTED		2021	20,000	49,600	69,600	58,585C	

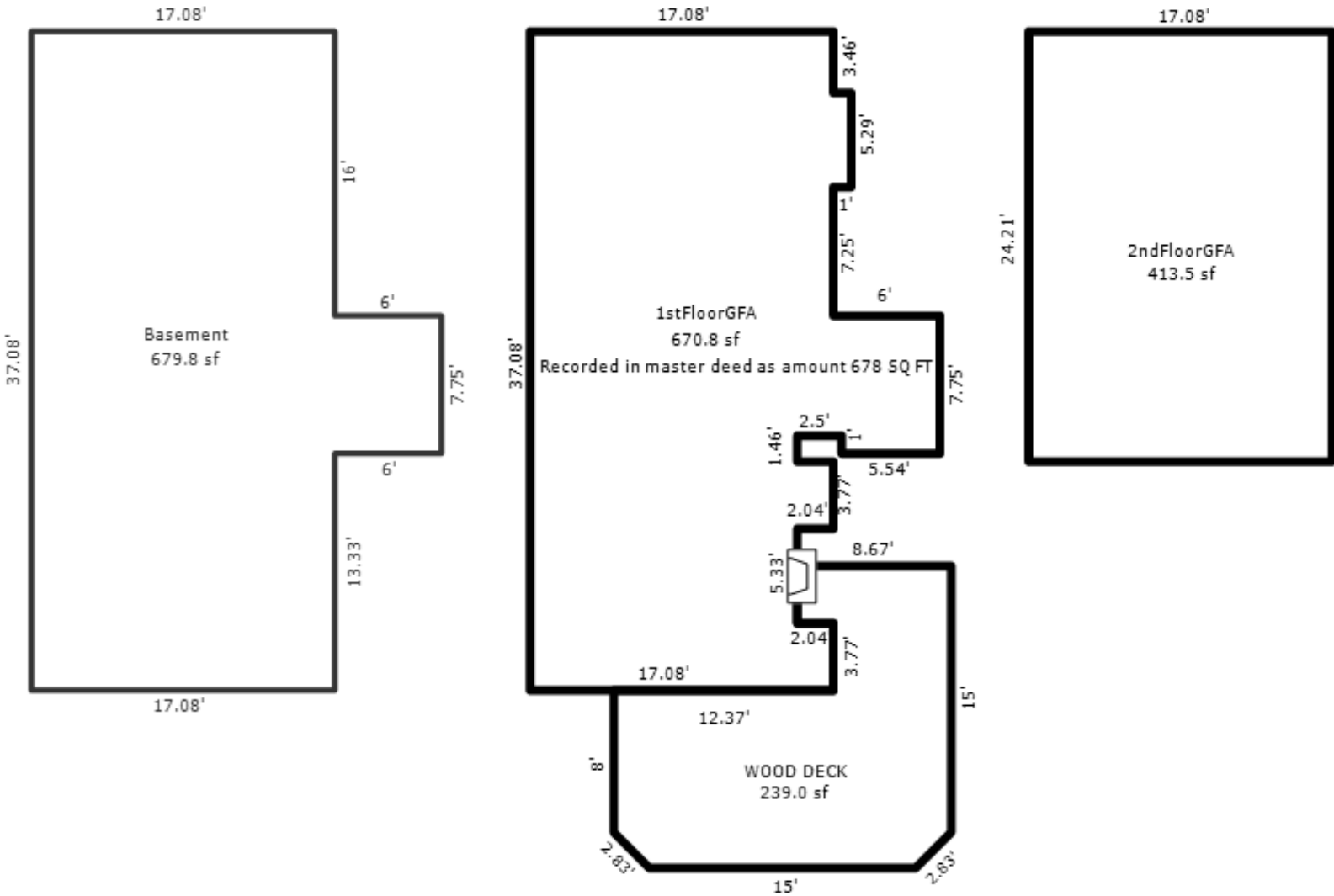


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	WCP (1 Story)	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story		Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		239	Treated Wood	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided				Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator				Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth				Auto. Doors: 1	
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors: 0	
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area: 322	
	2002	0			Heat Pump				Oven		Class: BC				% Good: 0	
	Condition:				No Heating/Cooling				Microwave		Effec. Age: 6				Storage Area: 0	
	Average								Standard Range		Floor Area: 1,091				No Conc. Floor: 0	
	Room List								Self Clean Range		Total Base New : 296,533				Bsmnt Garage:	
	Basement								Sauna		Total Depr Cost: 33,446				Carport Area:	
	1st Floor								Trash Compactor		Estimated T.C.V: 66,892				Roof:	
	2nd Floor								Central Vacuum							
	3 Bedrooms								Security System							
	(1) Exterior															
X	Wood/Shingle		(5) Floors													
	Aluminum/Vinyl		Kitchen:													
	Brick		Other:													
	Insulation		Other:													
	(2) Windows															
X	Many		(6) Ceilings													
	Avg.															
	Few															
	Large															
	Avg.															
	Small															
	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***



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONTE JOSEPH R & CHRISTIN	CONTE JOSEPH R REVOCABLE	0	06/17/2006	QC	09-FAMILY	908:143	OTHER	0.0
CLASSIC COUNTRY INNS LLC	CONTE JOSEPH R & CHRISTIN	189,900	02/12/2004	WD	03-ARM'S LENGTH	789:483	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CONTE JOSEPH R REVOCABLE LIVING TRUST AGREEMENT 2523 TARRAGONA WAY TROY MI 48098	MAP #: 15,17					
	2024 Est TCV 216,892 TCV/TFA: 198.80					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L789 P483/04 L908 P143/06 UNIT 4H BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062					H410 BEALS BEALS HOUSE						150,0
Comments/Influences					* Factors * 1 Units150000.00000 100 0.00 Total Acres Total Est. Land Value = 150,000						

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	75,000	33,400	108,400			66,720C
	2023	32,500	48,300	80,800			63,543C
	2022	30,000	43,600	73,600			60,518C
	2021	20,000	49,600	69,600			58,585C

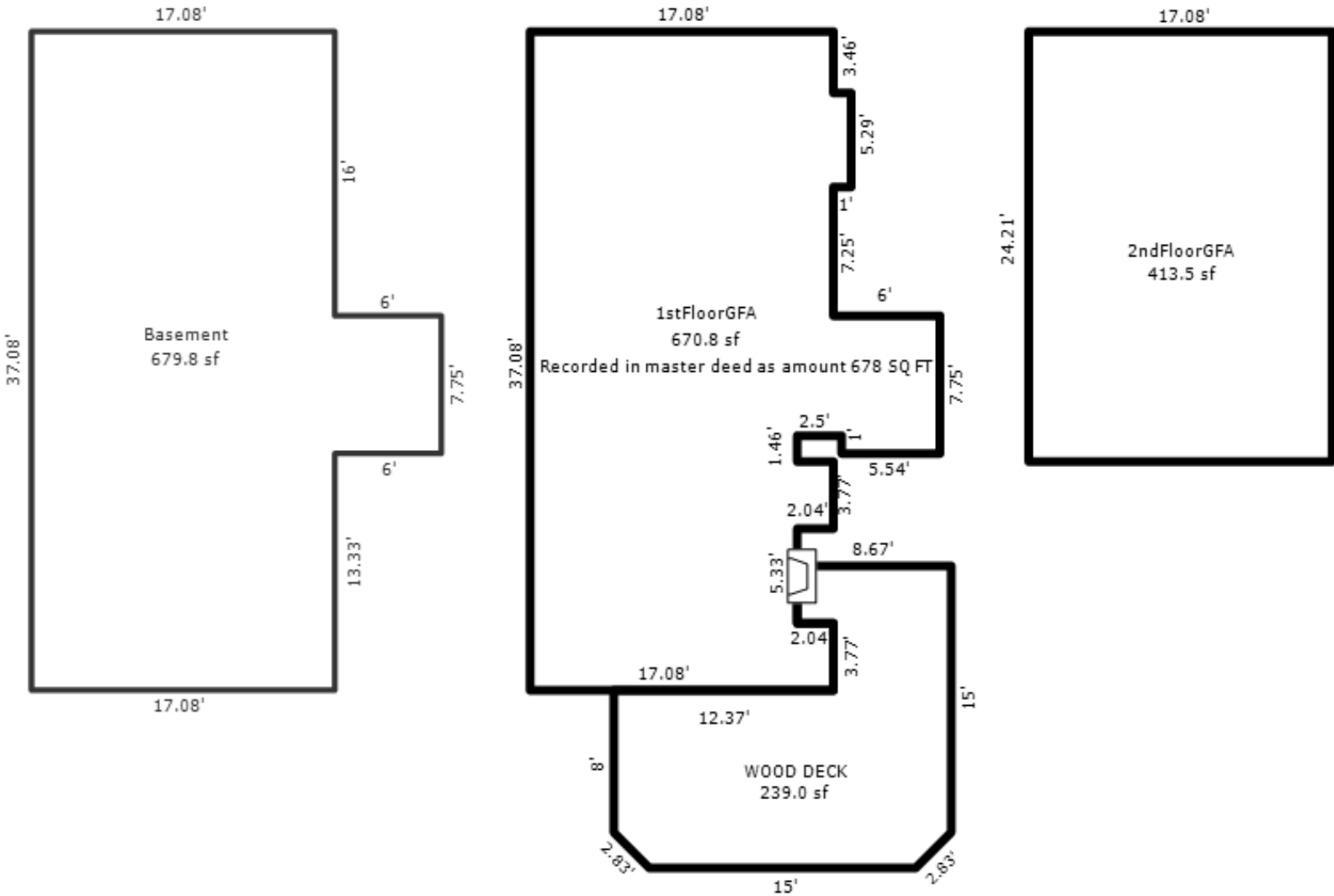
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County of Leelanau, Michigan

*** 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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam		1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Garbage Disposal	1	Two Sided		Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Bath Heater		Exterior 1 Story		Exterior: Siding	
	A-Frame				Forced Hot Water				Vent Fan		Exterior 2 Story		Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Hot Tub		Prefab 1 Story		Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Unvented Hood		Prefab 2 Story		Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Vented Hood		Heat Circulator		Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Intercom		Raised Hearth		Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Jacuzzi Tub		Wood Stove		Auto. Doors: 1	
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi repl.Tub		Direct-Vented Ga		Mech. Doors: 0	
	Yr Built		Ex	X	Ord		Min	X			Class: BC		Area: 322	
	Remodeled										Effec. Age: 6		% Good: 0	
	2002	0									Floor Area: 1,091		Storage Area: 0	
	Condition:	Average			Size of Closets						Total Base New : 296,533		E.C.F.	
			Lg	X	Ord		Small				Total Depr Cost: 33,446		X 2.000	
	Room List		Doors		Solid	X	H.C.	X	Central Air		Estimated T.C.V: 66,892		Bsmnt Garage:	
									Wood Furnace				Roof:	
	Basement		(5) Floors			(12) Electric								
	1st Floor		Kitchen:			0 Amps Service								
	2nd Floor		Other:			No./Qual. of Fixtures								
	3 Bedrooms		Other:			Ex.	X	Ord.		Min				
(1)	Exterior					No. of Elec. Outlets								
X	Wood/Shingle		(6) Ceilings			Many	X	Ave.		Few				
	Aluminum/Vinyl					(13) Plumbing								
	Brick					1 Average Fixture(s)								
	Insulation		(7) Excavation			2 3 Fixture Bath								
(2)	Windows		Basement: 678 S.F.			1 2 Fixture Bath								
			Crawl: 0 S.F.			Softener, Auto								
X	Many		Slab: 0 S.F.			Softener, Manual								
	Avg.	X	Height to Joists: 0.0			Solar Water Heat								
	Few					No Plumbing								
	Large		(8) Basement			Extra Toilet								
	Avg.		Conc. Block			Extra Sink								
	Small		Poured Conc.			Separate Shower								
			Stone			1 Ceramic Tile Floor								
	Wood Sash		Treated Wood			1 Ceramic Tile Wains								
	Metal Sash		Concrete Floor			Ceramic Tub Alcove								
	Vinyl Sash					Vent Fan								
	Double Hung		(9) Basement Finish			(14) Water/Sewer								
	Horiz. Slide		679 Recreation SF			1 Public Water								
	Casement		Living SF			1 Public Sewer								
	Double Glass		1 Walkout Doors (B)			Water Well								
	Patio Doors		No Floor SF			1000 Gal Septic								
	Storms & Screens		Walkout Doors (A)			2000 Gal Septic								
(3)	Roof		(10) Floor Support			Lump Sum Items:								
X	Gable		Joists:											
	Hip		Unsupported Len:											
	Flat		Cntr.Sup:											
X	Asphalt Shingle													
	Chimney: Brick													


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

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



UNIT 4

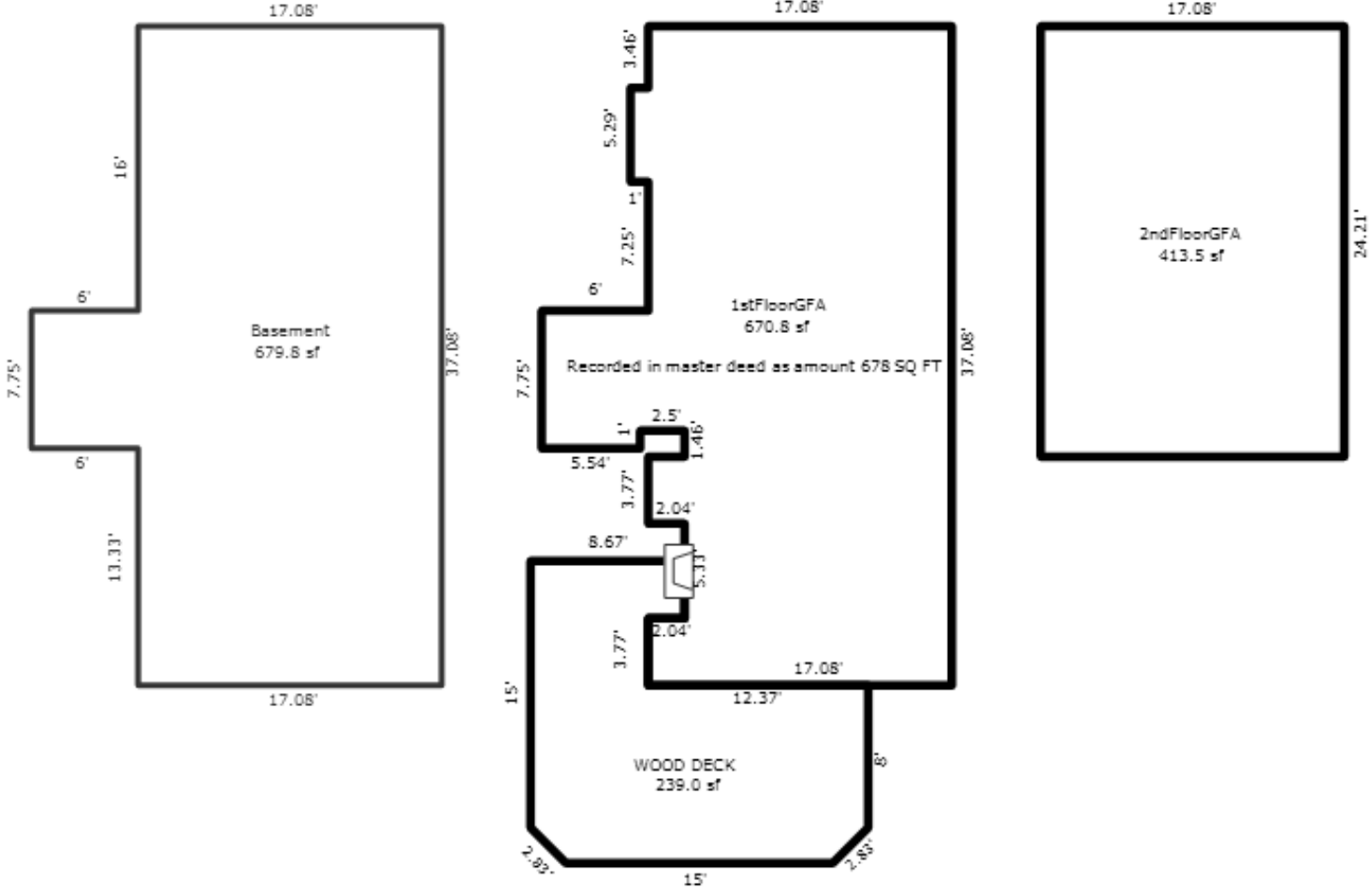
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DULIC KARLA B TRUST	DULIC CHARLES & KARLA B	0	07/01/2020	QC	09-FAMILY	2020004098	PROPERTY TRANSFER	0.0			
DULIC CHARLES & KARLA B	DULIC CHARLES & KARLA B T	0	07/01/2020	WD	09-FAMILY	2020004100	PROPERTY TRANSFER	0.0			
CLASSIC COUNTRY INNS LLC	DULIC CHARLES & KARLA B	186,900	06/30/2004	WD	03-ARM'S LENGTH	811:75	OTHER	100.0			
DULIC CHARLES & KARLA B	DULIC KARLA B TRUST	0	12/10/1999	PTA	33-TO BE DETERMINED		DEED	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
5 BEALS HOUSE A		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
DULIC CHARLES & KARLA B TRUST 2453 BARNSBURY RD EAST LANSING MI 48823		MAP #: 15,17		2024 Est TCV 216,892 TCV/TFA: 198.80							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE							
L811 P75/04 UNIT 5A BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
2010- \$159,000 TO \$184,900 ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Topography of Site		H410 BEALS BEALS HOUSE	1 Units	150000.00000	100	Total Est. Land Value =		150,000	
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Rolling		2024	75,000	33,400	108,400			66,720C	
		Low		2023	32,500	48,300	80,800			63,543C	
		High		2022	30,000	43,600	73,600			60,518C	
		Landscaped		2021	20,000	49,600	69,600			58,585C	
Swamp		Who When What									
Wooded		TPC 08/19/2023 INSPECTED									
Pond		TPC 02/26/2021 INSPECTED									
Waterfront		TPC 11/17/2016 INSPECTED									
Ravine		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan									
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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story	Type	Car Capacity: 1
	Town Home	0	Front Overhang								239	WCP (1 Story)		Class: BC	
	Duplex	0	Other Overhang									Treated Wood		Exterior: Siding	
	A-Frame													Brick Ven.: 0	
X	Wood Frame	(4) Interior												Stone Ven.: 0	
														Common Wall: 1 Wall	
														Foundation: 42 Inch	
	Building Style:													Finished?: Yes	
	FRACTIONAL SHR													Auto. Doors: 1	
	Yr Built													Mech. Doors: 0	
	2002													Area: 322	
	Remodeled													% Good: 0	
	0													Storage Area: 0	
	Condition:													No Conc. Floor: 0	
	Average														
	Room List														
	Basement														
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.	X													
	Few														
	Large														
	Avg.														
	Small														
	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***



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEVINE RANDALL S & SHARAN	ZESSIN DAVID M & JAN MARI	112,000	11/01/2016	WD	03-ARM'S LENGTH	1278P357	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	LEVINE RANDALL S & SHARAN	194,900	08/31/2004	WD	03-ARM'S LENGTH	820:448	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE B	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ZESSIN DAVID M & JAN MARIE TRUST 119 WEST 39TH ST HOLLAND MI 49423	MAP #: 15,17					
	2024 Est TCV 216,892 TCV/TFA: 198.80					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE									
		Public	Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
L820 P448/04 UNIT 5B BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062					* Factors *									
					H410 BEALS BEALS HOUSE					1 Units	150000.00000	100		150,0
					0.00 Total Acres Total Est. Land Value =					150,000				

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007

Topography of Site



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

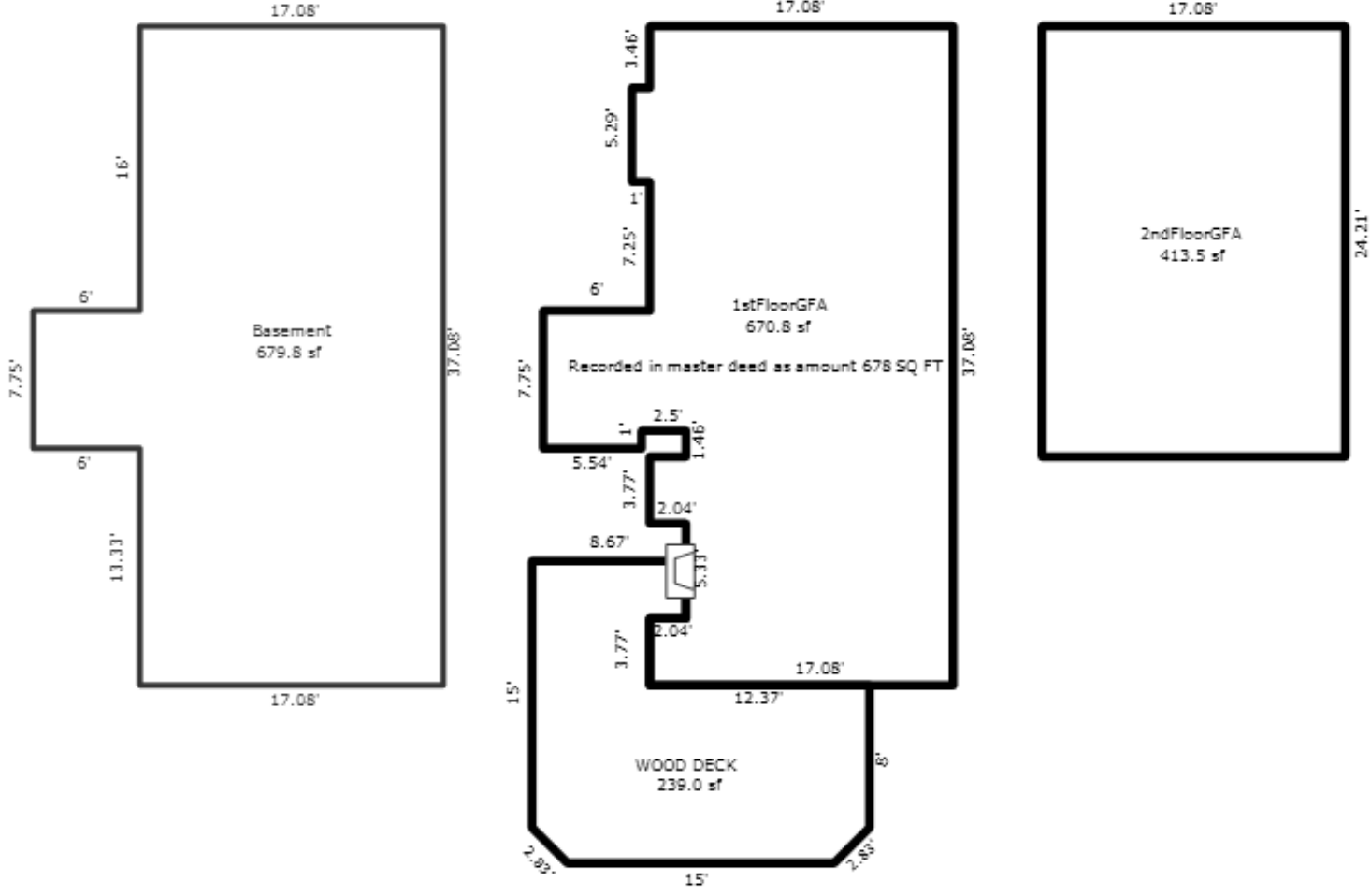
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	75,000	33,400	108,400			66,720C
TPC 08/19/2023	INSPECTED		2023	32,500	48,300	80,800			63,543C
TPC 02/26/2021	INSPECTED		2022	30,000	43,600	73,600			60,518C
TPC 11/17/2016	INSPECTED		2021	20,000	49,600	69,600			58,585C

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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			X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	Mobile Home	Insulation				Wood	Coal	Steam				1	Interior 2 Story						45 WCP (1 Story)				
	Town Home	0	Front Overhang		X	Forced Air w/o Ducts						1	2nd/Same Stack						239 Treated Wood				
Duplex	0	Other Overhang		Forced Air w/ Ducts			Two Sided		Exterior 1 Story														
A-Frame					Forced Hot Water			Electric Baseboard		Exterior 2 Story		Prefab 1 Story		Prefab 2 Story		Heat Circulator							
X	Wood Frame		(4) Interior			Elec. Ceil. Radiant			Unvented Hood		Raised Hearth		Wood Stove		Direct-Vented Ga								
		Drywall	Paneled	Plaster		X	Wall/Floor Furnace			Microwave		Class: BC		Effec. Age: 6		Bsmnt Garage:							
Building Style:		Trim & Decoration			No Heating/Cooling			Standard Range		Floor Area: 1,091		Total Base New : 296,533		E.C.F.		Carport Area:							
FRACTIONAL SHR					Heat Pump			Self Clean Range		Total Depr Cost: 33,446		X 2.000		Roof:									
Yr Built	Remodeled	Size of Closets			Central Air			Sauna		Estimated T.C.V: 66,892		Total Base New : 296,533		E.C.F.		Roof:							
2002	0	Ex	X	Ord	Min	Wood Furnace			Trash Compactor		Total Depr Cost: 33,446		X 2.000		Roof:								
Condition: Average		Lg			X	Ord	Small	Central Vacuum			Security System												
Room List		Doors			H.C.			Cost Est. for Res. Bldg: 1 Town Home			FRACTIONAL SHR		Cls BC		Blt 2002								
	Basement	(5) Floors			(12) Electric			Exterior Units: 1			Interior Units: 0		Roof: Asph. Shingle		Roof: Asph. Shingle								
	1st Floor	Kitchen:			0 Amps Service			Ground Area = 678 SF			Floor Area = 1091 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28										
	2nd Floor	Other:			No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
	3 Bedrooms	Other:			Ex.			X	Ord.	Min	1.5 Story		Siding		Basement		678						
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Plumbing			1 Story		Siding		Overhang		Total:		196,396		22,153		
X	Wood/Shingle	(7) Excavation			1			Average Fixture(s)			Other Additions/Adjustments		Recreation Room		679		19,080		2,152		417		
	Aluminum/Vinyl	Basement: 678 S.F.			2			3 Fixture Bath			Basement, Outside Entrance, Below Grade		1		3,695								
	Brick	Crawl: 0 S.F.			1			2 Fixture Bath					Average Fixture(s)		1		2,234		252				
	Insulation	Slab: 0 S.F.			1			Softener, Auto					3 Fixture Bath		1		7,025		792				
(2) Windows		Height to Joists: 0.0			1			Softener, Manual					2 Fixture Bath		1		4,707		531				
	Many		X	Large	1			Solar Water Heat					Ceramic Tile Floor		1		1,382		156				
	Avg.		X	Avg.	1			No Plumbing					Ceramic Tile Wains		1		2,803		316				
	Few			Small	1			Extra Toilet					Ceramic Tub Alcove		1		2,803		316				
	Wood Sash	(8) Basement			1			Extra Sink					Porches		WCP (1 Story)		45		3,672		414		
	Metal Sash	Conc. Block			1			Separate Shower					Deck		Treated Wood		239		5,084		573		
	Vinyl Sash	Poured Conc.			1			Ceramic Tile Floor					Garages		Class: BC		Exterior: Siding		Foundation: 42 Inch		(Finished)		
	Double Hung	Stone			1			Ceramic Tile Wains					Base Cost		322		26,117		2,946				
	Horiz. Slide	Treated Wood			1			Ceramic Tub Alcove					Common Wall: 1 Wall		1		-3,205		-362				
	Casement	Concrete Floor			1			Vent Fan					Door Opener		1		703		79				
	Double Glass	(9) Basement Finish			1			(14) Water/Sewer					Water/Sewer		Public Water		1		1,968		222		
	Patio Doors	679			Recreation SF			1					Public Water		1		1,968		222				
	Storms & Screens	Living SF			1			1					Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Gable			Gambrel	1			Public Water					Public Water		1		1,968		222				
	Hip			Mansard	1			Water Well					1000 Gal Septic		2000 Gal Septic		Lump Sum Items:						
	Flat			Shed	1			Walkout Doors (B)					No Floor SF		Walkout Doors (A)								
X	Asphalt Shingle		(10) Floor Support			1			Public Water					Ceramic Tile Floor		Ceramic Tile Wains		1		2,803		316	
	Chimney: Brick		Joists:			1			Ceramic Tile Floor					Ceramic Tile Wains		1		2,803		316			
			Unsupported Len:			1			Ceramic Tub Alcove					Vent Fan									
			Cntr.Sup:			1			Vent Fan														

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



UNIT 5

*** 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 JOHN H & LEAH K	FOULKES EATON PAUL TRUST	231,000	09/08/2023	WD	03-ARM'S LENGTH	2023003978	PROPERTY TRANSFER	100.0
HONN KENNETH V & VOLPE CA	BARRY JOHN H & LEAH K	160,000	04/23/2021	WD	03-ARM'S LENGTH	2021003688	PROPERTY TRANSFER	100.0
KOLLER MARK A & ROBIN L	HONN KENNETH V & VOLPE CA	126,000	12/23/2015	WD	03-ARM'S LENGTH	1249P205	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	KOLLER MARK A & ROBIN L	194,900	11/11/2004	WD	03-ARM'S LENGTH	831:656	OTHER	100.0

Property Address: 5 BEALS HOUSE C
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 15,17
 2024 Est TCV 216,892 TCV/TFA: 198.80

Owner's Name/Address: FOULKES EATON PAUL TRUST
 128 S ARLINGTON AVE
 ELMHURST IL 60126

2024 Est TCV 216,892 TCV/TFA: 198.80

X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			H410 BEALS BEALS HOUSE				1 Units	150000.00000 100	150,0
				0.00	Total Acres	Total Est.	Land Value =		150,000

Tax Description	Public Improvements
L831 P656/04 UNIT 5C BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences
 ASSOCIATION FEES INCLUDE ALL UTILITIES,
 CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
 A RESERVE FOR INTERIOR UPGRADES EVERY 5
 YEARS
 ASSOCIATION FEES: \$175 PER MONTH 2007

ASSOCIATION FEES INCLUDE ALL UTILITIES,
 CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
 A RESERVE FOR INTERIOR UPGRADES EVERY 5
 YEARS
 ASSOCIATION FEES: \$175 PER MONTH 2007



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 County of Leelanau, Michigan

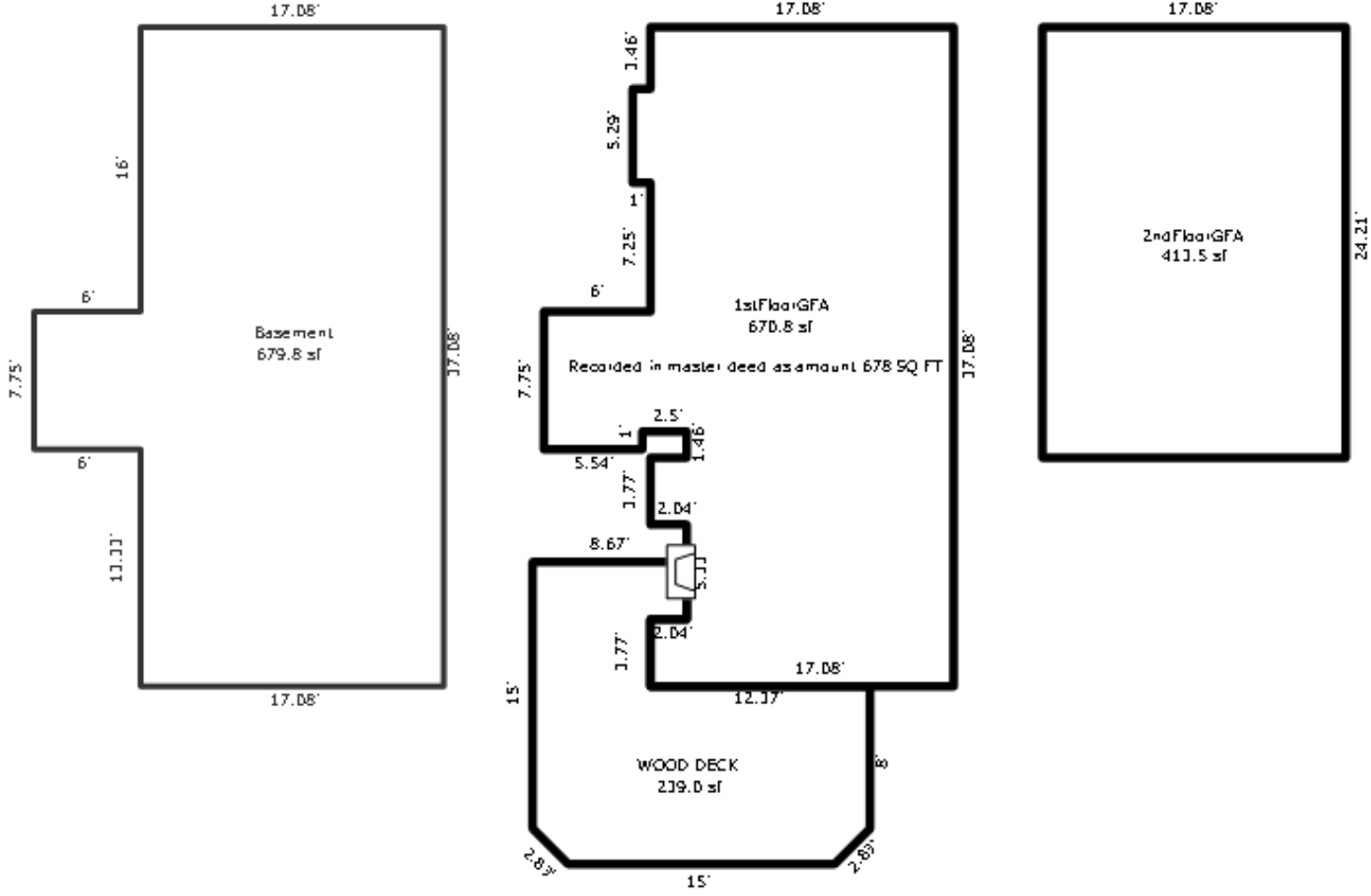
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	Level	2024	75,000	33,400	108,400			108,400S
Low	Rolling	2023	32,500	48,300	80,800			77,280C
High	Low	2022	30,000	43,600	73,600			73,600S
Landscaped	High	2021	20,000	49,600	69,600			58,585C
Swamp	Landscaped							
Wooded	Swamp							
Pond	Wooded							
Waterfront	Pond							
Ravine	Waterfront							
Wetland	Ravine							
Flood Plain	Wetland							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/19/2023	INSPECTED	2023	32,500	48,300	80,800			77,280C
TPC	02/26/2021	INSPECTED	2022	30,000	43,600	73,600			73,600S
TPC	11/17/2016	INSPECTED	2021	20,000	49,600	69,600			58,585C

*** 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	Oil	1	Appliance Allow.	1	Interior 1 Story	45	WCP (1 Story)	Year Built: 2000	
	Mobile Home		Insulation		Wood	Coal		Steam		Cook Top			Interior 2 Story	Car Capacity: 1
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack	239	Treated Wood	Class: BC	
	Duplex	0	Other Overhang					Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame							Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior						Vent Fan		Exterior 2 Story			Stone Ven.: 0	
								Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
								Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:							Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR							Intercom		Raised Hearth			Auto. Doors: 1	
								Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Yr Built							Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	2002							Oven					% Good: 0	
	Remodeled							Microwave					Storage Area: 0	
	0							Standard Range					No Conc. Floor: 0	
	Condition:							Self Clean Range					Bsmnt Garage:	
	Average							Sauna					Carport Area:	
								Trash Compactor					Roof:	
	Room List							Central Vacuum						
								Security System						
	Basement													
	1st Floor													
	2nd Floor													
	3 Bedrooms													
	(1) Exterior													
X	Wood/Shingle													
	Aluminum/Vinyl													
	Brick													
	Insulation													
	(2) Windows													
X	Many													
	Avg.	X												
	Few													
	Large													
	Avg.													
	Few													
	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***



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNIGHT JOHN E & KAREN S	MAY DEBORAH O TRUST	132,000	09/08/2017	WD	03-ARM'S LENGTH	1306P349	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	KNIGHT JOHN E & KAREN S	193,900	04/08/2005	WD	03-ARM'S LENGTH	849:712	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE D	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MAY DEBORAH O TRUST 1700 NEWPORT CREEK DR ANN ARBOR MI 48103	MAP #: 15,17					
	2024 Est TCV 216,892 TCV/TFA: 198.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L849 P712/05 UNIT 5D BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062			H410 BEALS BEALS HOUSE			1 Units	150000.00000	100	150,0
			0.00 Total Acres Total Est. Land Value = 150,000						

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



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		
Who	When	What
TPC 08/19/2023	INSPECTED	
TPC 02/26/2021	INSPECTED	
TPC 11/17/2016	INSPECTED	

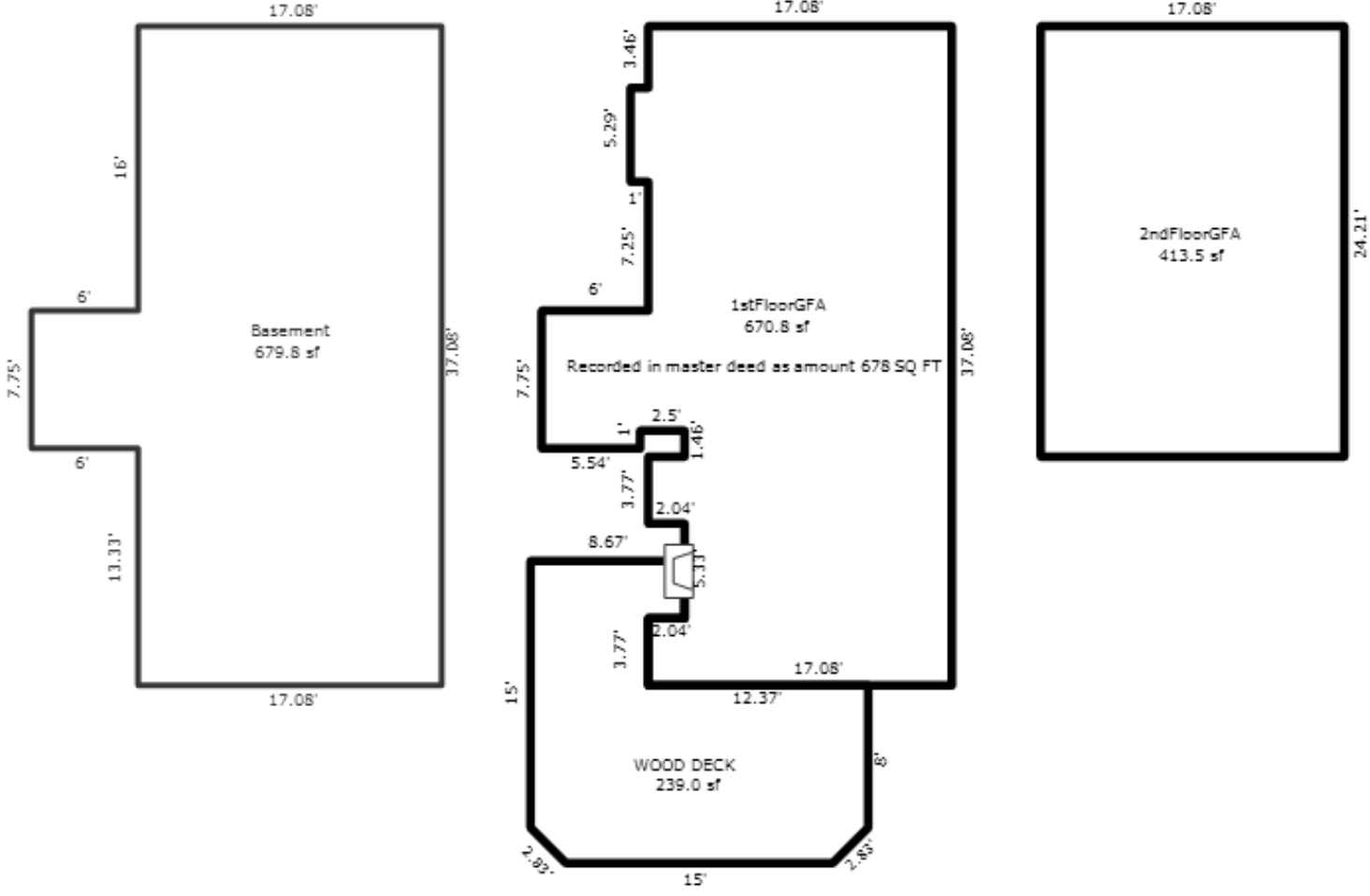
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C
2021	20,000	49,600	69,600			58,585C

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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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam		Interior 2 Story		Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				2nd/Same Stack		45 WCP (1 Story)	Class: BC		
	Duplex	0	Other Overhang		Forced Air w/ Ducts			1	Two Sided				Treated Wood	Exterior: Siding
	A-Frame				Forced Hot Water					Exterior 1 Story		Brick Ven.: 0		
X	Wood Frame	(4) Interior			Electric Baseboard				Exterior 2 Story		Common Wall: 1 Wall			
		Drywall	Plaster		Elec. Ceil. Radiant				Prefab 1 Story			Foundation: 42 Inch		
	Building Style:	Paneled	Wood T&G		Radiant (in-floor)				Prefab 2 Story		Finished?: Yes			
	FRACTIONAL SHR	Trim & Decoration			Electric Wall Heat				Heat Circulator			Auto. Doors: 1		
	Yr Built	Ex	X	Ord		Space Heater				Raised Hearth			Mech. Doors: 0	
	2002					Wall/Floor Furnace				Wood Stove		Area: 322		
	Remodeled					Forced Heat & Cool				Direct-Vented Ga			% Good: 0	
	0					Heat Pump				Class: BC		Storage Area: 0		
	Condition: Average					No Heating/Cooling				Effec. Age: 6			No Conc. Floor: 0	
						X				Floor Area: 1,091		Bsmnt Garage:		
	Room List	Doors		Solid	X	Central Air				Total Base New : 296,533			E.C.F. X 2.000	
						Wood Furnace				Total Depr Cost: 33,446		Carport Area:		
	Basement	(5) Floors				(12) Electric				Estimated T.C.V: 66,892			Roof:	
	1st Floor	Kitchen:				0 Amps Service				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC		Blt 2002		
	2nd Floor	Other:				No./Qual. of Fixtures				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
	3 Bedrooms	Other:				Ex. X Ord. Min				(11) Heating System: Forced Heat & Cool, Air Conditioning				
	(1) Exterior					No. of Elec. Outlets				Ground Area = 678 SF Floor Area = 1091 SF.				
X	Wood/Shingle	(6) Ceilings				Many X Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28				
	Aluminum/Vinyl					(13) Plumbing				Building Areas				
	Brick					1 Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost				
	Insulation	(7) Excavation				2 3 Fixture Bath				1.5 Story Siding Basement 678				
	(2) Windows	Basement: 678 S.F.				1 2 Fixture Bath				1 Story Siding Overhang 74				
		Crawl: 0 S.F.				Softener, Auto				Total: 196,396 22,153				
		Slab: 0 S.F.				Softener, Manual				Other Additions/Adjustments				
		Height to Joists: 0.0				Solar Water Heat				Recreation Room 679 19,080 2,152				
						No Plumbing				Basement, Outside Entrance, Below Grade 1 3,695 417				
		(8) Basement				Extra Toilet				Plumbing				
		Conc. Block				Extra Sink				Average Fixture(s) 1 2,234 252				
		Poured Conc.				Separate Shower				3 Fixture Bath 1 7,025 792				
		Stone				Ceramic Tile Floor				2 Fixture Bath 1 4,707 531				
		Treated Wood				Ceramic Tile Wains				1 Ceramic Tile Floor 1 1,382 156				
		Concrete Floor				Ceramic Tub Alcove				1 Ceramic Tile Wains 1 2,803 316				
		(9) Basement Finish				Vent Fan				Porches				
	(3) Roof	679 Recreation SF				(14) Water/Sewer				WCP (1 Story) 45 3,672 414				
		Living SF				1 Public Water				Deck				
X	Gable	1 Walkout Doors (B)				1 Public Sewer				Treated Wood 239 5,084 573				
	Hip	No Floor SF				Water Well				Garages				
	Flat	Walkout Doors (A)				1000 Gal Septic				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
X	Asphalt Shingle					2000 Gal Septic				Base Cost 322 26,117 2,946				
		(10) Floor Support				Lump Sum Items:				Common Wall: 1 Wall 1 -3,205 -362				
		Joists:								Door Opener 1 703 79				
		Unsupported Len:								Water/Sewer				
	Chimney: Brick	Cntr.Sup:								Public Water 1 1,968 222				

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



UNIT 5

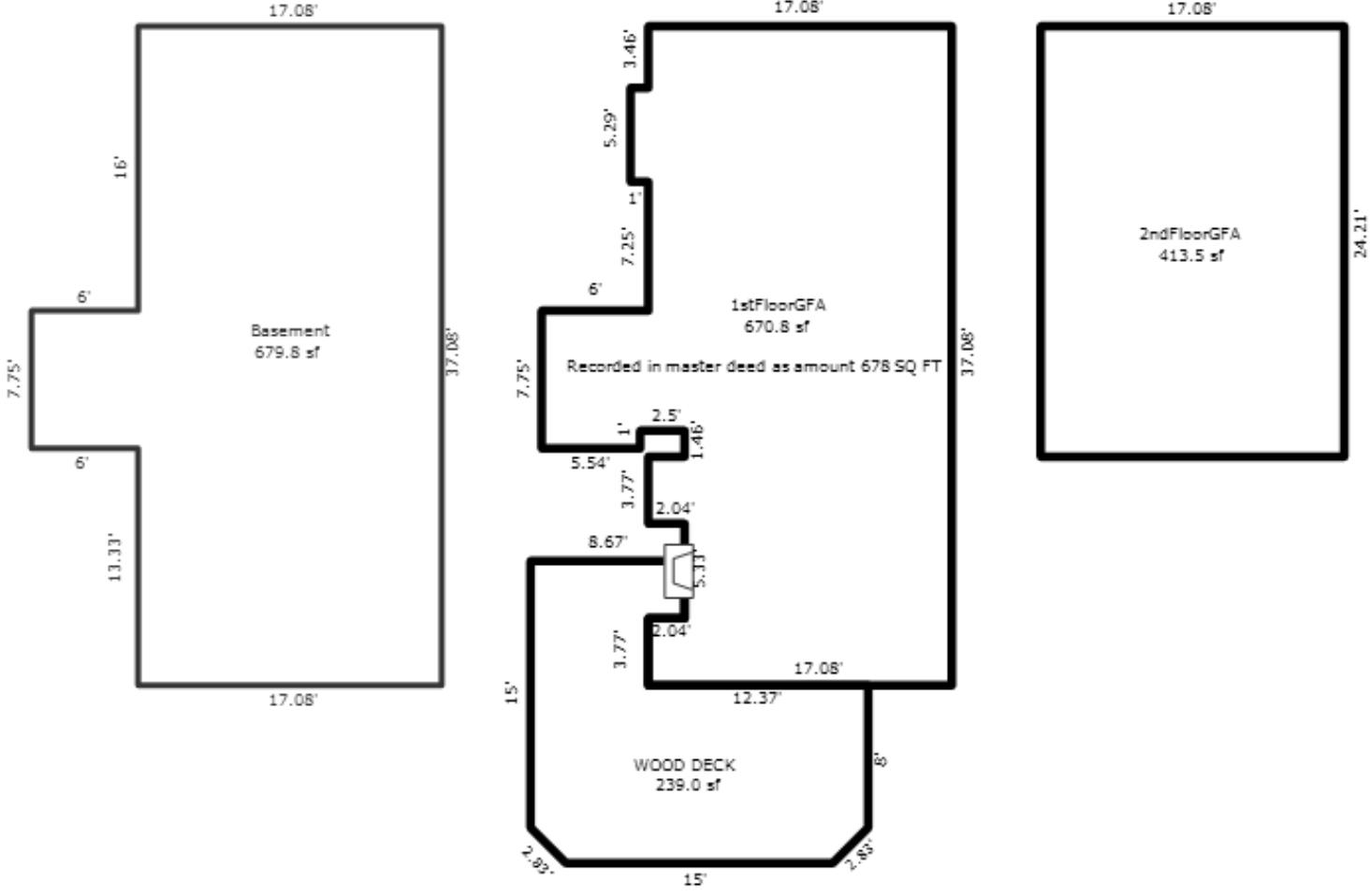
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MANIACI STEVEN J & LAURAJ	MANIACI STEVEN J & LAURAJ	0	10/26/2023	WD	15-LADY BIRD	2023004728	DEED	0.0		
KNIGHT JOHN E & KAREN S	MANIACI STEVE & LAURA	145,000	11/08/2018	WD	03-ARM'S LENGTH	1346P80	PROPERTY TRANSFER	100.0		
DUNCAN BRUCE H & HELEN L	KNIGHT JOHN E & KAREN S	140,000	06/24/2013	WD	03-ARM'S LENGTH	1169P567	PROPERTY TRANSFER	100.0		
CLASSIC COUNTRY INNS LLC	DUNCAN BRUCE H & HELEN L	189,900	08/31/2004	WD	03-ARM'S LENGTH	821:251	OTHER	100.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
5 BEALS HOUSE E		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
MANIACI STEVE & LAURA 2616 ARBOR CHASE DR NE GRAND RAPIDS MI 49525		MAP #: 15,17								
		2024 Est TCV 216,892 TCV/TFA: 198.80								
		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE						
Tax Description		Public Improvements		* Factors *						
L821 P251/04 UNIT 5E BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		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
Comments/Influences		Topography of Site		H410 BEALS BEALS HOUSE	1 Units	150000.00000	100			150,0
MLS 1683222 \$204,900 EXPIRED 8/2008 ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est. Land Value =				150,000
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	75,000	33,400	108,400		66,720C
		TPC 08/19/2023 INSPECTED		2023	32,500	48,300	80,800			63,543C
		TPC 02/26/2021 INSPECTED		2022	30,000	43,600	73,600			60,518C
		TPC 11/17/2016 INSPECTED		2021	20,000	49,600	69,600			58,585C

*** 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	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built: 2000		
	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story	45 WCP (1 Story)			Car Capacity: 1		
	Town Home	0 Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		239	Treated Wood	Class: BC		
	Duplex	0 Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided				Exterior: Siding		
	A-Frame			Forced Hot Water				Bath Heater		Exterior 1 Story		Brick Ven.: 0				
X	Wood Frame	(4) Interior		Electric Baseboard				Vent Fan		Exterior 2 Story		Stone Ven.: 0				
		Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story		Common Wall: 1 Wall				
	Building Style:	Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story		Foundation: 42 Inch				
	FRACTIONAL SHR	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator		Finished?: Yes				
	Yr Built	Ex	X	Ord				Intercom		Raised Hearth		Auto. Doors: 1				
	Remodeled							Jacuzzi Tub		Wood Stove		Mech. Doors: 0				
	2002							Jacuzzi repl.Tub		Direct-Vented Ga		Area: 322				
	Condition: Average	Size of Closets		Wall/Floor Furnace				Oven		Class: BC		% Good: 0				
		Lg	X	Ord				Microwave		Effec. Age: 6		Storage Area: 0				
	Room List							Standard Range		Floor Area: 1,091		No Conc. Floor: 0				
	Basement	Doors		Solid			X	Self Clean Range		Total Base New : 296,533		E.C.F.				
	1st Floor	(5) Floors		X				Sauna		Total Depr Cost: 33,446		X 2.000				
	2nd Floor	Kitchen:		X				Trash Compactor		Estimated T.C.V: 66,892		Bsmnt Garage:				
	3 Bedrooms	Other:		X				Central Vacuum				Carport Area:				
		Other:		X				Security System				Roof:				
	(1) Exterior	No./Qual. of Fixtures		X				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002								
		Ex.		X				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
		X		Ord.				(11) Heating System: Forced Heat & Cool, Air Conditioning								
		Min		X				Ground Area = 678 SF Floor Area = 1091 SF.								
		No. of Elec. Outlets		X				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28								
		Many		X				Building Areas								
		X		Ave.				Stories Exterior Foundation Size Cost New Depr. Cost								
		Few		X				1.5 Story Siding Basement 678								
		(13) Plumbing		X				1 Story Siding Overhang 74								
		1		X				Total: 196,396 22,153								
		2		X				Other Additions/Adjustments								
		1		X				Recreation Room 679 19,080 2,152								
		1		X				Basement, Outside Entrance, Below Grade 1 3,695 417								
		1		X				Plumbing								
		1		X				Average Fixture(s) 1 2,234 252								
		1		X				3 Fixture Bath 1 7,025 792								
		1		X				2 Fixture Bath 1 4,707 531								
		1		X				Ceramic Tile Floor 1 1,382 156								
		1		X				Ceramic Tile Wains 1 2,803 316								
		1		X				Ceramic Tub Alcove								
		1		X				Vent Fan								
		(9) Basement Finish		X				Porches								
		679		X				WCP (1 Story) 45 3,672 414								
		Recreation SF		X				Deck								
		Living SF		X				Treated Wood 239 5,084 573								
		Walkout Doors (B)		X				Garages								
		No Floor SF		X				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)								
		Walkout Doors (A)		X				Base Cost 322 26,117 2,946								
		(10) Floor Support		X				Common Wall: 1 Wall 1 -3,205 -362								
		Joists:		X				Door Opener 1 703 79								
		Unsupported Len:		X				Water/Sewer								
		Cntr.Sup:		X				Public Water 1 1,968 222								
				X				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLASSIC COUNTRY INNS LLC	JUNEWICK DR JOSEPH J & EL	189,900	10/29/2003	WD	03-ARM'S LENGTH	774:204	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JUNEWICK DR JOSEPH J & ELIZABETH A 6577 BURGER DR SE GRAND RAPIDS MI 49546	MAP #: 15,17					
	2024 Est TCV 216,892 TCV/TFA: 198.80					

X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE					
			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			H410 BEALS BEALS HOUSE				1 Units150000.00000 100	150,0
			0.00 Total Acres Total Est. Land Value =					150,000

Tax Description
L774 P204/03 UNIT 5F BEALS HOUSE
CONDOMINIUM MASTER DEED REC IN L681
P325-381 SEC 14 T29N R14W. . 2ND AMEND
2023005062
Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES,
CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
A RESERVE FOR INTERIOR UPGRADES EVERY 5
YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007

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

Topography of Site

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



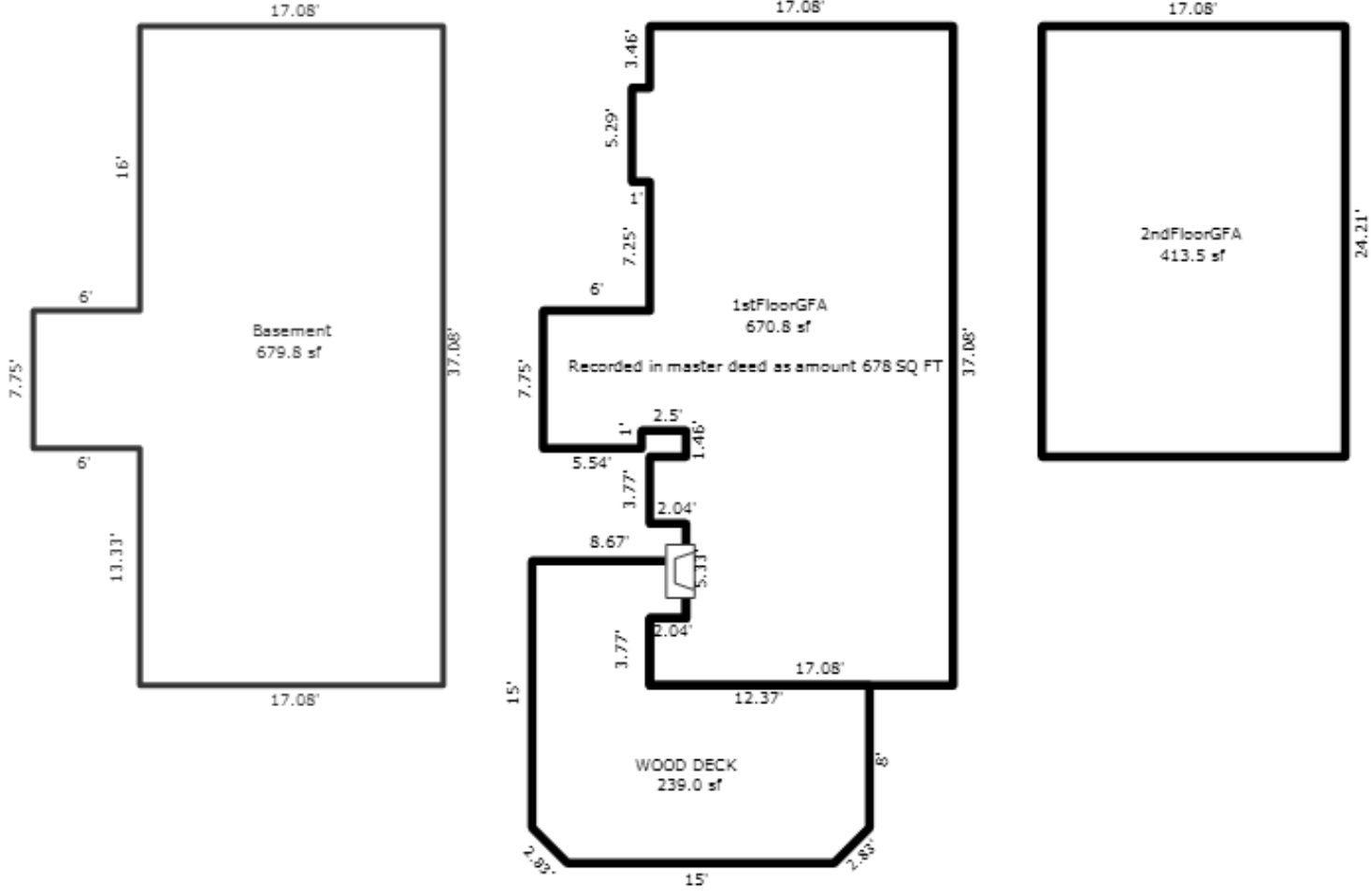
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C
2021	20,000	49,600	69,600			58,585C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Mobile Home			0	Wood	Coal	Steam	1	Cook Top	1	Interior 2 Story					45	WCP (1 Story)
	Town Home	0	Front Overhang						Dishwasher		2nd/Same Stack	239	Treated Wood			
	Duplex	0	Other Overhang						Garbage Disposal		Two Sided					
	A-Frame								Bath Heater		Exterior 1 Story					
X	Wood Frame	(4) Interior							Vent Fan		Exterior 2 Story					
		Drywall	Plaster						Hot Tub		Prefab 1 Story					
		Paneled	Wood T&G						Unvented Hood		Prefab 2 Story					
	Building Style:	Trim & Decoration							Vented Hood		Heat Circulator					
	FRACTIONAL SHR	Ex	X	Ord	Min				Intercom		Raised Hearth					
	Yr Built	Remodeled							Jacuzzi Tub		Wood Stove					
	2002	0							Jacuzzi repl.Tub		Direct-Vented Ga					
	Condition:	Size of Closets							Oven							
	Average	Lg	X	Ord	Small				Microwave		Class: BC					
									Standard Range		Effec. Age: 6					
	Room List	Doors	Solid	X	H.C.				Self Clean Range		Floor Area: 1,091					
	Basement	(5) Floors							Sauna		Total Base New : 296,533		E.C.F.			
	1st Floor	Kitchen:							Trash Compactor		Total Depr Cost: 33,446		X 2.000			
	2nd Floor	Other:							Central Vacuum		Estimated T.C.V: 66,892					
	3 Bedrooms	Other:							Security System							
	(1) Exterior	No./Qual. of Fixtures									Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC		Blt 2002			
		Ex.	X	Ord.	Min						Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
X	Wood/Shingle	(6) Ceilings									(11) Heating System: Forced Heat & Cool, Air Conditioning					
	Aluminum/Vinyl										Ground Area = 678 SF Floor Area = 1091 SF.					
	Brick										Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28					
	Insulation										Building Areas					
	(2) Windows	(7) Excavation									Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
		Basement: 678 S.F.									1.5 Story	Siding	Basement	678		
		Crawl: 0 S.F.									1 Story	Siding	Overhang	74		
		Slab: 0 S.F.									Other Additions/Adjustments					
		Height to Joists: 0.0									Recreation Room		679	19,080	2,152	
		(8) Basement									Basement, Outside Entrance, Below Grade		1	3,695	417	
		Conc. Block									Plumbing					
		Poured Conc.									Average Fixture(s)		1	2,234	252	
		Stone									3 Fixture Bath		1	7,025	792	
		Treated Wood									2 Fixture Bath		1	4,707	531	
		Concrete Floor									Ceramic Tile Floor		1	1,382	156	
		(9) Basement Finish									Ceramic Tile Wains		1	2,803	316	
		679									Ceramic Tub Alcove					
		Recreation SF									Vent Fan					
		Living SF									(14) Water/Sewer					
		1 Walkout Doors (B)									1 Public Water					
		No Floor SF									1 Public Sewer					
		Walkout Doors (A)									Water Well					
		(10) Floor Support									1000 Gal Septic					
											2000 Gal Septic					
		Joists:									Lump Sum Items:					
		Unsupported Len:									Public Water		1	1,968	222	
		Cntr.Sup:									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EWALD MATTHEW T ET AL	WENSON PAUL & JENIFER, EW	0	03/31/2009	QC	09-FAMILY	2009 1008-448Q	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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5 BEALS HOUSE G	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15,17					
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WENSON PAUL & JENIFER, EWALD MATT 306 N CASTELL AVE ROCHESTER MI 48307	2024 Est TCV 216,892 TCV/TFA: 198.80					
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X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE			
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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	H410 BEALS BEALS HOUSE				1 Units150000.00000	100	150,0
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	0.00 Total Acres					Total Est. Land Value =	150,000
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Tax Description	Dirt Road						
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L684 P27/02 UNIT 5G BEALS HOUSE	Gravel Road						
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CONDOMINIUM MASTER DEED REC IN L681	Paved Road						
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P325-382 SEC 14 T29N R14W. . 2ND AMEND	Storm Sewer						
--	-------------	--	--	--	--	--	--

2023005062	Sidewalk						
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Comments/Influences	Water						
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ASSOCIATION FEES INCLUDE ALL UTILITIES,	Sewer						
---	-------	--	--	--	--	--	--

CABLE TV, PHONE, EXTERIOR MAINTENANCE AND	Electric						
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A RESERVE FOR INTERIOR UPGRADES EVERY 5	Gas						
---	-----	--	--	--	--	--	--

YEARS	Curb						
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ASSOCIATION FEES: \$175 PER MONTH 2007	Street Lights						
--	---------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Flood Plain						
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2024	75,000	33,400	108,400			66,720C
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	2023	32,500	48,300	80,800			63,543C
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	2022	30,000	43,600	73,600			60,518C
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	2021	20,000	49,600	69,600			58,585C
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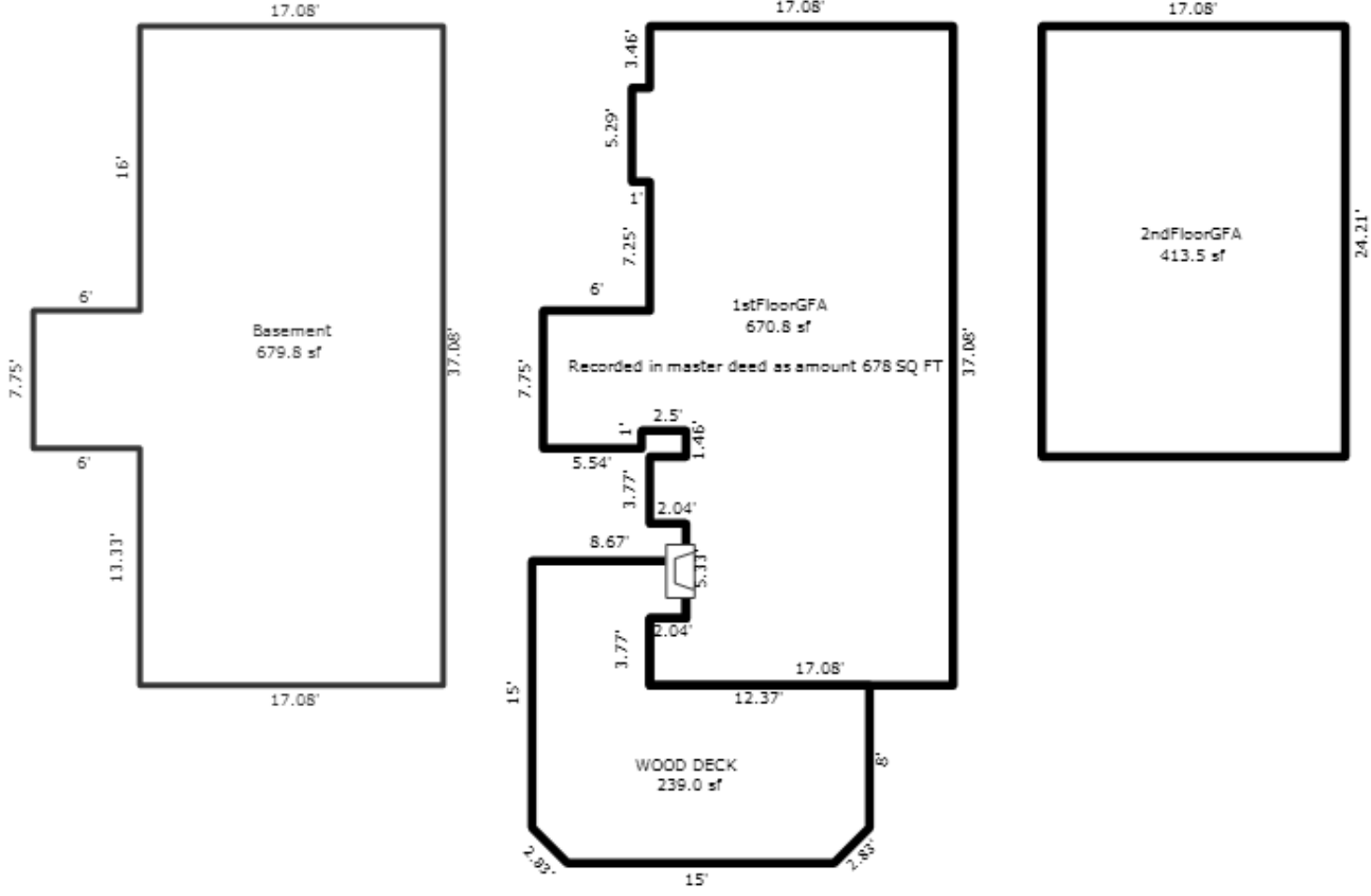


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County of Leelanau, Michigan

*** 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		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 45 239	Type WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 6 Floor Area: 1,091 Total Base New : 296,533 Total Depr Cost: 33,446 Estimated T.C.V: 66,892			Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 2.000			Bsmt Garage: Carport Area: Roof:			
Yr Built 2002	Remodeled 0	Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 678 SF Floor Area = 1091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 678 1 Story Siding Overhang 74 Total: 196,396 22,153			Blt 2002			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			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 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 679 19,080 2,152 Basement, Outside Entrance, Below Grade 1 3,695 417 Plumbing Average Fixture(s) 1 2,234 252 3 Fixture Bath 1 7,025 792 2 Fixture Bath 1 4,707 531 Ceramic Tile Floor 1 1,382 156 Ceramic Tile Wains 1 2,803 316			
(2) Windows		(7) Excavation		Basement: 678 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone 1 Treated Wood 1 Concrete Floor			Porches WCP (1 Story) 45 3,672 414			Deck Treated Wood 239 5,084 573			
X	Many Avg. X Large Avg. Small	(9) Basement Finish		679 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 26,117 2,946 Common Wall: 1 Wall 1 -3,205 -362 Door Opener 1 703 79			Water/Sewer Public Water 1 1,968 222			
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALICKI CHRISTOPHER & CYN	MAY DEBORAH O TRUST	180,000	12/10/2021	WD	03-ARM'S LENGTH	2021009783	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	BALICKI CHRISTOPHER & CYN	189,900	08/24/2004	WD	03-ARM'S LENGTH	819:911	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MAY DEBORAH O TRUST 1700 NEWPORT CREEK DR ANN ARBOR MI 48103	MAP #: 15,17					
	2024 Est TCV 216,892 TCV/TFA: 198.80					

X Improved		Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H410 BEALS BEALS HOUSE			1 Units	150000.00000	100		150,0
			0.00 Total Acres	Total Est. Land Value =			150,000

Tax Description
L819 P911/04 UNIT 5H BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062
Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007

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



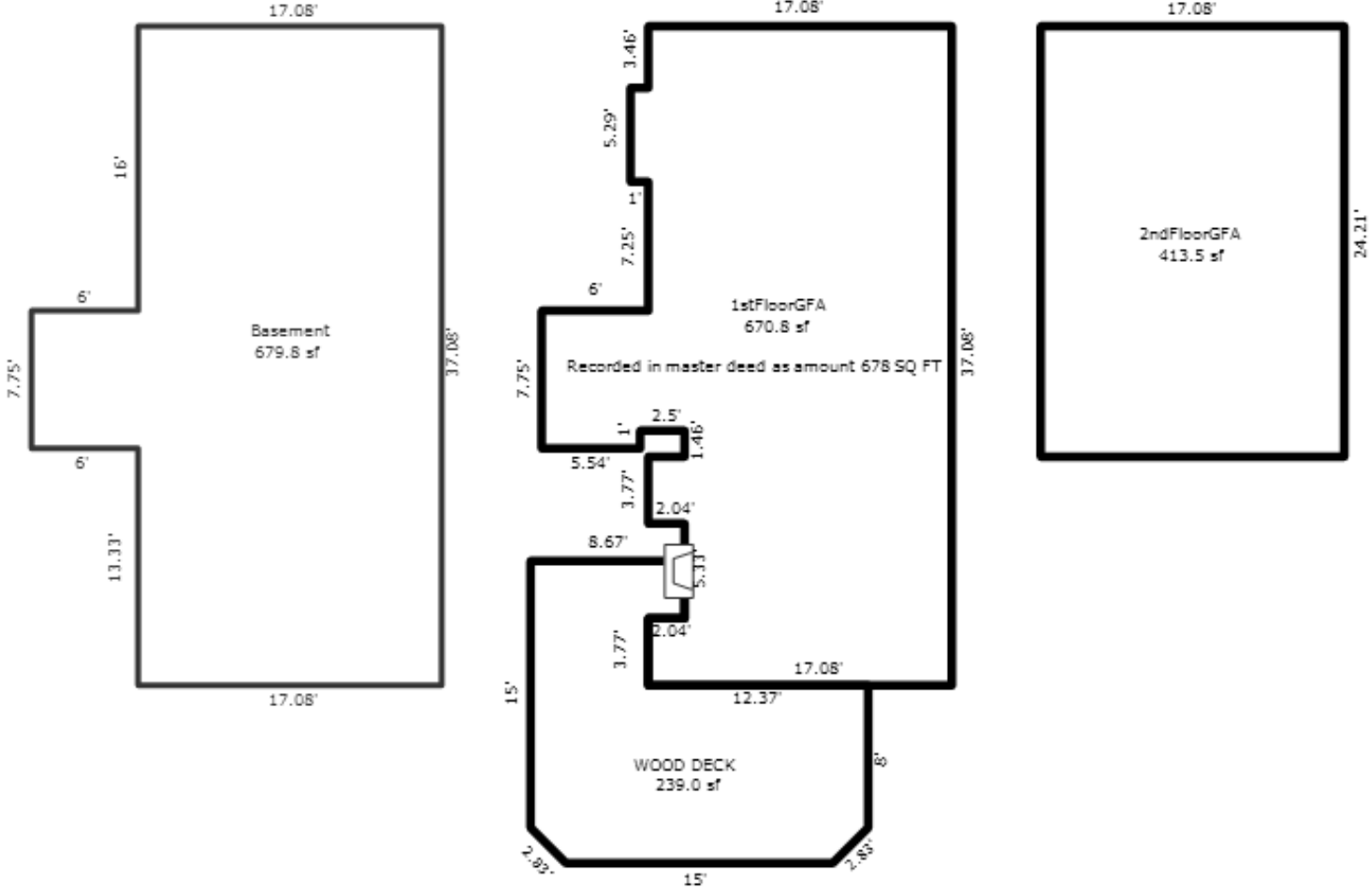
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	75,000	33,400	108,400			81,144C
		TPC 09/14/2023 INSPECTED	2023	32,500	48,300	80,800			77,280C
		TPC 12/13/2021 INSPECTED	2022	30,000	43,600	73,600			73,600S
		TPC 02/26/2021 INSPECTED	2021	20,000	49,600	69,600			58,585C

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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	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000	
	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story				45 WCP (1 Story) 239 Treated Wood	Car Capacity: 1
	Town Home	0 Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0 Other Overhang		Forced Air w/ Ducts				Garbage Disposal		1	Two Sided			Exterior: Siding
	A-Frame			Forced Hot Water				Bath Heater			Exterior 1 Story			Brick Ven.: 0
X	Wood Frame	(4) Interior		Electric Baseboard				Vent Fan			Exterior 2 Story			Stone Ven.: 0
		Drywall Paneled		Elec. Ceil. Radiant				Hot Tub			Prefab 1 Story			Common Wall: 1 Wall
		Plaster Wood T&G		Radiant (in-floor)				Unvented Hood			Prefab 2 Story			Foundation: 42 Inch
	Building Style: FRACTIONAL SHR	Trim & Decoration		Electric Wall Heat				Vented Hood			Heat Circulator			Finished?: Yes
	Yr Built	Remodeled		Space Heater				Intercom			Raised Hearth			Auto. Doors: 1
	2002	0		Wall/Floor Furnace				Jacuzzi Tub			Wood Stove			Mech. Doors: 0
	Condition: Average			Forced Heat & Cool				Jacuzzi repl.Tub			Direct-Vented Ga			Area: 322
				Heat Pump				Oven			Class: BC			% Good: 0
				No Heating/Cooling				Microwave			Effec. Age: 6			Storage Area: 0
	Room List	Doors		X				Standard Range			Floor Area: 1,091			No Conc. Floor: 0
	Basement			Central Air				Self Clean Range			Total Base New : 296,533		E.C.F.	Bsmnt Garage:
	1st Floor			Wood Furnace				Sauna			Total Depr Cost: 33,446		X 2.000	Roof:
	2nd Floor	(5) Floors		(12) Electric				Trash Compactor			Estimated T.C.V: 66,892			
	3 Bedrooms	Kitchen:		0 Amps Service				Central Vacuum						
		Other:		No./Qual. of Fixtures				Security System						
	(1) Exterior	Other:		Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002						
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	Aluminum/Vinyl			Many X Ave. Few				(11) Heating System: Forced Heat & Cool, Air Conditioning						
	Brick			(13) Plumbing				Ground Area = 678 SF Floor Area = 1091 SF.						
	Insulation			1 Average Fixture(s)				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
	(2) Windows	(7) Excavation		2 3 Fixture Bath				Building Areas						
	Many Avg. Large	Basement: 678 S.F.		1 2 Fixture Bath				Stories Exterior Foundation Size Cost New Depr. Cost						
	X Avg. X Avg.	Crawl: 0 S.F.		Softener, Auto				1.5 Story Siding Basement 678						
	Few Small	Slab: 0 S.F.		Softener, Manual				1 Story Siding Overhang 74						
		Height to Joists: 0.0		No Plumbing				Total: 196,396 22,153						
	Wood Sash			Extra Toilet				Other Additions/Adjustments						
	Metal Sash	(8) Basement		Extra Sink				Recreation Room 679 19,080 2,152						
	Vinyl Sash	Conc. Block		Separate Shower				Basement, Outside Entrance, Below Grade 1 3,695 417						
	Double Hung	Poured Conc.		Ceramic Tile Floor				Plumbing						
	Horiz. Slide	Stone		1 Ceramic Tile Floor				Average Fixture(s) 1 2,234 252						
	Casement	Treated Wood		1 Ceramic Tile Wains				3 Fixture Bath 1 7,025 792						
	Double Glass	Concrete Floor		Ceramic Tub Alcove				2 Fixture Bath 1 4,707 531						
	Patio Doors	(9) Basement Finish		Vent Fan				Ceramic Tile Floor 1 1,382 156						
	Storms & Screens			(14) Water/Sewer				Ceramic Tile Wains 1 2,803 316						
	(3) Roof	679 Recreation SF		1 Public Water				Porches						
X	Gable	Living SF		1 Public Sewer				WCP (1 Story) 45 3,672 414						
	Hip	Walkout Doors (B)		Water Well				Deck						
	Flat	No Floor SF		1000 Gal Septic				Treated Wood 239 5,084 573						
	Gambrel	Walkout Doors (A)		2000 Gal Septic				Garages						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
		Joists:						Base Cost 322 26,117 2,946						
	Chimney: Brick	Unsupported Len:						Common Wall: 1 Wall 1 -3,205 -362						
		Cntr.Sup:						Door Opener 1 703 79						
								Water/Sewer						
								Public Water 1 1,968 222						
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



UNIT 5

*** 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: NONE	Building Permit(s)	Date	Number	Status			
ARBOR ESTATES SUB		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
ARBOR ESTATES PLATTED PUBLIC PARK		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES						
Tax Description		Public Improvements		* Factors *							
ARBOR ESTATES COMMONS ARBOR PARK SITE		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		ARBOR EST 1600/ 115.00		62.50	0.9889	0.7720	1600	100	140,470
PUBLIC PARK IN PLATTED SUBDIVISION		Paved Road		115 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =				140,470	
		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			
WAS 07/29/2009		INSPECTED		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.
HOLTERHAUS RICHARD F & LE	GLEN ARBOR TOWNSHIP	75,000	03/17/2014	WD	03-ARM'S LENGTH	1193P655	PROPERTY TRANSFER	100.0
FISHMAN	HOLTERHAUS	56,900	01/08/1999	WD	03-ARM'S LENGTH	500:802	OTHER	0.0
ARBOR SOCIETY	FISHMAN	22,900	02/24/1993	WD	03-ARM'S LENGTH	359:251	OTHER	0.0
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 52					
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GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	2024 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES		
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	Public Improvements			* Factors * TRIANGLE PARK & LAKE ST		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				ARBOR EST 1600/	110.00	138.60	1.0000	0.9420	1600	100		165,796
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				110 Actual Front Feet, 0.35 Total Acres			Total Est. Land Value =	165,796
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Tax Description	X	Dirt Road										
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L1201P609 L354 P202-204 L359 P251 L500		Gravel Road										
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P802/99 L249P9, L355P009LOT 1 ARBOR		Paved Road										
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ESTATES. SEC 27 T29N R14W.		Storm Sewer										
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Comments/Influences		Sidewalk										
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PAVILLION DATA ON 127-015-00		Water										
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	X	Sewer										
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		Electric										
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		Gas										
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		Curb										
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		Street Lights										
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		Standard Utilities										
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		Underground Utils.										
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		Topography of Site										
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	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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	X	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	08/23/2018	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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		PSC	09/08/2015	INSPECTED	2022	0	0	0	0
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		WAS	02/04/2009	INSPECTED	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.
SELITSKY MARK P & SZWARCM	CASTELLUCCI LAWRENCE	712,300	04/07/2023	WD	03-ARM'S LENGTH	2023001652	PROPERTY TRANSFER	100.0
6144 LAKE STREET LLC	SELITSKY MARK P & ORIT R	365,000	09/30/2016	WD	03-ARM'S LENGTH	1275P98	PROPERTY TRANSFER	100.0
FOX DIANNA L	6144 LAKE STREET LLC	1	04/19/2011	WD	03-ARM'S LENGTH	1084-744	PROPERTY TRANSFER	0.0
FOX LEO E & DIANNA L	FOX DIANNA L	1	04/01/2011	WD	03-ARM'S LENGTH	1084-141	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6144 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 04/19/2023					
Owner's Name/Address	MAP #: 52					
CASTELLUCCI LAWRENCE 6144 S LAKE ST GLEN ARBOR MI 49636	2024 Est TCV 608,076 TCV/TFA: 402.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES								
		Public Improvements			* Factors *							
L1357P491 L340 P433 L354 P202 L355 P17 L543 P30/00 L821 P876/04 LOT 2 ARBOR ESTATES. SEC 27 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		ARBOR EST 1600/ 110.00 200.00 1.0000 1.0325 1600 100 181,716 110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 181,716								

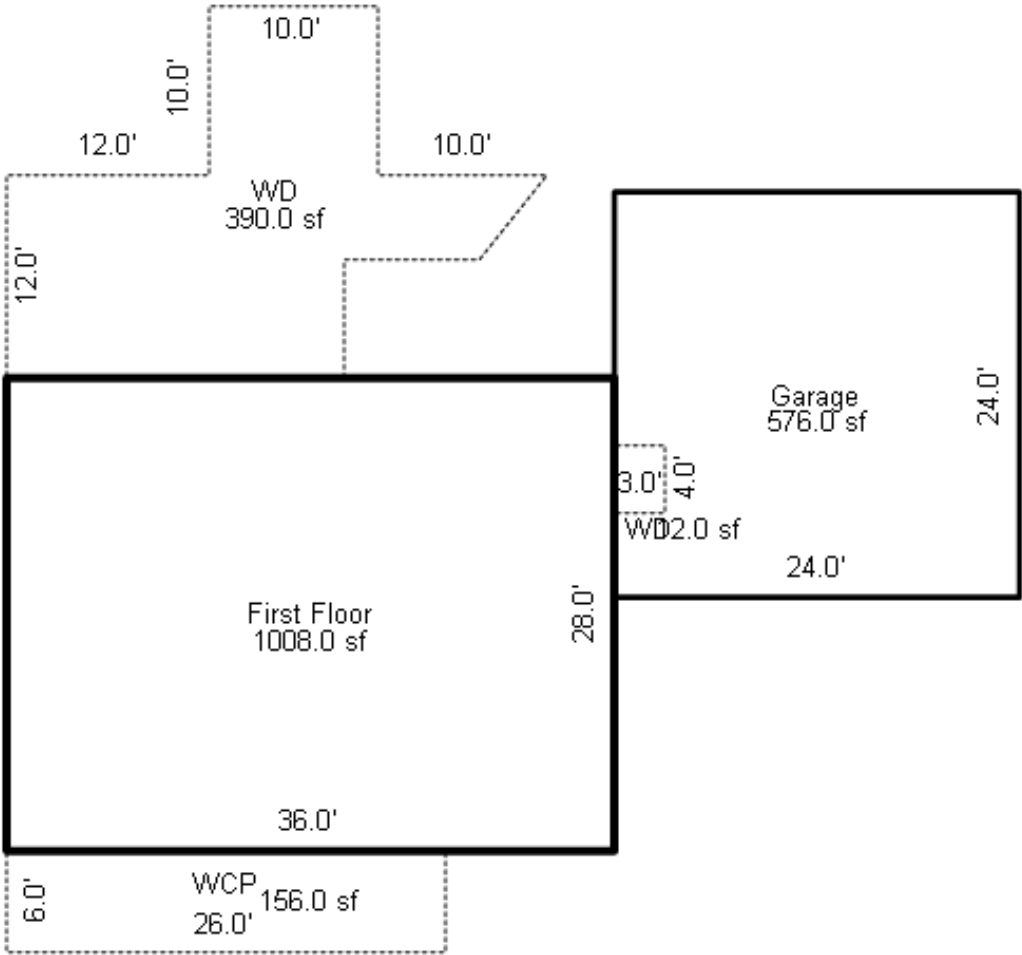
Land Improvement Cost Estimates	X	Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =						5,000

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling	X		2024	90,900	213,100	304,000			304,000S
Low			2023	68,100	198,700	266,800			210,129C
High	X		2022	47,900	174,500	222,400			200,123C
Landscaped			2021	45,200	155,700	200,900			193,730C
Swamp									
Wooded	X								
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ DONALD K & GAIL A	FRAENKEL C M DESCENDENT G	413,500	10/30/2008	WD	03-ARM'S LENGTH	2008 991/374WD	DEED	100.0
CASSINGHAM	SCHULTZ	45,000	04/15/1997	WD	03-ARM'S LENGTH	442:684	OTHER	0.0
ARBOR SOCIETY	CASSINGHAM	25,900	12/14/1992	WD	03-ARM'S LENGTH	355:18	OTHER	0.0
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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6148 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 52					
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FRAENKEL TRUST 225 BOX CAR AVE NAPERVILLE IL 60540	2024 Est TCV 663,134 TCV/TFA: 375.93					
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	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 1600/	100.00	168.00	1.0000	0.9884	1600	100		158,150
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								158,150

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
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L355 P18 L412 P624 L442 P684/97 LOT 3	X	Gravel Road	Description	Rate	Size	% Good	Cash Value
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ARBOR ESTATES SEC 27 T29N R14W.	X	Paved Road	Residential Local Cost Land Improvements	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Storm Sewer	Description	Rate	Size	% Good	Cash Value
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	X	Sidewalk	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
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	X	Water	Total Estimated Land Improvements True Cash Value =					5,000
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	X	Sewer						
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	X	Electric						
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	X	Gas						
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		Curb						
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		Street Lights						
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		Standard Utilities						
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		Underground Utils.						
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		Topography of Site						
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	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Rolling	2024	79,100	252,500	331,600			248,951C
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		Low	2023	59,300	235,300	294,600			237,097C
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		High	2022	45,000	206,700	251,700			225,807C
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		Landscaped	2021	42,500	184,200	226,700			218,594C
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		Swamp							
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	X	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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		Who	When	What					
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		WAS	01/13/2008	INSPECTED					
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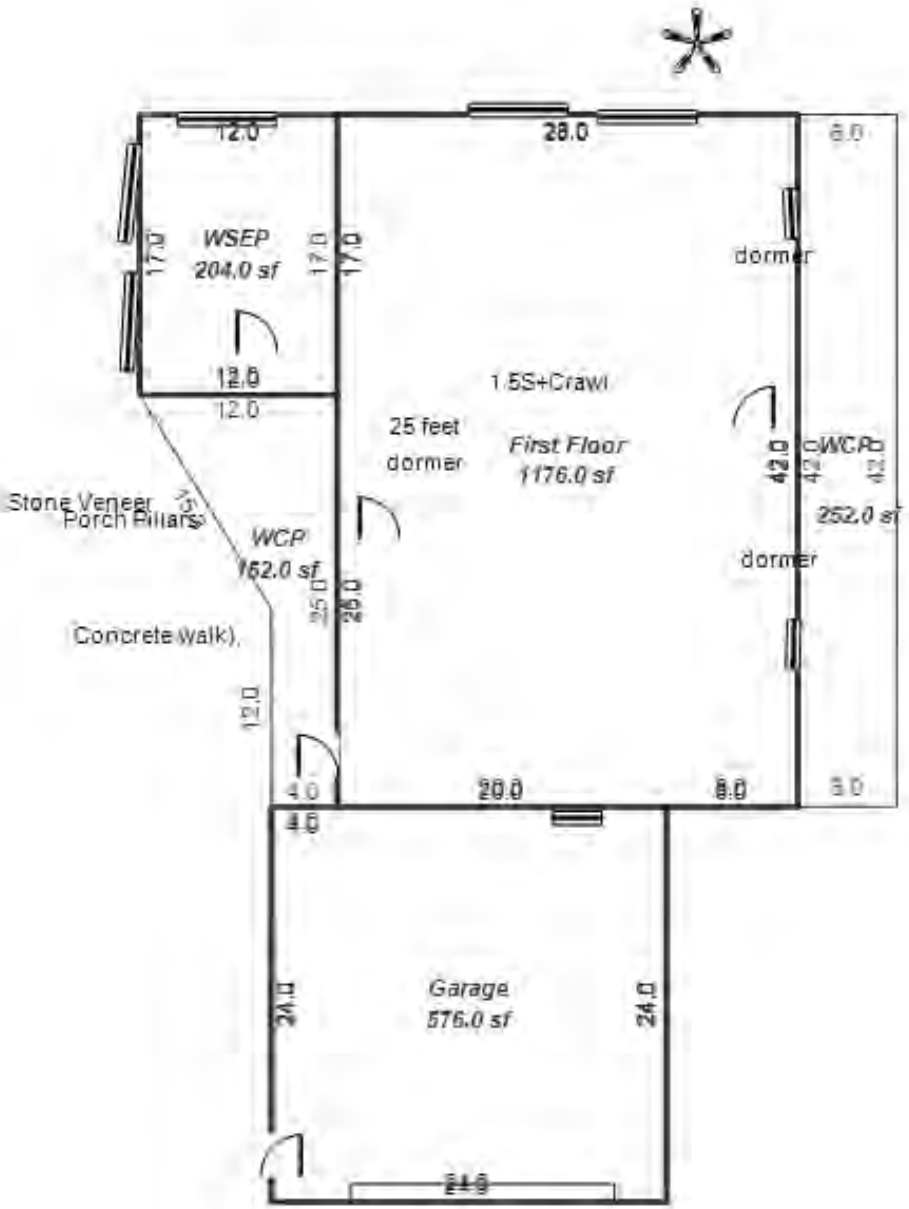
		Licensed To: Township of Glen Arbor, County of Leelanau, Michigan							
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*** Information herein deemed reliable but not guaranteed***



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: 1999 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: 576 % 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							252 WCP (1 Story) 204 WSEP (1 Story) 152 WCP (1 Story)						
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 1,764 Total Base New : 367,637 Total Depr Cost: 294,108 Estimated T.C.V: 499,984			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1999	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 1764 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC Blt 1999							
Condition: Average		Size of Closets		150 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid	X H.C.	(12) Electric			1.5 Story Siding Crawl Space 1,176			Total: 260,451 208,361							
Basement 7 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			No. of Elec. Outlets			Other Additions/Adjustments									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Exterior Stone Veneer 30 1,439 1,151								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			(13) Plumbing			Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620								
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Water/Sewer 1000 Gal Septic 1 5,796 4,637 Water Well, 100 Feet 1 6,421 5,137								
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Porches WCP (1 Story) 252 12,363 9,890 WSEP (1 Story) 204 13,739 10,991 WCP (1 Story) 152 8,795 7,036								
X	Many Avg. X Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 39,053 31,242 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 1 703 562								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Built-Ins Appliance Allow. 1 4,088 3,270			Fireplaces Interior 2 Story 1 8,735 6,988								
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Brick																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOR SOCIETY	EWING	22,096	03/01/1993	WD	03-ARM'S LENGTH	360:259	OTHER	0.0
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6152 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/05/2018	PM18-0397	100% FINIS
	P.R.E. 100% 08/29/1997		Mechanical	01/05/2018	PM18-0022	100% FINIS
Owner's Name/Address	MAP #: 52		Res. Garage, Detached	10/13/2009	PB09-0265	100% FINIS
EWING ROBERT A & STEPHANIE M 6152 S LAKE ST GLEN ARBOR MI 49636	2024 Est TCV 789,502 TCV/TFA: 247.80		Electrical	10/08/2009	PE09-0331	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L354 P202-204 L360 P259 L405 P43/95 LOT 4 ARBOR ESTATES. SEC 27 T29N R14W.	X		ARBOR EST 1600/ 120.00	120.00	150.00	0.9785	0.9608	1600	100		180,509	
			120 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =			180,509

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric	LAND IMPROVEMENTS 5	5,000.00	1	100		5,000	
	X	Gas	Total Estimated Land Improvements True Cash Value =						5,000

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



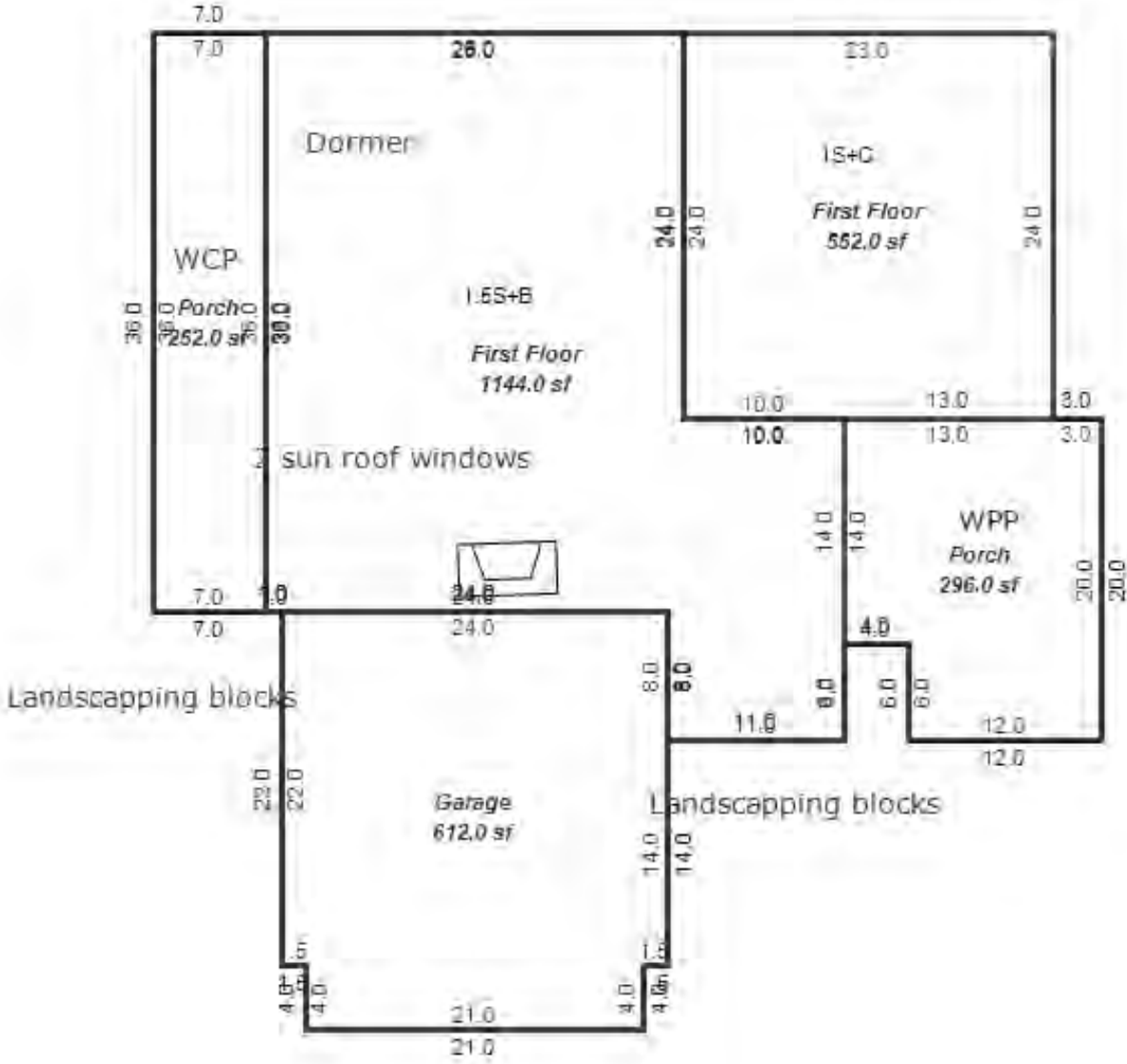
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	02/01/2018	INSPECTED	2023	67,700	283,700	351,400			185,349C
WAS	12/22/2010	INSPECTED	2022	50,700	249,100	299,800			176,523C
TPC	12/18/2009	INSPECTED	2021	47,800	237,800	285,600			170,884C

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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: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 3,186 Total Base New : 507,560 Total Depr Cost: 355,290 Estimated T.C.V: 603,993			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2308 SF Floor Area = 3186 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 10 Blt 1995							
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
1995	2002	Ex	X Ord	Min	Ex. X Ord. Min			1.5 Story Siding Basement 1,144 1 Story Siding Crawl Space 552 1.5 Story Siding Slab 612			Total: 420,355 294,247						
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing							
Room List		Doors Solid X H.C.		(13) Plumbing			Water/Sewer			Garages							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		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			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 952 44,516 31,161 Door Opener 2 1,124 787 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Interior 2 Story 1 6,836 4,785			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 Porches WCP (1 Story) 252 9,410 6,587 WPP 296 5,204 3,643							
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Notes:			Totals: 507,560 355,290							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC			603,993							
X	Insulation	(8) Basement		Lump Sum Items:													
(2) Windows		Basement: 1144 S.F. Crawl: 552 S.F. Slab: 612 S.F. Height to Joists: 0.0															
X	Many Avg. X Avg. Few Small	(9) Basement Finish															
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															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:															
Chimney: Brick																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ANNATOYN JEFFREY & CORNIL	ANNATOYN JEFFREY & CORNIL	0	01/01/2024	QC	15-LADY BIRD	2024000342	PROPERTY TRANSFER	0.0				
ZARA SAAD E & JOSEPHINE W	ANNATOYN JEFFREY & CORNIL	530,000	08/19/2016	WD	03-ARM'S LENGTH	1270P421	PROPERTY TRANSFER	100.0				
ZARA SAAD E & JOSEPHINE W	ZARA SAAD E & JOSEPHINE W	0	11/07/2012	QC	09-FAMILY	1144P343	PROPERTY TRANSFER	0.0				
ZARA SAAD E & JOSEPHINE W	ZARA SAAD E & JOSEPHINE W	0	04/14/2009	QC	03-ARM'S LENGTH	2009 1009-887T	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6188 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/04/2022	PM22-0345	100% FINIS				
Owner's Name/Address		P.R.E. 100% 06/29/2017		Electrical		03/17/2022	PE22-0159	100% FINIS				
ANNATOYN JEFFREY & CORNILLIE K 6188 S LAKE ST GLEN ARBOR MI 49636		MAP #: 52		Res. Add/Alter/Repair		10/11/2021	PB21-0483	100% FINIS				
		2024 Est TCV 802,104 TCV/TFA: 388.43		Electrical		09/17/2021	PE21-0627	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES								
L354 P202-204 L357 P540 L441 P665/97 LOT 5 ARBOR ESTATES. SEC 27 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		ARBOR EST 1600/ 125.00 158.00 0.9685 0.9734 1600 100 188,554								
		Paved Road		125 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 188,554								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.71	1685	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		Curb		Total Estimated Land Improvements True Cash Value = 2,500								
		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	94,300	306,800	401,100			296,509C		
		Low		2023	70,700	285,700	356,400			282,390C		
		X High		2022	52,000	250,800	302,800			266,467C		
		Landscaped		2021	49,100	223,400	272,500			257,955C		
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	11/03/2022	INSPECTED								
		TPC	11/17/2021	INSPECTED								
		TPC	09/07/2016	INSPECTED								

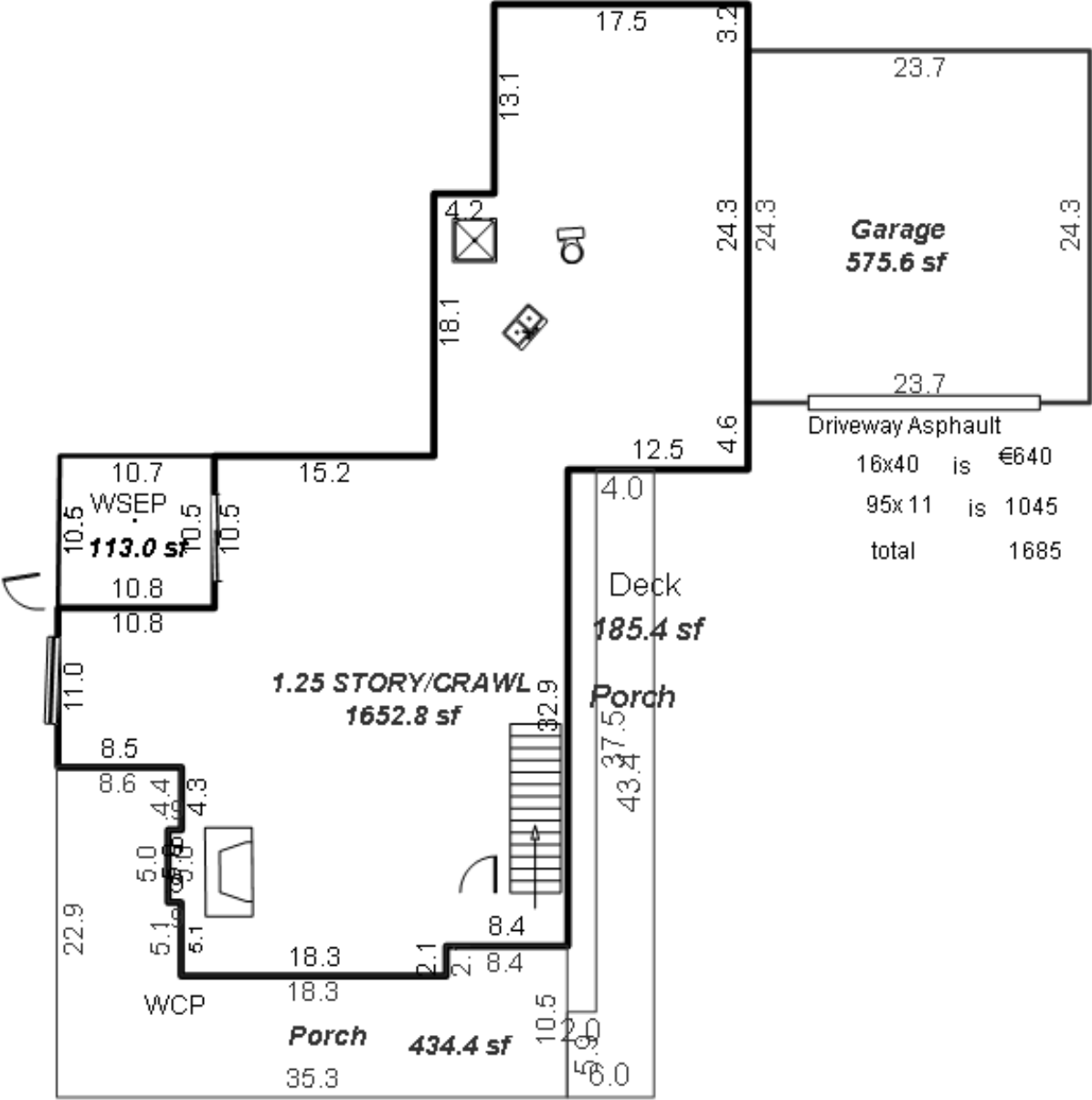


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 434 113 188	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 1998 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G				1															
Building Style: 1.25 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 2,065 Total Base New : 422,871 Total Depr Cost: 359,441 Estimated T.C.V: 611,050			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:										
Yr Built 1998	Remodeled 2008	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 422,871															
Condition: Average		Lg		X	Ord		No. Heating/Cooling			Total Depr Cost: 359,441															
Room List		Doors		Solid	X	H.C.	No. Heating/Cooling			Total Depr Cost: 359,441															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC			Blt 1998												
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service			(11) Heating System: Forced Heat & Cool			Ground Area = 1652 SF			Floor Area = 2065 SF.												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
X	Insulation	X	Drywall				No. of Elec. Outlets			1.25 Story			Siding		Crawl Space		1,652		Total:		322,177		273,850		
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1		2,234		1,899						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1652 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			Water/Sewer			1000 Gal Septic		1		5,796		4,927						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story)		434		19,404		16,493						
X	Asphalt Shingle	(9) Basement Finish		No Floor SF Walkout Doors (A)			(13) Plumbing			Deck			Treated Wood		188		4,347		3,695						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		576		30,292		25,748			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.			1		4,088		3,475							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Fireplaces			Prefab 2 Story			1		4,661		3,962								
				SOLAR POWER <150KW			Local Cost Items			1			1		1		1						*		
<<<<< 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.				
EBEL GREGORY L TRUST	KEIL DAVID A & JENNIFER W	750,000	03/17/2023	WD	03-ARM'S LENGTH	2023001218	PROPERTY TRANSFER	100.0				
BATTEIGER JANE A & JOEL E	EBEL GREGORY L TRUST	415,000	08/28/2015	WD	03-ARM'S LENGTH	1240P697	PROPERTY TRANSFER	100.0				
BATTEIGER JANE A & JOEL E	BATTEIGER JANE & JOEL JOI	1	08/03/2012	QC	09-FAMILY	1132P240	PROPERTY TRANSFER	0.0				
BATTEIGER JANE A & JOEL E	BATTEIGER JANE A & JOEL E	0	03/18/2009	WD	03-ARM'S LENGTH	2009 1005-130W	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6206 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		02/07/2005	PE05-0056					
Owner's Name/Address		P.R.E. 0%		Res. Garage, Detached		10/01/2004	PB04-0552					
KEIL DAVID A & JENNIFER W TRUST 1401 PAULINE BLVDE ANN ARBOR MI 48103		MAP #: 52		GARAGE		09/10/2004	2004-2075	100% FINIS				
		2024 Est TCV 632,411 TCV/TFA: 356.89		HOUSE		08/29/2000	2000-0494	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				ARBOR EST 1600/	116.00	165.00	0.9868	0.9840	1600	100		180,221
				116 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 180,221								
Comments/Influences				Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				Residential Local Cost Land Improvements								
				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.								
				Topography of Site								
		X	Level									
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
		X	Wooded									
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	90,100	226,100	316,200		316,200S		
				TPC 09/17/2015 INSPECTED	2023	67,600	210,700	278,300		231,841C		
				WAS 01/01/2008 INSPECTED	2022	49,600	185,000	234,600		220,801C		
					2021	46,800	177,300	224,100		213,748C		

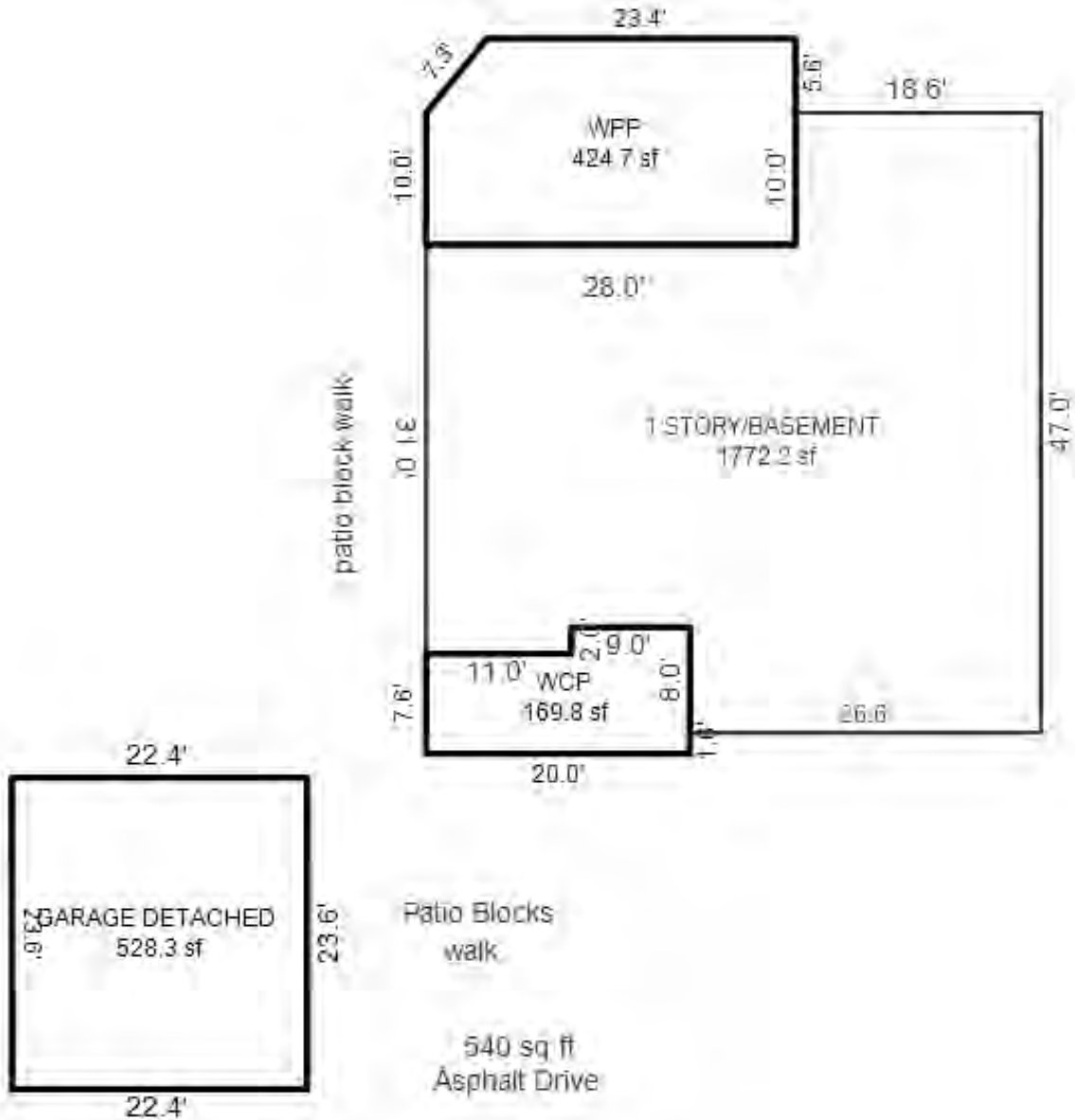


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 169 424	Type WCP (1 Story) WPP	Year Built: 2004 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: 528 % 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 2000	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 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric														
		Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service														
(1) Exterior		No./Qual. of Fixtures																
		Ex.	X Ord.	Min														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets													
X	Insulation	X	Drywall		Many	X Ave.	Few											
(2) Windows		(7) Excavation			(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1772 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
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 X Concrete Floor	(9) Basement Finish															
(3) Roof					(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 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: Forced Air w/ Ducts Ground Area = 1772 SF Floor Area = 1772 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls C 5 Blt 2000								
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Basement 1,772										Total:			268,633 214,877					
Other Additions/Adjustments																		
Exterior																		
Stone Veneer										20			781 625					
Plumbing																		
Average Fixture(s)										1			1,518 1,214					
3 Fixture Bath										1			4,777 3,822					
Water/Sewer																		
1000 Gal Septic										1			5,002 4,002					
Water Well, 100 Feet										1			5,973 4,778					
Porches																		
WCP (1 Story)										169			7,372 5,898					
WPP										424			7,327 5,862					
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
Base Cost										528			24,061 19,249					
Door Opener										1			562 450					
Built-Ins																		
Appliance Allow.										1			2,845 2,276					
Totals:										328,851			263,053					
Notes:																		
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:													447,190					

*** 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.
MCCARTY KEVIN J & PEG STR	MCCARTY KEVIN J & PEG STR	0	11/17/2021	WD	09-FAMILY	2022001208	DEED	0.0
MCCARTY KEVIN J & PEG STR	MCCARTY KEVIN J & PEGGY S	99	06/06/2012	WD	03-ARM'S LENGTH	1126P158	OTHER	0.0
GALLOWAY	MCCARTY	32,500	08/03/1994	WD	03-ARM'S LENGTH	391:215	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6250 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	03/24/2022	PB22-0076	100% FINIS
	P.R.E. 100% 01/31/1997		Mechanical	02/22/2022	PM22-0160	100% FINIS
Owner's Name/Address	MAP #: 52		Plumbing	02/22/2022	PP22-0054	100% FINIS
MCCARTY KEVIN J & PEG STRAUSS 6250 W LAKE WOOD DR GLEN ARBOR MI 49636	2024 Est TCV 663,319 TCV/TFA: 350.96		Electrical	02/17/2022	PE22-0100	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES				
L325 P713-714 L353 P653 L391 P215/94 LOT 7 ARBOR ESTATES. SEC 27 T29N R14W.			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			ARBOR EST 1600/	100.00	180.00	1.0000 1.0056	160,901
			100 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value = 160,901

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
		Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	Residential Local Cost Land Improvements			
		Paved Road	Description	Rate	Size % Good	Cash Value
		Storm Sewer	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Sidewalk	Total Estimated Land Improvements True Cash Value = 5,000			
		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
		Rolling	2024	80,500	251,200	331,700			139,925C
		Low	2023	60,300	234,100	294,400			133,262C
		High	2022	45,000	221,000	266,000			126,917C
		Landscaped	2021	42,500	210,000	252,500			122,863C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



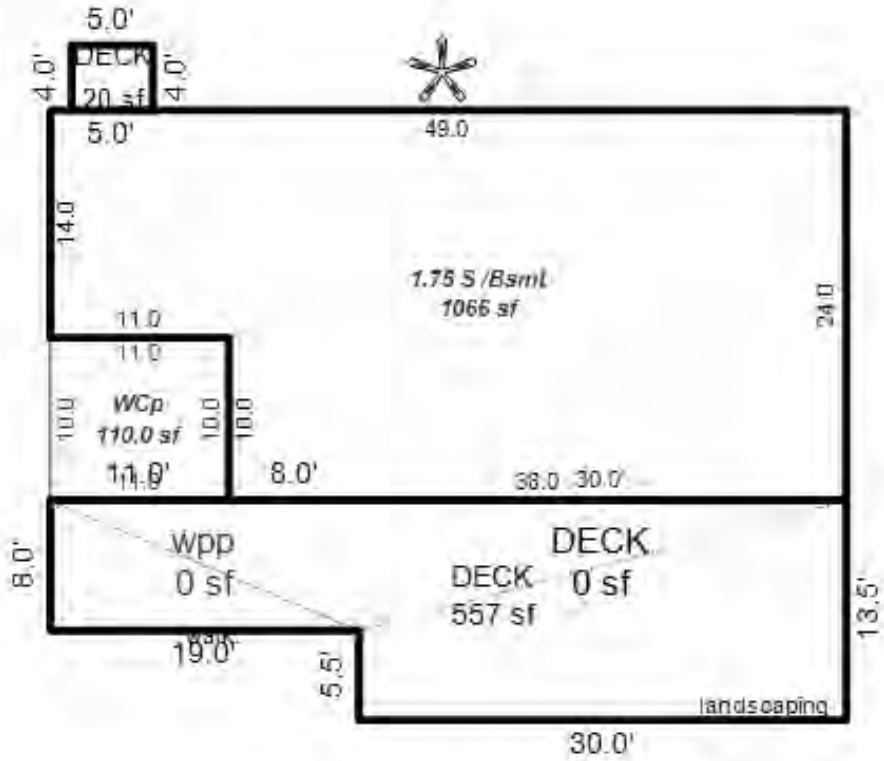
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/12/2022	INSPECTED	2024	80,500	251,200	331,700			139,925C
WAS	01/12/2008	INSPECTED	2023	60,300	234,100	294,400			133,262C
			2022	45,000	221,000	266,000			126,917C
			2021	42,500	210,000	252,500			122,863C

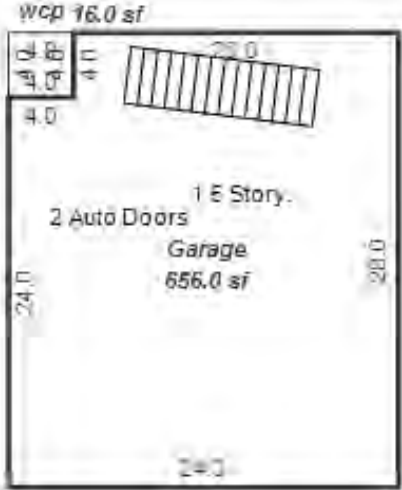
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 110 16 557	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 656 % Good: 0 Storage Area: 328 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 1996	Remodeled 0	Ex	X	Ord		Min								
	Condition: Average														
	Room List	Doors			Solid	X	H.C.								
	1 Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors													
	(1) Exterior	Kitchen: Other: Carpeted Other:													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings													
X	Insulation	X	Drywall												
	(2) Windows	(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1066 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X		(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: Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		X	Ex.		Ord.		Min								
		No. of Elec. Outlets													
		X	Many		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													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(15) Fireplaces													
		Class: BC Effec. Age: 25 Floor Area: 1,890 Total Base New : 390,136 Total Depr Cost: 292,599 Estimated T.C.V: 497,418													
		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1066 SF Floor Area = 1890 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas													
		Stories Exterior Foundation Size Cost New Depr. Cost													
		1.75 Story Siding Basement 1,066 1 Story Siding Overhang 24 Total: 301,671 226,251													
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s) 1 2,234 1,675 2 Fixture Bath 1 4,707 3,530 Water/Sewer 1000 Gal Septic 1 5,796 4,347 Water Well, 100 Feet 1 6,421 4,816 Porches WCP (1 Story) 110 6,771 5,078 WCP (1 Story) 16 1,453 1,090 Deck Treated Wood 557 8,834 6,625 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 656 36,172 27,129 Storage Over Garage 328 6,061 4,546 Door Opener 2 1,405 1,054 Built-Ins Appliance Allow. 1 4,088 3,066 Fireplaces Direct-Vented Gas 1 4,523 3,392													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



Concrete



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACOBSON & MCCARTY & POLM	MCCARTY PETER E & MAHAJAN	535,000	07/21/2021	WD	03-ARM'S LENGTH	2021006261	PROPERTY TRANSFER	100.0
STRAUSS DORIS P	JACOBSON LYNN & MCCARTY P	0	05/04/2021	OTH	07-DEATH CERTIFICATE	2021004338	PROPERTY TRANSFER	100.0
STRAUSS DORIS P	STRAUSS DORIS P	0	07/14/2017	QC	09-FAMILY	1301P145	PROPERTY TRANSFER	0.0
BRATT MARILYN R	STRAUSS DORIS P	95,000	12/04/2015	WD	03-ARM'S LENGTH	1247P440	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6239 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/29/2021	PE21-0170	100% FINIS
	P.R.E. 0%		Mechanical	08/29/2016	PM16-0479	100% FINIS
Owner's Name/Address	MAP #: 52		Plumbing	08/29/2016	PP16-0188	100% FINIS
MCCARTY PETER E & MAHAJAN JAYSHREE 1710 15TH AVE UNIT B NASHVILLE TN 37212	2024 Est TCV 621,015 TCV/TFA: 412.63		Mechanical	07/26/2016	PM16-0406	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
			Description	Frontage	Depth	Value
L354 P202 L355 P19 L428 P710 L540 P515 LOT 8 ARBOR ESTATES SEC 27 T29N R14W.	X		ARBOR EST 1600/	100.00	180.00	160,901
Comments/Influences			100 Actual Front Feet, 0.41 Total Acres			160,901

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L354 P202 L355 P19 L428 P710 L540 P515 LOT 8 ARBOR ESTATES SEC 27 T29N R14W.	X		Dirt Road	7.16	132 0	0
			Gravel Road	3.19	1000 0	0
Comments/Influences	X		D/W/P: 4in Concrete			
			D/W/P: Asphalt Paving			
			Residential Local Cost Land Improvements			
			LAND IMPROVEMENTS 15	1,500.00	1 95	1,425
			Total Estimated Land Improvements True Cash Value =			1,425

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
													2023	60,300	214,300	274,600			244,650C
													2022	45,000	188,000	233,000			233,000S
													2021	42,500	167,400	209,900			201,031C

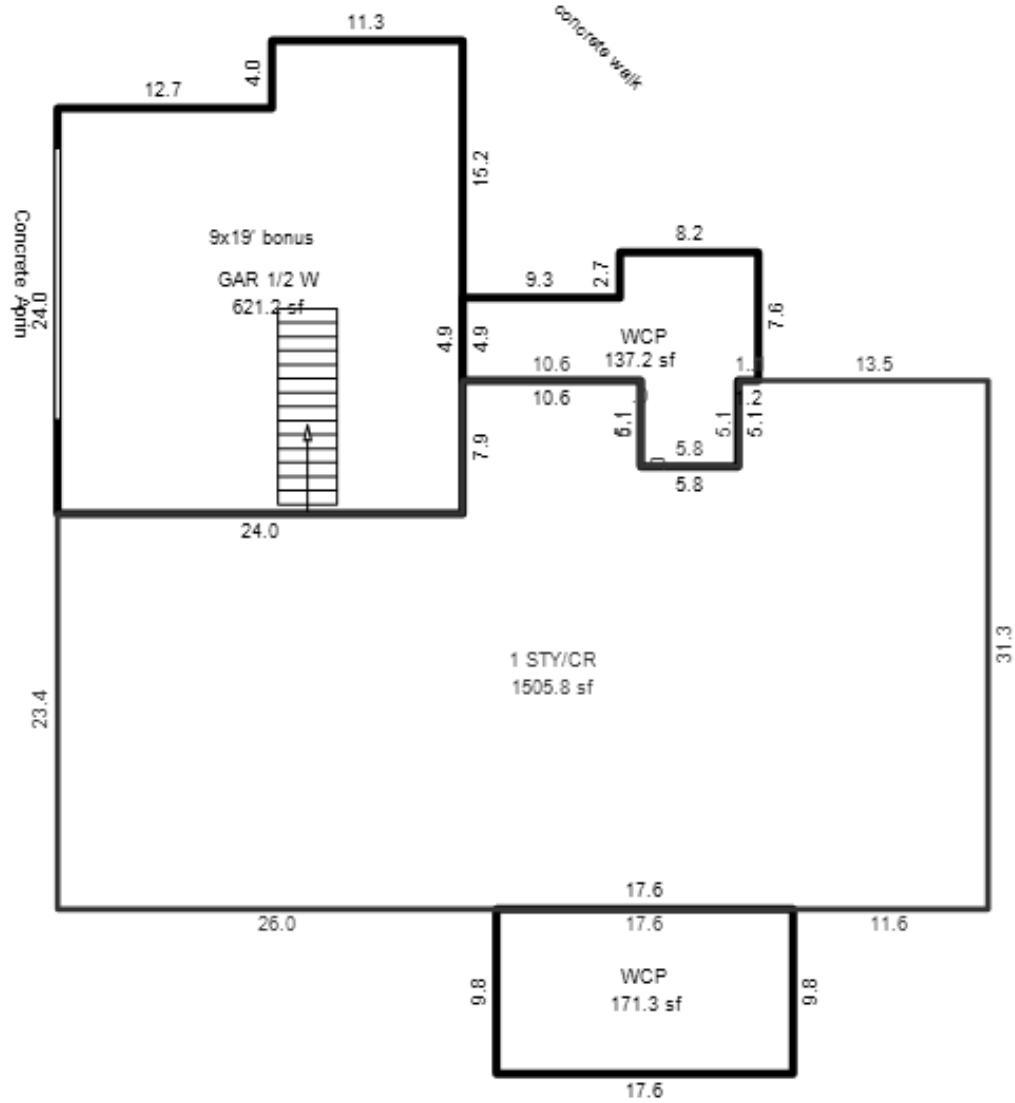


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*** Information herein deemed reliable but not guaranteed***

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	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: 2016 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: 621 % Good: 0 Storage Area: 171 No Conc. Floor: 0	171 WCP (1 Story) 137 WCP (1 Story)	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:																																											
	Mobile Home																																																									
	Town Home																																																									
	Duplex	(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: 5 Floor Area: 1,505 Total Base New : 284,018 Total Depr Cost: 269,817 Estimated T.C.V: 458,689																																																
	A-Frame	Wood Frame	Drywall	Plaster																																																						
			Paneled	Wood T&G																																																						
	Building Style: 1 STORY		Trim & Decoration								Ex					Ord	Min																																									
	Yr Built	Remodeled	Size of Closets																																																							
	2016	0	Lg	Ord							Small					Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2016																																	
	Condition: Average		Doors								Solid					H.C.			0 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool																																	
Room List	Basement	(5) Floors					No. of Elec. Outlets				Many			Ave.			Few			Ground Area = 1505 SF Floor Area = 1505 SF.																																						
	4 1st Floor	Kitchen:					Ex.				Ord.			Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas																																						
1 2nd Floor	1 2nd Floor	Other:					No. of Elec. Outlets				(13) Plumbing			1 Average Fixture(s)			1 Story			Exterior Siding			Foundation Crawl Space			Size 1,505			Cost New 213,074			Depr. Cost 202,420																										
3 Bedrooms	3 Bedrooms	Other:			No. of Elec. Outlets			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan											
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan											
Wood/Shingle	Aluminum/Vinyl	(7) Excavation			No. of Elec. Outlets			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan											
		Brick	Basement: 0 S.F.			Crawl: 1505 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic							
Insulation	(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic																					
	(2) Windows		Many Avg. Few			Large Avg. Small			Basement: 0 S.F.			Crawl: 1505 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic	
Wood Sash	Metal Sash	(9) Basement Finish			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic																				
		Vinyl Sash	Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic																			
(3) Roof			Recreation SF			Living SF			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			2000 Gal Septic													
Gable	Hip	Gambrel	Mansard	Recreation SF			Living SF			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			2000 Gal Septic												
				Flat	Shed	Recreation SF			Living SF			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			2000 Gal Septic										
Asphalt Shingle		(10) Floor Support				Joists:			Unsupported Len:			Cntr.Sup:			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic																												
Chimney:		(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic																													

*** 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.
PEPPLER LINDA	PEPPLER LINDA TRUSTEE	0	02/25/2009	QC	09-FAMILY	2009 1002/544Q	DEED	0.0
BAYBERRY PROP	PEPPLER	30,000	12/18/1992	WD	03-ARM'S LENGTH	355:20	OTHER	0.0
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6266 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 02/05/2002					
Owner's Name/Address	MAP #: 52					
PEPPLER LINDA TRUSTEE PO BOX 420, 6266 S LAKE ST GLEN ARBOR MI 49636	2024 Est TCV 660,994 TCV/TFA: 446.92					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES																																										
L340 P433 & 482 L355 P20 L375 P119/93 L548 P258/00 LOT 9 ARBOR ESTATES. SEC 27 T29N R14W.	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>ARBOR EST 1600/</td> <td>200.00</td> <td>224.01</td> <td>0.8122</td> <td>1.0622</td> <td>1600</td> <td>100</td> <td></td> <td>276,055</td> </tr> <tr> <td>ARBOR EST 1600/</td> <td>52.79</td> <td>224.01</td> <td>0.8122</td> <td>1.0622</td> <td>1600</td> <td>50</td> <td>SURPLUS: ZONING 100' MIN</td> <td></td> </tr> <tr> <td colspan="8">253 Actual Front Feet, 1.30 Total Acres</td> <td>Total Est. Land Value = 312,489</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	ARBOR EST 1600/	200.00	224.01	0.8122	1.0622	1600	100		276,055	ARBOR EST 1600/	52.79	224.01	0.8122	1.0622	1600	50	SURPLUS: ZONING 100' MIN		253 Actual Front Feet, 1.30 Total Acres								Total Est. Land Value = 312,489
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																					
ARBOR EST 1600/	200.00	224.01	0.8122	1.0622	1600	100		276,055																																					
ARBOR EST 1600/	52.79	224.01	0.8122	1.0622	1600	50	SURPLUS: ZONING 100' MIN																																						
253 Actual Front Feet, 1.30 Total Acres								Total Est. Land Value = 312,489																																					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
	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.	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			5,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	156,200	174,300	330,500			156,208C
2023	117,200	162,400	279,600			148,770C
2022	70,400	150,000	220,400			141,686C
2021	66,400	133,900	200,300			137,160C

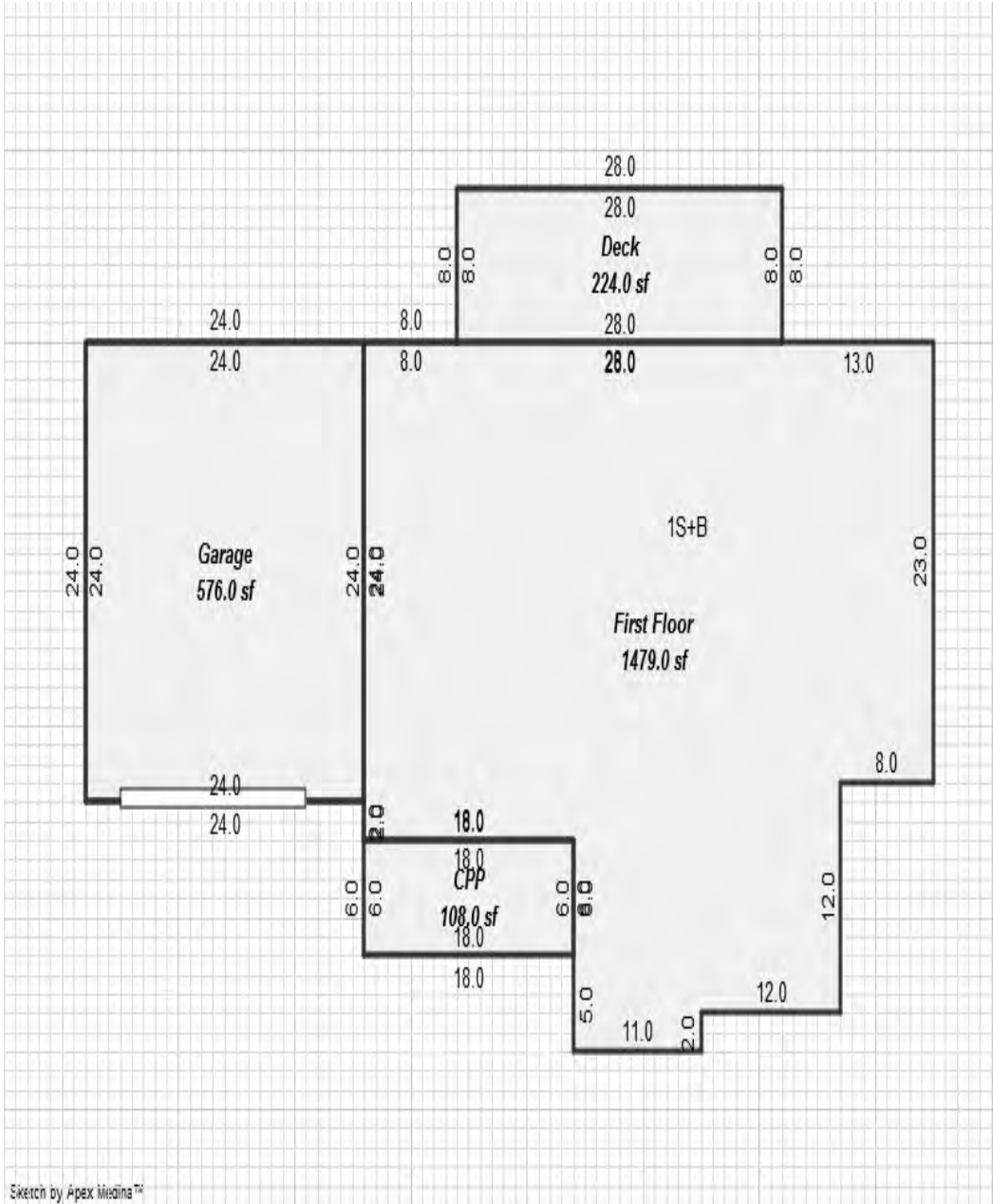
Who When What

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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 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 108 224	Type CPP Treated Wood	Year Built: 2000 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																															
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700		Bsmnt Garage:																																																																																																															
Building Style: 1 STORY		Trim & Decoration		Ex X Ord Min			No. Heating/Cooling			Class: C Effec. Age: 23 Floor Area: 1,479 Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Storage Area: 0																																																																																																																
Yr Built 2000	Remodeled 0	Size of Closets		Lg X Ord Small			No Heating/Cooling			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchens:		Other: Carpeted Other:			200 Amps Service			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Drywall			Many X Ave. Few			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
X	Insulation	(7) Excavation		Basement: 1479 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
(2) Windows		Many Avg. X Large Avg. Small		Basement: 1479 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			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		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			(14) Water/Sewer			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																															
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 262,419 Total Depr Cost: 202,062 Estimated T.C.V: 343,505		Roof:																																																																																																																
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<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2000</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1479 SF Floor Area = 1479 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,479</td> <td>Total:</td> <td>219,069</td> <td>168,682</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,518</td> <td>1,169</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td></td> <td>5,002</td> <td>3,852</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,973</td> <td>4,599</td> </tr> <tr> <td>Porches</td> <td>CPP</td> <td></td> <td>108</td> <td></td> <td>2,225</td> <td>1,713</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>224</td> <td></td> <td>4,594</td> <td>3,537</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>576</td> <td></td> <td>22,913</td> <td>17,643</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td></td> <td>-2,282</td> <td>-1,757</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>1</td> <td></td> <td>562</td> <td>433</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>2,845</td> <td>2,191</td> </tr> <tr> <td colspan="5">Totals:</td> <td>262,419</td> <td>202,062</td> </tr> </tbody> </table> <p>Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 343,505</p>													Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,479	Total:	219,069	168,682	Other Additions/Adjustments							Plumbing	Average Fixture(s)		1		1,518	1,169	Water/Sewer	1000 Gal Septic		1		5,002	3,852		Water Well, 100 Feet		1		5,973	4,599	Porches	CPP		108		2,225	1,713	Deck	Treated Wood		224		4,594	3,537	Garages							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								Base Cost		576		22,913	17,643		Common Wall: 1 Wall		1		-2,282	-1,757		Door Opener		1		562	433	Built-Ins								Appliance Allow.		1		2,845	2,191	Totals:					262,419	202,062
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON RICHARD D	HENNESSEY JOHN M & CHRIST	525,000	09/21/2018	WD	03-ARM'S LENGTH	1341P756	PROPERTY TRANSFER	100.0
PETERSON RICHARD D & ALYC	PETERSON RICHARD D	0	03/30/2018	WD	09-FAMILY	1326P902	OTHER	0.0
ARBOR SOCIETY	PETERSON	26,010	03/01/1993	WD	03-ARM'S LENGTH	358:962	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6251 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/25/2016	PB16-0099	100% FINIS
	P.R.E. 0%		Mechanical	10/14/2014	PM14-0489	
Owner's Name/Address	MAP #: 52		SHED	11/18/2010	LU10-2203	100% FINIS
HENNESSEY JOHN M & CHRISTINE M 10754 ELDORADO CIR NOBLESVILLE IN 46060	2024 Est TCV 846,168 TCV/TFA: 400.65		HOUSE	05/23/2000	2000-0219	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L358 P962/93 LOT 10 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X			Dirt Road	100.00	228.00	1.0000	1.0669	1600	100		170,697	
Comments/Influences				Gravel Road	100 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	170,697

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: Patio Blocks	19.40	450	0	0	
				D/W/P: Asphalt Paving	3.71	1800	0	0	
	X			Wood Frame	36.46	127	50	2,315	
				Wood Frame	51.66	27	50	697	
				Residential Local Cost Land Improvements					
				Description	Rate	Size	% Good	Cash Value	
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
				Total Estimated Land Improvements True Cash Value =				8,012	



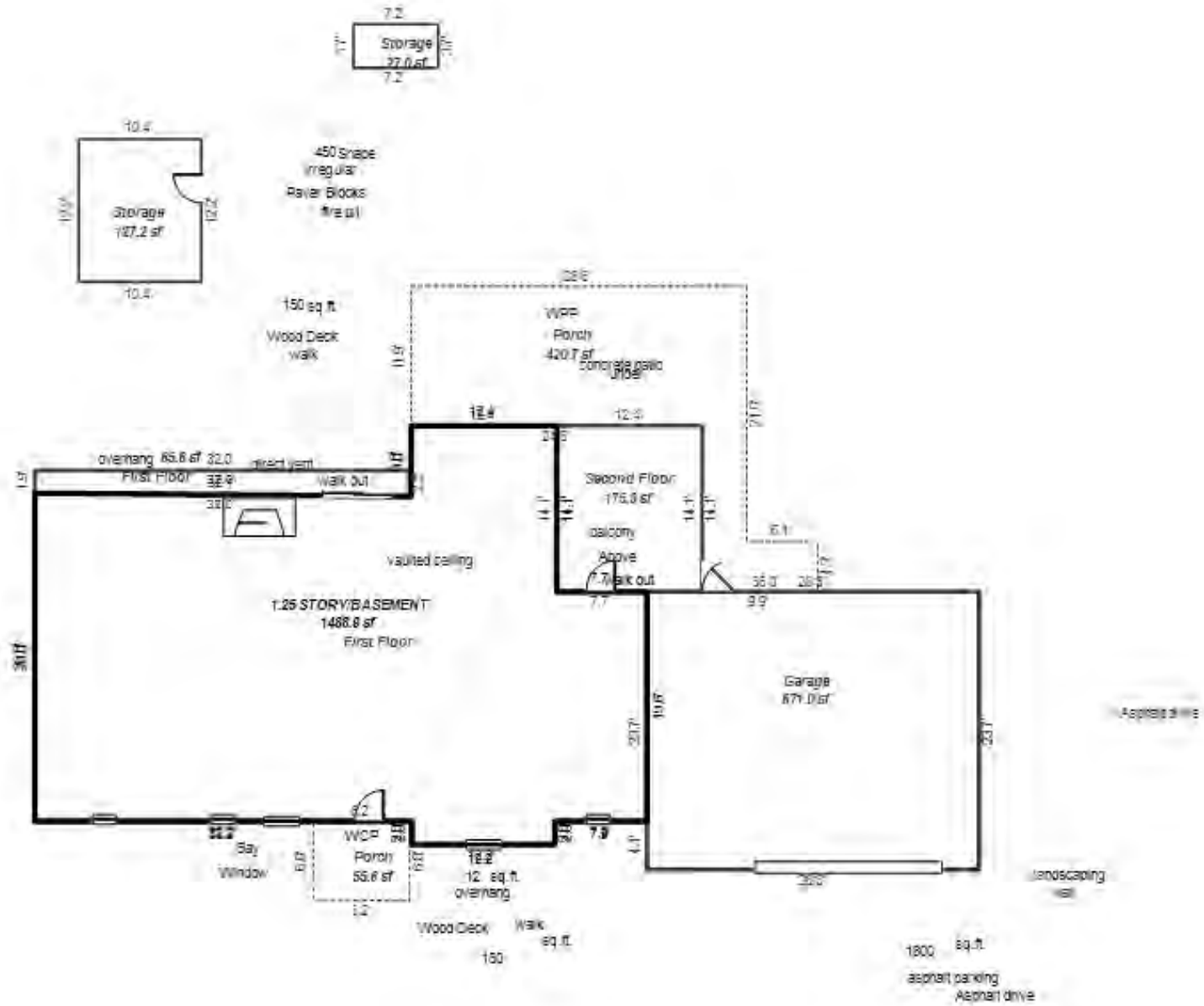
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X													2024	85,300	337,800	423,100			312,312C
														2023	64,000	314,600	378,600			297,440C
														2022	45,000	276,300	321,300			283,277C
														2021	42,500	246,300	288,800			274,228C

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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 55 420 416 150 180 175	Type WCP (1 Story) WPP Treated Wood Treated Wood Treated Wood Wood Balcony	Year Built: 2000 Car Capacity: 2.5 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: 761 % 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: 20 Floor Area: 2,112 Total Base New : 490,779 Total Depr Cost: 392,623 Estimated T.C.V: 667,459			E.C.F. X 1.700		Bsmnt Garage:
Building Style: 1.25 STORY		Trim & Decoration		Ex X Ord Min			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 2000	
Yr Built 2000	Remodeled 0	Size of Closets		Lg X Ord Small			200 Amps Service			Ground Area = 1488 SF Floor Area = 2112 SF.						
Condition: Average		Doors		Solid X H.C.			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			(13) Plumbing			Building Areas						
Basement	1st Floor	Kitchens:		Other: Carpeted			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
2nd Floor	4 Bedrooms	Kitchen:		Other: Carpeted			3 Fixture Bath			1.25 Story Siding Basement 1,488						
(1) Exterior		(6) Ceilings		X Drywall			2 Fixture Bath			1 Story Siding Overhang 175						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1488 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto			1 Story Siding Overhang 65						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Manual			1 Story Brick Overhang 12						
(2) Windows		(9) Basement Finish		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			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	Many Avg. X Avg. Few	Large Avg. X Avg. Small		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 772 Basement, Outside Entrance, Below Grade 2 7,390						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241 2 Fixture Bath 1 4,707 3,766						
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Water/Sewer			Water/Sewer						
Chimney: Brick		Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet			Porches						
Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1000 Gal Septic Water Well, 100 Feet			WCP (1 Story) WPP			Deck						
Lump Sum Items:		1000 Gal Septic Water Well, 100 Feet		WCP (1 Story) WPP			Treated Wood Treated Wood Treated Wood			Balcony						
Lump Sum Items:		WCP (1 Story) WPP		Treated Wood Treated Wood Treated Wood			Wood Balcony			<<<<< 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.				
KOKOWICZ ADRIENE LIV TRUS	KOKOWICZ ADRIENE	1	03/06/2013	QC	09-FAMILY	1156P518	DEED	0.0				
KOKOWICZ ADRIENE	KOKOWICZ ADRIENE LIVIG TR	0	02/22/2013	WD	03-ARM'S LENGTH	1156P534	DEED	0.0				
KOKOWICZ ADRIENE TRUST	KOKOWICZ ADRIENE & PAUL R	0	03/22/2010	QC	09-FAMILY	2010 1044_435Q	DEED	0.0				
KOKOWICZ ADRIENE & PAUL R	KOKOWICZ ADRIENE LIV TRUS	0	03/22/2010	QC	09-FAMILY	2010 1044_449Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6257 W LAKE WOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		04/16/1993	93001356					
Owner's Name/Address		P.R.E. 100% 05/10/1994		MAP #: 52		2024 Est TCV 471,178 TCV/TFA: 370.42						
KOKOWICZ ADRIENE LIVIG TRUST PO BOX 471 GLEN ARBOR MI 49636		X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES								
Tax Description		Public Improvements		* Factors *								
L359 P354/93 LOT 11 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		ARBOR EST 1600/ 130.00 238.00 0.9591 1.0784 1600 100 215,125								
		Paved Road		130 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 215,125								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		Residential Local Cost Land Improvements								
		Sewer		Description Rate Size % Good Cash Value								
		X	Electric	LAND IMPROVEMENTS 25 2,500.00 1 100 2,500								
		X	Gas	Total Estimated Land Improvements True Cash Value = 2,500								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2024	107,600	128,000	235,600		111,199C			
TPC 11/28/2011 INSPECTED				2023	80,700	119,300	200,000	200,000A	105,904C			
WAS 01/12/2008 INSPECTED				2022	53,400	112,100	165,500	165,500C	100,861C			
				2021	50,400	100,000	150,400		97,639C			

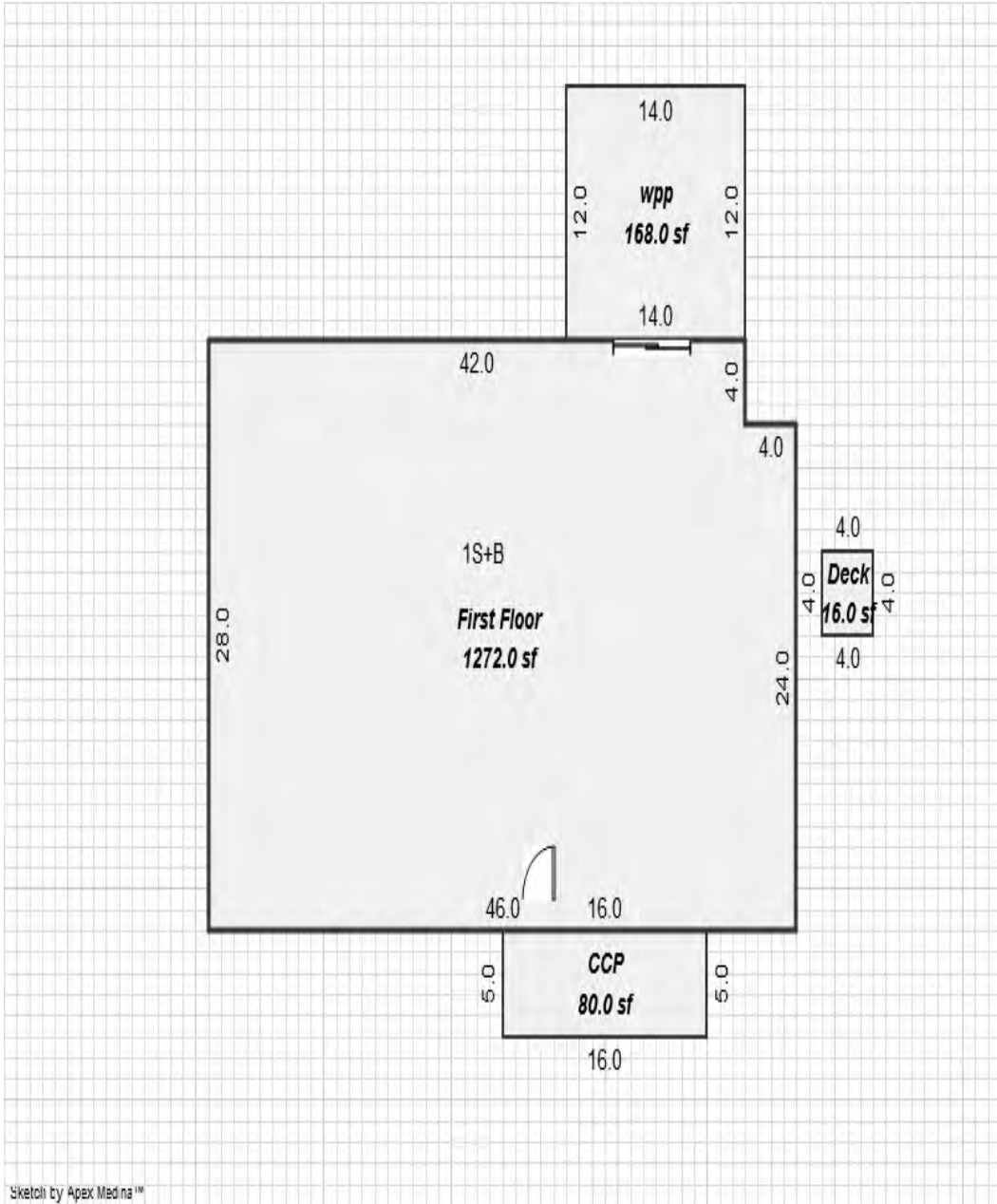


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 168 16	Type CCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration								
	Building Style: 1 STORY				Ex	X	Ord		Min								
	Yr Built 1993	Remodeled 0															
	Condition: Average																
	Room List	Doors															
	1 Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
	(1) Exterior	Kitchen: Other: Carpeted Other: Vinyl															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation	X	Drywall														
	(2) Windows	(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1272 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
	(3) Roof	(8) Basement															
X	Gable Hip Flat	X	Gambrel Mansard Shed														
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
	Chimney: Brick	(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:															
		(12) Electric															
		150 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															
		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 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1272 SF Floor Area = 1272 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,272 Total: 182,917 128,038															
		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 Porches CCP (1 Story) 80 2,371 1,660 WPP 168 4,257 2,980 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Prefab 1 Story 1 2,665 1,865 Deck Treated Wood 16 751 526 Totals: 213,076 149,149															
		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 253,553															

*** 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.
CIOLEK KELLY	CIOLEK TODD & KELLY H&W	1	01/28/2014	QC	09-FAMILY	1191P12	OTHER	0.0
PETTY PHYLLIS L TRUST	CIOLEK KELLY	360,000	01/15/2014	WD	03-ARM'S LENGTH	1190P40	PROPERTY TRANSFER	100.0
ARBOR SOCIETY	PETTY	26,010	03/01/1993	WD	03-ARM'S LENGTH	358:823	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6263 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/23/2018	PE18-0033	REVIEWED
	P.R.E. 100% 12/30/2014		Mechanical	09/02/2016	PM16-0492	
Owner's Name/Address	MAP #: 52		Res. Add/Alter/Repair	08/24/2016	PB16-0338	100% FINIS
CIOLEK TODD & KELLY 6263 W LAKEWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 620,595 TCV/TFA: 290.13		Plumbing	08/23/2016	PP16-0180	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
			Description	Frontage	Depth	Value
L358 P823 L481 P978/98 LOT 12 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		ARBOR EST 1600/	134.00	203.00	211,491
Comments/Influences			134 Actual Front Feet, 0.62 Total Acres			211,491

Tax Description	X Improved	Vacant	* Factors *			
			Description	Rate	Size % Good	Cash Value
L358 P823 L481 P978/98 LOT 12 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		D/W/P: Asphalt Paving	3.19	1015 0	0
			D/W/P: Asphalt Paving	3.19	1276 0	0
Comments/Influences			Residential Local Cost Land Improvements			
	X		LAND IMPROVEMENTS 25			2,500
	X		Total Estimated Land Improvements True Cash Value =			2,500

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													Who	When	What	2024	105,700	204,600	310,300			230,397C
			2023	79,300	190,500	269,800			219,426C										
			2022	54,400	179,200	233,600			208,978C										
			2021	51,400	170,200	221,600			202,303C										

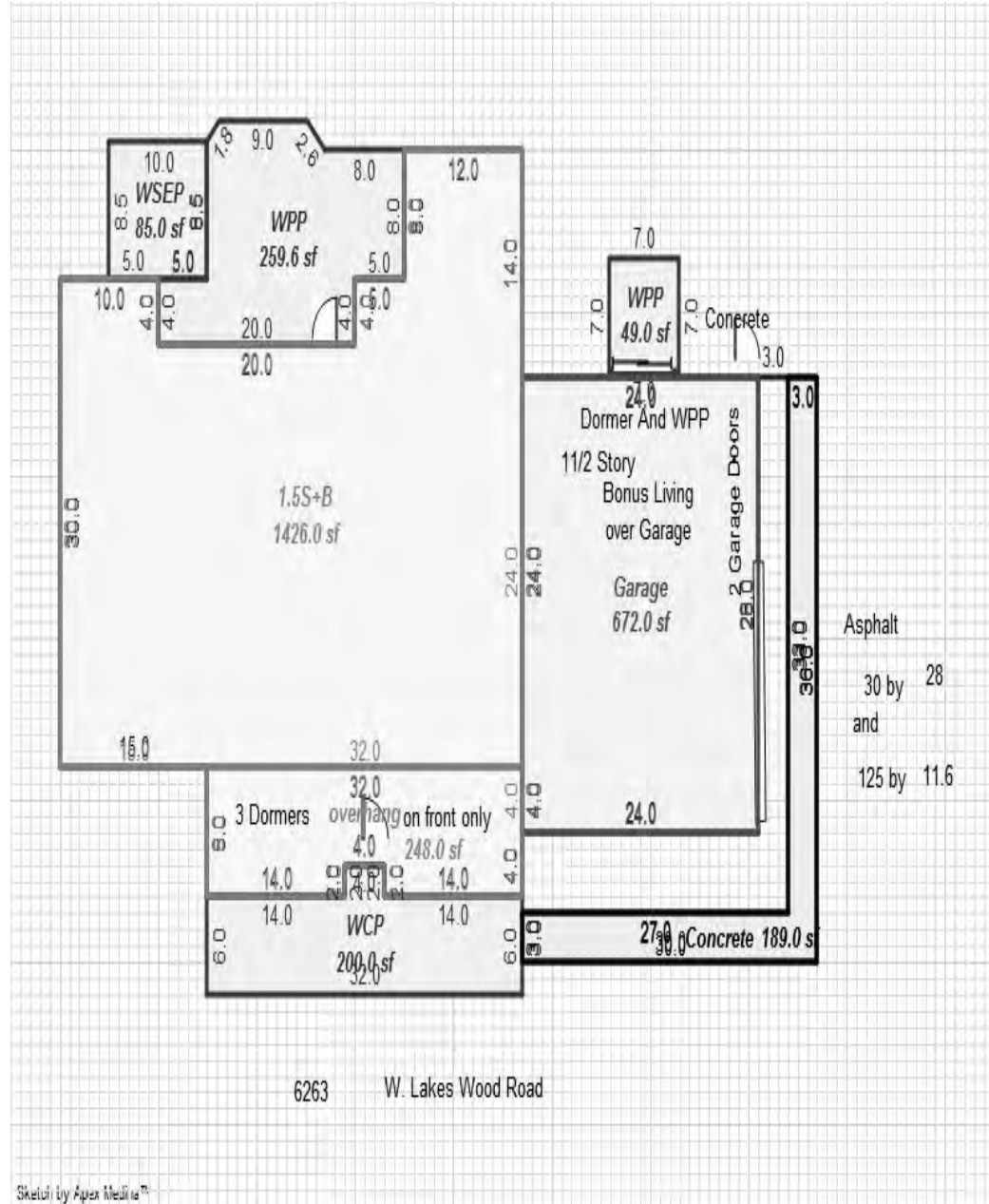


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*** Information herein deemed reliable but not guaranteed***

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 85 259 49 200	Type WSEP (1 Story) WPP WCP (1 Story)	Year Built: 1994 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 336 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets											
Yr Built 1994 REM	Remodeled 2016	X	Ex	Ord	Min										
Condition: Average		X		Lg	Ord	Small									
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace								
1	Basement	(5) Floors		(12) Electric											
	1st Floor	Kitchen: Hardwood		200			Amps Service								
	2nd Floor	Other: Carpeted		No./Qual. of Fixtures											
5	Bedrooms	Other:		X	Ex.	Ord.	Min								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X	Many	Ave.	Few								
X	Insulation	(7) Excavation		(13) Plumbing											
(2) Windows		Basement: 1426 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)										
X	Many Avg. Few	X	Large Avg. Small	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										
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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic											
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:											

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ DONALD K & GAIL	WARD TIMOTHY R & LIIOI-WA	573,000	07/10/2015	WD	03-ARM'S LENGTH	1233P903	PROPERTY TRANSFER	100.0
PETERSON GLEN	SCHULTZ DONALD & GAIL	485,000	04/24/2009	WD	03-ARM'S LENGTH	2009 1010/274	DEED	100.0
PETERSON GLEN & MARY	PETERSON GLEN	0	03/04/2008	QC	09-FAMILY	973/2	DEED	0.0
ARBOR SOCIETY	PETERSON	24,210	03/01/1993	WD	03-ARM'S LENGTH	358:961	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6269 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/17/2008	PM08-0461	
	P.R.E. 0%		Plumbing	06/17/2008	PP08-0128	
Owner's Name/Address	MAP #: 52		Mechanical	05/20/2008	PM08-0206	
WARD TIMOTHY R & LIIOI-WARD MARY 515 N GLENHURST DR BIRMINGHAM MI 48009	2024 Est TCV 928,372 TCV/TFA: 309.66		Electrical	03/13/2008	PE08-0082	

X	Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ARBOR EST 1600/	130.00	178.00	0.9591	1.0028	1600 100	200,056
130 Actual Front Feet, 0.53 Total Acres						Total Est. Land Value = 200,056

Tax Description	X	Description	Rate	Size % Good	Cash Value
L358 P961/93 L601 P88/01 LOT 13 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
		D/W/P: Asphalt Paving	3.19	1690 0	0
Residential Local Cost Land Improvements					
		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	100,000	364,200	464,200			338,273C
X	Rolling	2023	75,000	339,200	414,200			322,165C
X	Low	2022	53,400	297,800	351,200			306,824C
X	High	2021	50,400	265,400	315,800			297,023C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



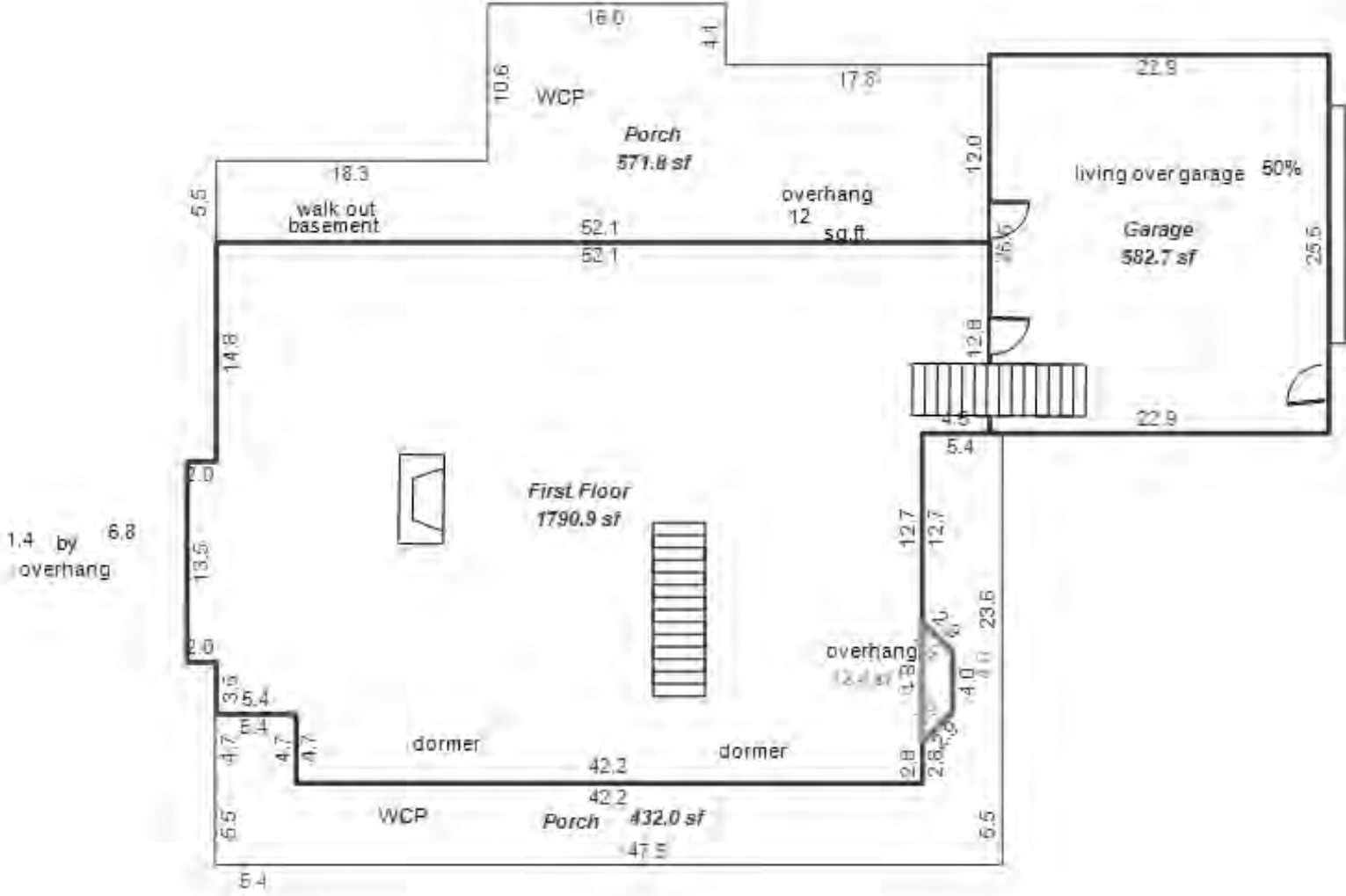
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/23/2009	INSPECTED	2024	100,000	364,200	464,200			338,273C
WAS	12/11/2008	INSPECTED	2023	75,000	339,200	414,200			322,165C
WAS	01/19/2008	INSPECTED	2022	53,400	297,800	351,200			306,824C
			2021	50,400	265,400	315,800			297,023C

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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	0	Eavestrough	X	Gas	1	Appliance Allow.	1	Interior 1 Story			432	WCP (1 Story)	Year Built: 2008				
	Mobile Home		Insulation		Wood				Oil	Elec.	Interior 2 Story			Car Capacity: 2				
	Town Home		Front Overhang		Coal	Steam			2nd/Same Stack					Class: C				
	Duplex	0	Other Overhang		Forced Air w/o Ducts				Two Sided			Exterior: Siding						
	A-Frame	0			Forced Air w/ Ducts				Exterior 1 Story			Brick Ven.: 0						
					Forced Hot Water				Exterior 2 Story			Stone Ven.: 0						
	Wood Frame	(4) Interior			Electric Baseboard				Prefab 1 Story			Common Wall: 1 Wall						
		Drywall	Plaster		Elec. Ceil. Radiant				Prefab 2 Story			Foundation: 42 Inch						
		Paneled	Wood T&G		Radiant (in-floor)				Heat Circulator			Finished?: Yes						
	Building Style: 1.5 STORY		Trim & Decoration			Electric Wall Heat			Raised Hearth			Auto. Doors: 1						
Yr Built	Remodeled	Ex	Ord	Min	Space Heater			Wood Stove			Mech. Doors: 0							
2008	0				Wall/Floor Furnace			Direct-Vented Ga			Area: 582							
Condition: Average		Size of Closets			Forced Heat & Cool			Class: C +10			Storage Area: 0							
		Lg	Ord	Small	Heat Pump			Effec. Age: 10			% Good: 0							
Room List		Doors	Solid	H.C.	No Heating/Cooling			Floor Area: 2,998			Total Base New : 472,730							
	Basement	(5) Floors			Central Air			Total Depr Cost: 425,480			E.C.F. X 1.700							
	1st Floor	Kitchen:			Wood Furnace			Estimated T.C.V: 723,316			Bsmnt Garage:							
	2nd Floor	Other:			(12) Electric						Carport Area:							
	3 Bedrooms	Other:			0 Amps Service						Roof:							
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY										
	Wood/Shingle	Ex.			Many			Ground Area = 1790 SF			Floor Area = 2998 SF.			Cls C 10 Blt 2008				
	Aluminum/Vinyl	Ord.			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										
	Brick	Min			Few			Building Areas										
	Insulation	(6) Ceilings			(13) Plumbing			Stories			Exterior			Foundation				
(2) Windows		(7) Excavation			Average Fixture(s)			1.5 Story			Siding			Basement				
Many	Large	Basement: 1790 S.F.			2 3 Fixture Bath			1 Story			Siding			Overhang				
Avg.	Avg.	Crawl: 0 S.F.			1 2 Fixture Bath			1 Story			Siding			Overhang				
Few	Small	Slab: 0 S.F.			Softener, Auto			0.5 Story			Siding			Overhang				
		Height to Joists: 0.0			Softener, Manual			0.5 Story			Siding			Overhang				
	Wood Sash	(8) Basement			Solar Water Heat			Other Additions/Adjustments										
	Metal Sash	Conc. Block			No Plumbing			Basement, Outside Entrance, Below Grade			1			2,632				
	Vinyl Sash	Poured Conc.			Extra Toilet			Plumbing										
	Double Hung	Stone			Extra Sink			Average Fixture(s)			1			1,518				
	Horiz. Slide	Treated Wood			Separate Shower			3 Fixture Bath			1			4,777				
	Casement	Concrete Floor			Ceramic Tile Floor			2 Fixture Bath			1			3,197				
	Double Glass	(9) Basement Finish			Ceramic Tile Wains			Separate Shower			1			1,398				
	Patio Doors				Ceramic Tub Alcove			Porches										
	Storms & Screens				Vent Fan			WCP (1 Story)			432			14,515				
(3) Roof		(14) Water/Sewer						WSEP (1 Story)			275			13,233				
	Gable	Public Water						WPP			101			2,967				
	Hip	Public Sewer						WPP			213			4,816				
	Gambrel	Water Well						Garages										
	Mansard	1000 Gal Septic						Class: C Exterior: Siding			582			30,916				
	Shed	2000 Gal Septic						Foundation: 42 Inch (Finished)			1			-2,762				
	Asphalt Shingle	Lump Sum Items:						Door Opener			1			562				
Chimney:		Joists:						Built-Ins										
		Unsupported Len:						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
		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.
QUERY MASON TRUST	SANTORO PHILLIP R & DINA	570,000	09/06/2018	WD	03-ARM'S LENGTH	1340P969	PROPERTY TRANSFER	100.0
QUERY MASON	QUERY MASON TRUST	0	12/12/2017	WD	09-FAMILY	1315P649	PROPERTY TRANSFER	0.0
QUERY JAMES T & MISSY MAS	QUERY MASON	0	01/23/2013	WD	03-ARM'S LENGTH	1152P125	DEED	0.0
QUERY FAMILY LIMITED PART	QUERY JAMES T & MISSY MAS	0	04/19/2004	QC	09-FAMILY	803:980	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6275 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/14/2014	PM14-0027	
	P.R.E. 100% 09/13/2018		HOUSE	10/09/1997	97000563	100% FINIS
Owner's Name/Address	MAP #: 52					
SANTORO PHILLIP R & DINA A 6275 W LAKE WOOD DR GLEN ARBOR MI 49636	2024 Est TCV 877,144 TCV/TFA: 266.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
			Description	Frontage	Depth	Value
L358 P862 L412 P38 L423 P278 L478 P953 L597 P939/01 LOT 14 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		ARBOR EST 1600/	103.00	174.00	164,330
Comments/Influences			* Factors * 103 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 164,330			

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L358 P862 L412 P38 L423 P278 L478 P953 L597 P939/01 LOT 14 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: Asphalt Paving	3.19	2702 0	0
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
			Total Estimated Land Improvements True Cash Value = 2,500			

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp	X	2024	82,200	356,400	438,600			335,591C
Wooded Pond Waterfront Ravine Wetland Flood Plain	X	2023	61,600	331,900	393,500			319,611C
		2022	45,900	298,800	344,700			304,392C
		2021	43,300	266,100	309,400			294,668C

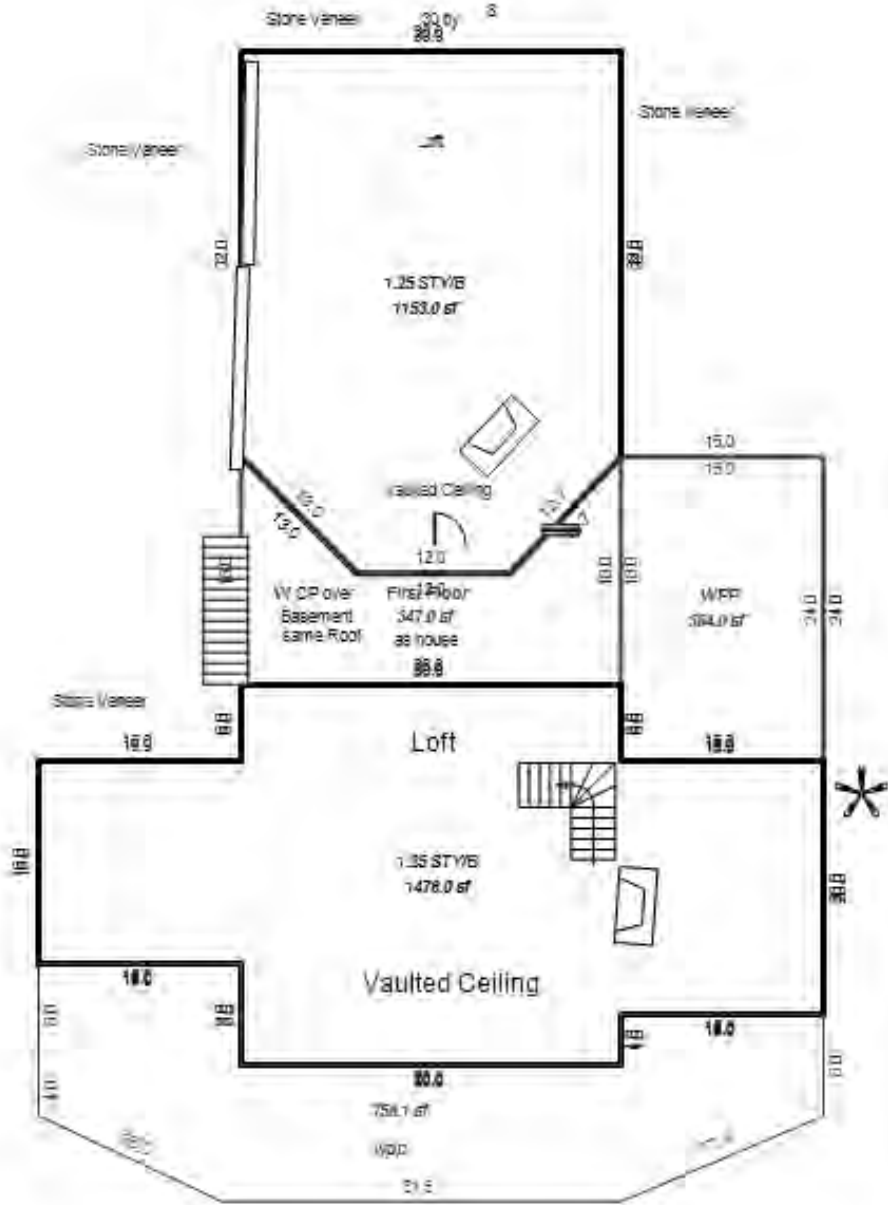


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*** Information herein deemed reliable but not guaranteed***

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	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 384 756 347	Type WPP WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				2	Class: C +5 Effec. Age: 25 Floor Area: 3,286 Total Base New : 566,898 Total Depr Cost: 417,832 Estimated T.C.V: 710,314				
Building Style: LOG		X	Drywall Paneled	X	Plaster Wood T&G									
Yr Built 1997		Remodeled 0		X	Ex	Ord	Min							
Condition: Average														
Room List				X	Lg	Ord	Small							
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Vinyl Other: Carpeted Other:												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings												
X	Insulation	X	Drywall											
(2) Windows		(7) Excavation												
X	Many Avg.	X	Large Avg.											
	Few	Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	X	Gambrel Mansard Shed											
X	Asphalt Shingle	1476	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
	Chimney: Stone	(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
		(11) 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) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer												
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:												
		Cost Est. for Res. Bldg: 1 Single Family LOG												
		(11) Heating System: Forced Heat & Cool												
		Ground Area = 2629 SF Floor Area = 3286 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1.25 Story Siding Basement 1,476												
		1.25 Story Siding Basement 1,153												
		Total: 436,611 327,456												
		Other Additions/Adjustments												
		Recreation Room 1476 29,343 14,671												
		Exterior												
		Stone Veneer 350 13,664 10,248												
		Basement, Outside Entrance, Below Grade 1 2,632 1,974												
		Plumbing												
		Average Fixture(s) 1 1,518 1,138												
		3 Fixture Bath 3 14,332 10,749												
		Water/Sewer												
		1000 Gal Septic 1 5,002 3,751												
		Water Well, 100 Feet 1 5,973 4,480												
		Porches												
		WPP 384 6,643 4,982												
		WCP (1 Story) 347 11,683 8,762												
		Foundation: Basement 347 8,790 6,592												
		WPP 756 12,323 9,242												
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)												
		Basement Garage: 3 Car 1 5,052 3,789												
		Door Opener 2 1,124 843												
		Built-Ins												
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IHME LINDA L	HENNESSEY JOHN M & CHRIST	975,000	09/23/2021	WD	03-ARM'S LENGTH	2021007602	PROPERTY TRANSFER	100.0
SNELL ROBERT E & SHARON A	IHME LINDA L	700,000	06/20/2014	WD	03-ARM'S LENGTH	1201P544	PROPERTY TRANSFER	100.0
SNELL ROBERT E & SHARON A		1	10/06/2011	OTH	33-TO BE DETERMINED	1098-439 NOT O	DEED	0.0
MEYERS ANN P	SNELL ROBERT E & SHARON A	125,000	08/18/2011	WD	03-ARM'S LENGTH	1093/941	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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6281 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	12/30/2011	PM11-0464		
	P.R.E. 0%	Plumbing	11/17/2011	PP11-0179		

Owner's Name/Address	MAP #: 52	Res. Single Family	11/10/2011	PB11-0365	100% FINIS
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HENNESSEY JOHN M & CHRISTINE M 10754 ELDORADO CIR NOBLESVILLE IN 46060	2024 Est TCV 1,189,498 TCV/TFA: 387.33	HOUSE	10/12/2011	11-2221	100% FINIS
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X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

X	Dirt Road	103	167.00	1.0000	0.9870	162,652
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

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

L360 P847/93 L427 P163/96 LOT 15 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	3.71	1100	0	0
--	------	------	---	---

Comments/Influences		Residential Local Cost Land Improvements			
Description	Rate	Size	% Good	Cash Value	

X	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
	Total Estimated Land Improvements True Cash Value =				5,000

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

X	Level	2024	81,300	513,400	594,700			525,672C
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded	2023	61,000	478,200	539,200			500,640C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



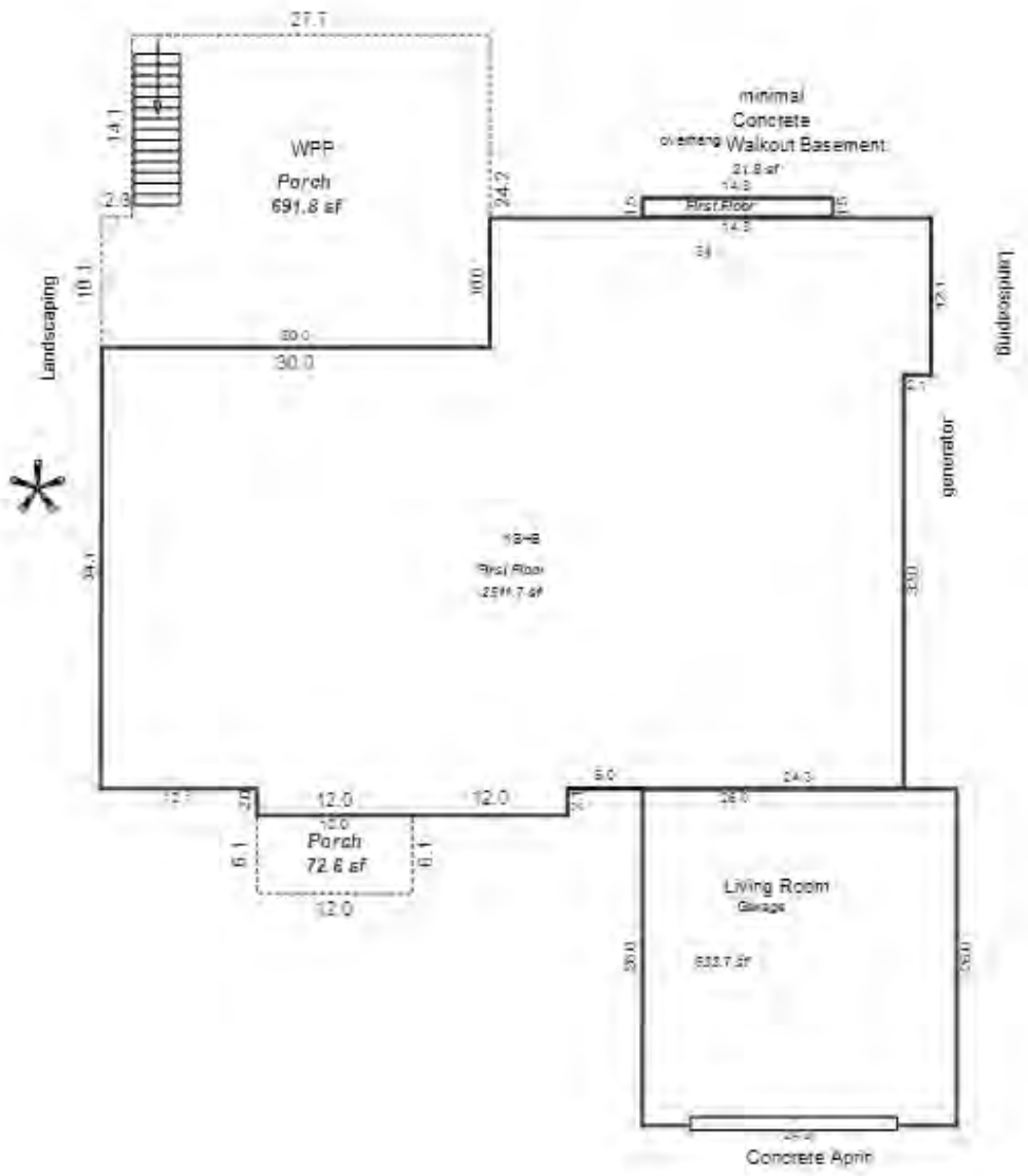
Who	When	What	2024	81,300	513,400	594,700		525,672C
	TPC 11/07/2012	INSPECTED	2023	61,000	478,200	539,200		500,640C
	TPC 12/06/2011	INSPECTED	2022	45,900	430,900	476,800		476,800S
	TPC 12/11/2011	INSPECTED	2021	43,300	388,200	431,500		379,844C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 691	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 632 % Good: 0 Storage Area: 0 No Conc. Floor: 0	72	CCP (1 Story)	WPP	E.C.F. X 1.700	Bsmnt Garage:	Roof:		
	Mobile Home																0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 10 Floor Area: 3,071 Total Base New : 689,105 Total Depr Cost: 601,086 Estimated T.C.V: 1,021,846	72	CCP (1 Story)	WPP	E.C.F. X 1.700	Bsmnt Garage:	Roof:
Town Home		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 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 = 2511 SF Floor Area = 3071 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 2,511 1 Story Siding Overhang 532 1 Story Siding Overhang 28 Total: 537,896 484,105 Other Additions/Adjustments Recreation Room 1700 47,770 23,885 Basement, Outside Entrance, Below Grade 1 3,695 3,325 Plumbing Average Fixture(s) 1 2,234 2,011 3 Fixture Bath 2 14,051 12,646 2 Fixture Bath 1 4,707 4,236 Water/Sewer 2000 Gal Septic 1 11,381 10,243 Water Well, 100 Feet 1 6,421 5,779 Porches CCP (1 Story) 72 2,750 2,475 WPP 691 15,257 13,731 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 632 41,674 37,507 Common Wall: 1 Wall 1 -3,205 -2,884 Door Opener 1 703 633 Fireplaces Prefab 1 Story 1 3,770 3,393
Duplex																			Trim & Decoration	Ex Ord Min	Size of Closets	Lg Ord Small	(5) Floors	Kitchen: Other: Other:	(6) Ceilings	(7) Excavation	Basement: 2511 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	1700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Chimney:	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
A-Frame		Wood Frame	Condition: Average	Room List	Doors Solid H.C.	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows	Many Avg. Few Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat Gambrel Mansard Shed	Asphalt Shingle					
Remodeled 0														Basement 1st Floor 2nd Floor 4 Bedrooms	Yr Built 2012	Condition: Average	Room List	Doors Solid H.C.	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows	Many Avg. Few Large Avg. Small	(3) Roof	Gable Hip Flat Gambrel Mansard Shed	Asphalt Shingle	Chimney:	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
Condition: Average		Room List	Doors Solid H.C.	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows	Many Avg. Few Large Avg. Small	(3) Roof	Gable Hip Flat Gambrel Mansard Shed	Asphalt Shingle	Chimney:	<<<<< 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.
PETERSON WILLIAM A & ELSI	PETERSON WILLIAM A TRUST	0	12/10/2007	WD	03-ARM'S LENGTH	962:72	OTHER	0.0
ARBOR SOCIETY	PETERSON	23,310	03/01/1993	WD	03-ARM'S LENGTH	358:822	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6287 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	11/04/2002	PM02-0810	
	P.R.E. 0%		ELECTRICAL	09/30/2002	PE02-0605	
Owner's Name/Address	MAP #: 52		MECHANICAL	09/30/2002	PM02-0663	
PETERSON WILLIAM A TRUST & PETERSON ELSIE M TRUST 1551 FRANKLIN ST SE APT 2816 GRAND RAPIDS MI 49506	2024 Est TCV 675,493 TCV/TFA: 457.65		PLUMBING	08/12/2002	PP02-0277	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L358 P822/93 LOT 16 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		Dirt Road	103	184.00	1.0000	1.0112	1600	100	166,642	
Comments/Influences			Gravel Road	103 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value =	166,642

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water Sewer	Residential Local Cost Land Improvements			
	X	Electric Gas	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value = 5,000			

Topography of Site	X	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
	X	Level	2024	83,300	254,400	337,700			247,077C	
	X	Rolling	2023	62,500	237,000	299,500			235,312C	
	X	Low	2022	45,900	208,200	254,100			224,107C	
	X	High	2021	43,300	196,700	240,000			216,948C	

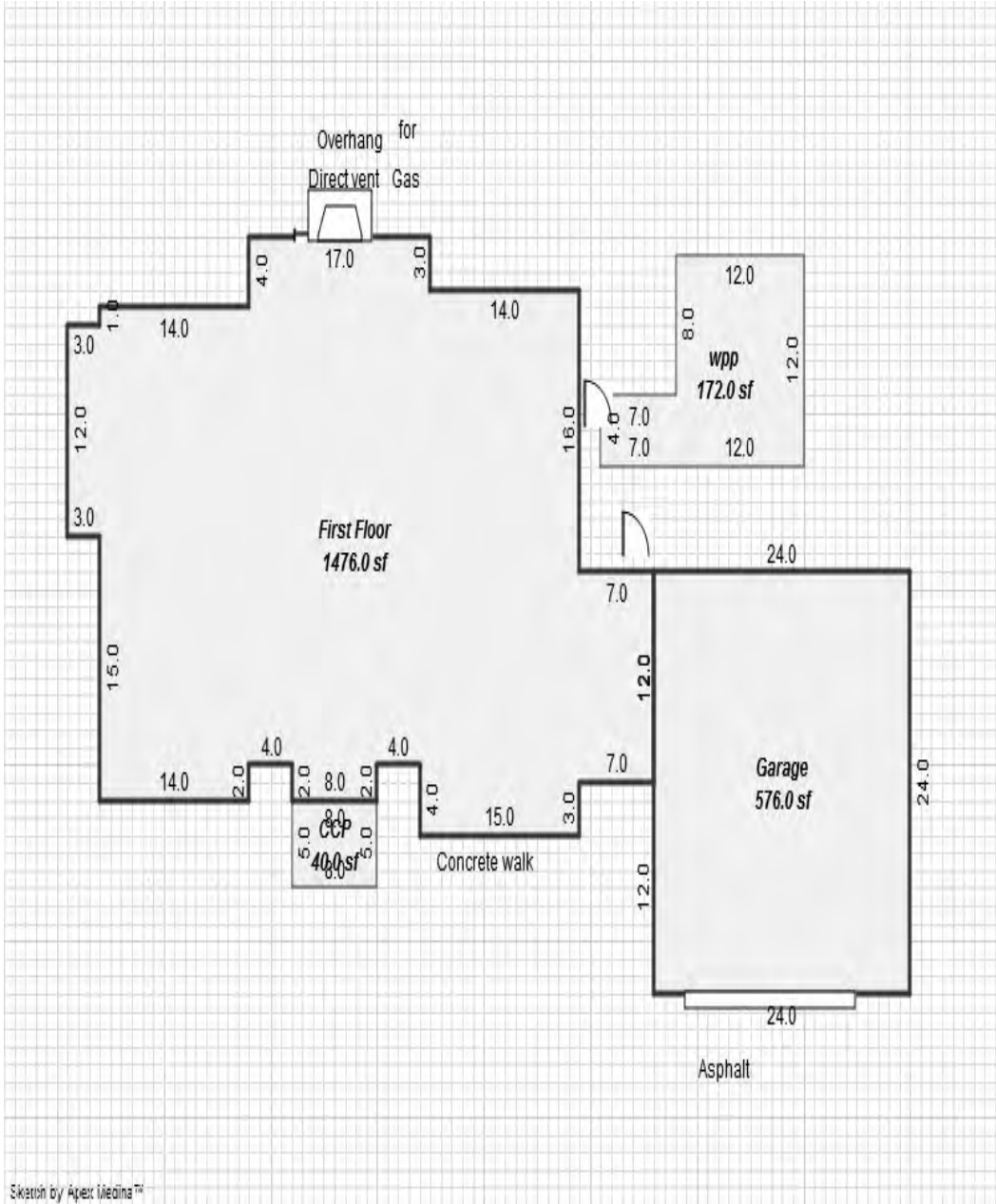


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 40 172 40	Type CCP (1 Story) WPP Pine	Year Built: 2002 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration											
	Building Style: 1 STORY				Ex	X	Ord		Min											
	Yr Built 2002	Remodeled 0																		
	Condition: Average																			
	Room List	Doors																		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors																		
	(1) Exterior	Kitchen: Hardwood Other: Carpeted Other:																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																		
X	Insulation	X	Drywall																	
	(2) Windows	(7) Excavation																		
X	Many Avg. Few	X	Large Avg. Small																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1476 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
X		(8) Basement																		
X		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																		
	(3) Roof	(9) Basement Finish																		
X	Gable Hip Flat	Gambrel Mansard Shed	1476	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support																		
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																		
		(12) Electric																		
		150 Amps Service																		
		No./Qual. of Fixtures																		
		Ex.	X	Ord.																
		No. of Elec. Outlets																		
		Many	X	Ave.																
		(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 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 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1476 SF Floor Area = 1476 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,476 Total: 277,516 222,013																		
		Other Additions/Adjustments Recreation Room 1476 41,476 10,369 Basement, Outside Entrance, Below Grade 1 3,695 2,956 Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241 Water/Sewer 1000 Gal Septic 1 5,796 4,637 Water Well, 100 Feet 1 6,421 5,137 Porches CCP (1 Story) 40 1,634 1,307 WPP 172 5,423 4,338 Deck Pine w/Roof (Deck Portion) 40 1,392 1,114 Pine w/Roof (Roof portion) 40 1,109 887 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 30,292 24,234 Common Wall: 1/2 Wall 1 -1,359 -1,087 Door Opener 1 703 562																		
		Built-Ins Appliance Allow. 1 4,088 3,270																		
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

*** 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.
TITUSKIN STEPHEN W	TITUSKIN STEPHEN W	1	01/31/2014	WD	09-FAMILY	1192P349	DEED	0.0
BUCKLER & EGELER	TITUSKIN	41,000	12/12/1994	WD	03-ARM'S LENGTH	397:878	OTHER	0.0
ARBOR SOCIETY	BUCKLER & EGELER	25,900	03/01/1993	WD	03-ARM'S LENGTH	358:821	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6293 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/16/2004	PB04-0121	
	P.R.E. 100% 04/27/1998		PLUMBING	04/13/2004	PP04-0109	
Owner's Name/Address	MAP #: 53		ELECTRICAL	04/13/2004	PE04-0152	
TITUSKIN STEPHEN W 6293 W LAKEWOOD DR GLEN ARBOR MI 49636	2024 Est TCV 601,571 TCV/TFA: 334.21		Building	02/25/2004	PB04-0043	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES								
L358 P821 L397 P878/94 LOT 17 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			ARBOR EST 1600/	108.00	184.00	0.9868	1.0112	1600	100		172,426
			ARBOR EST 1600/	8.00	0.00	0.9868	0.0000	1600	100	SURPLUS: ZONING 100 ft	
			116 Actual Front Feet, 0.46 Total Acres			Total Est. Land Value =				172,426	

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates								
L358 P821 L397 P878/94 LOT 17 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			Description	Rate	Size	% Good	Cash Value				
Comments/Influences			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
			Total Estimated Land Improvements True Cash Value =					5,000			

Tax Description	X Improved	Vacant	Topography of Site								
L358 P821 L397 P878/94 LOT 17 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			X Level								
Comments/Influences			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			X Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	86,200	214,600	300,800			139,572C
2023	64,700	199,900	264,600			132,926C
2022	49,600	175,700	225,300			126,597C
2021	46,800	167,000	213,800			122,553C

Who When What 2024 86,200 214,600 300,800 139,572C

WAS 01/12/2008 INSPECTED 2023 64,700 199,900 264,600 132,926C

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Licensed To: Township of Glen Arbor, 2021 46,800 167,000 213,800 122,553C

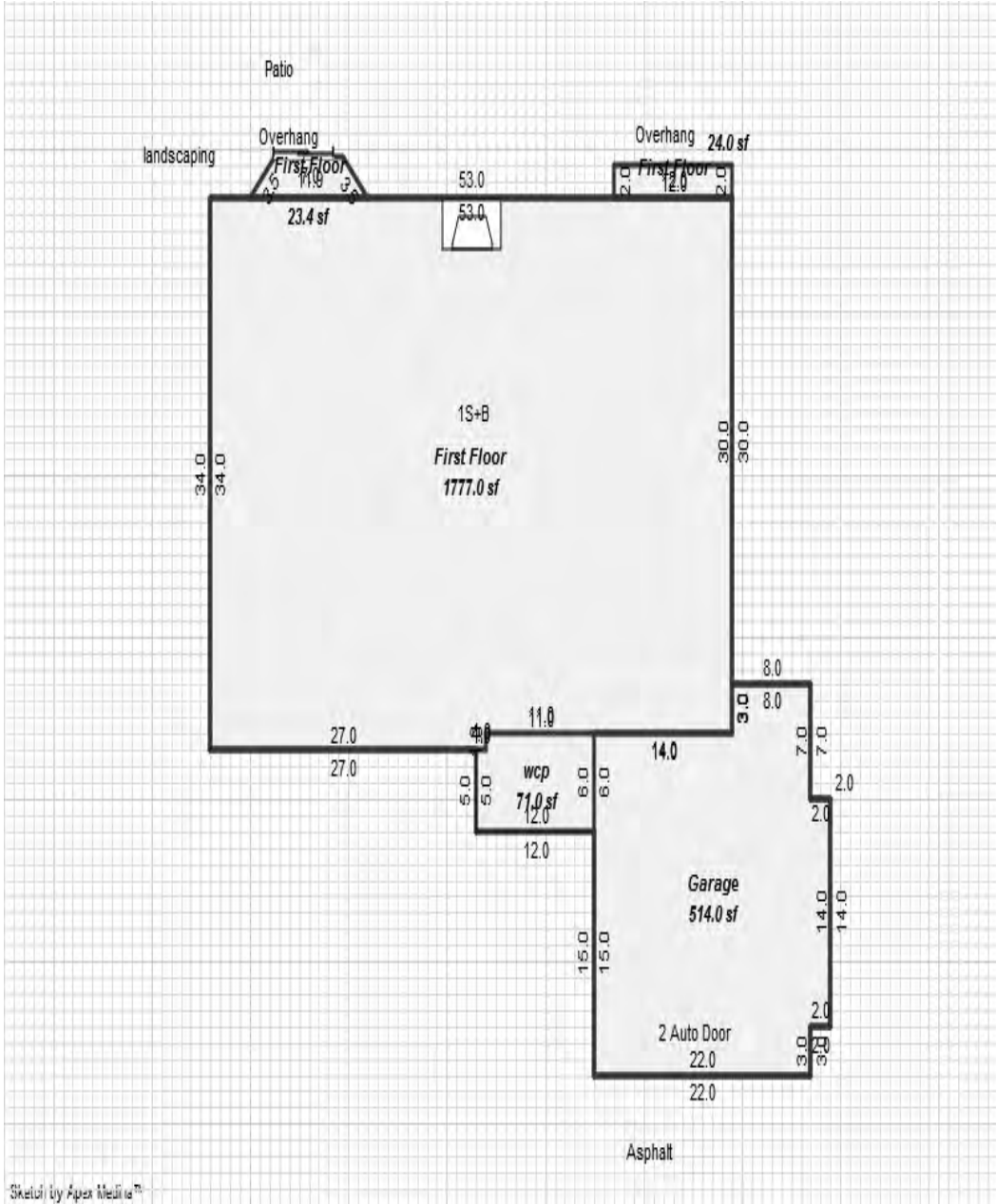
County of Leelanau, Michigan

*** 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: 1997 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 508 % 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							71	CCP (1 Story)																														
	Building Style: 1 STORY	Trim & Decoration			Central Air Wood Furnace																																						
	Yr Built 1997 Remodeled 0	Ex X Ord Min			(12) Electric																																						
	Condition: Average	Size of Closets			150 Amps Service																																						
	Room List	Doors Solid X H.C.			No./Qual. of Fixtures																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Ex. X Ord. Min																																						
	(1) Exterior	Kitchen: Other: Other:			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: 1777 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	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			1 Public Water 1 Public Sewer 1 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 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																																									
X	Asphalt Shingle	(10) Floor Support																																									
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																																									
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1777 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <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>1,777</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>24</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>23</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>283,906</td> <td>212,912</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,632 1,974 Plumbing Average Fixture(s) 1 1,518 1,138 Water/Sewer 1000 Gal Septic 1 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Porches CCP (1 Story) 71 2,130 1,597 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 508 23,449 17,587 Common Wall: 1/2 Wall 1 -1,381 -1,036 Door Opener 2 1,124 843 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Interior 1 Story 1 5,489 4,117 Totals: 332,687 249,497														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,777			0.5 Story	Siding	Overhang	24			0.5 Story	Siding	Overhang	23			Total:				283,906	212,912
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1 Story	Siding	Basement	1,777																																								
0.5 Story	Siding	Overhang	24																																								
0.5 Story	Siding	Overhang	23																																								
Total:				283,906	212,912																																						
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 424,145																																											

*** 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.
PETERSON GLEN & FLIKKEMA	ULRICH JOHN M & JUDY	477,000	12/24/2014	WD	03-ARM'S LENGTH	1217P948	PROPERTY TRANSFER	100.0
PETERSON GLEN	PETERSON GLEN & FLIKKEMA	0	06/14/2013	QC	09-FAMILY	1170P541	OTHER	50.0
GIROUX DANNY W & LINDA DA	PETERSON GLEN	80,000	01/26/2011	WD	03-ARM'S LENGTH	1078-145	PROPERTY TRANSFER	100.0
GIROUX DANNY W & LINDA DA		0	09/18/2008	QC	09-FAMILY	2008 988/271QC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6299 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		FENCE	06/11/2022	LU22-12	100% FINIS
	P.R.E. 100% 01/12/2022		Mechanical	01/07/2014	PM14-0013	100% FINIS
Owner's Name/Address	MAP #: 53		Mechanical	11/13/2013	PM13-0558	
ULRICH JOHN M & JUDY 6299 W LAKE WOOD DR GLEN ARBOR MI 49636	2024 Est TCV 737,294 TCV/TFA: 355.15		Electrical	08/16/2013	PE13-0362	

X	Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ARBOR EST 1600/	100.00	150.00	1.0000	0.9608	1600 100	153,732
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =						153,732

Tax Description	X	Description	Rate	Size % Good	Cash Value
L359 P349/93 L781 P690/03 LOT 18 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Dirt Road			
Comments/Influences		Gravel Road			
SE CNR LAKE WOOD DR & RAY ST	X	Paved Road			
2014 LVR.COM 6299 LAKEWOOD DRIVE LOVELY, PRIVATE HOME, UNDER CONSTRUCTION, BUT ALMOST COMPLETE! COMFORTABLE FAMILY HOME WITH THREE BEDROOMS/THREE BATHS INCLUDING A DEN, BONUS ROOM, SCREENED PORCH AND LARGE, FULL, WALKOUT BASEMENT WITH INCREDIBLE POTENTIAL! BEAUTIFUL FINISHES, WOOD FLOORS, GRANITE COUNTER TOPS, DUAL	X	Storm Sewer			
		Sidewalk			
		Water	31.76	122 50	1,937
		Sewer	3.19	1900 0	0
		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

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

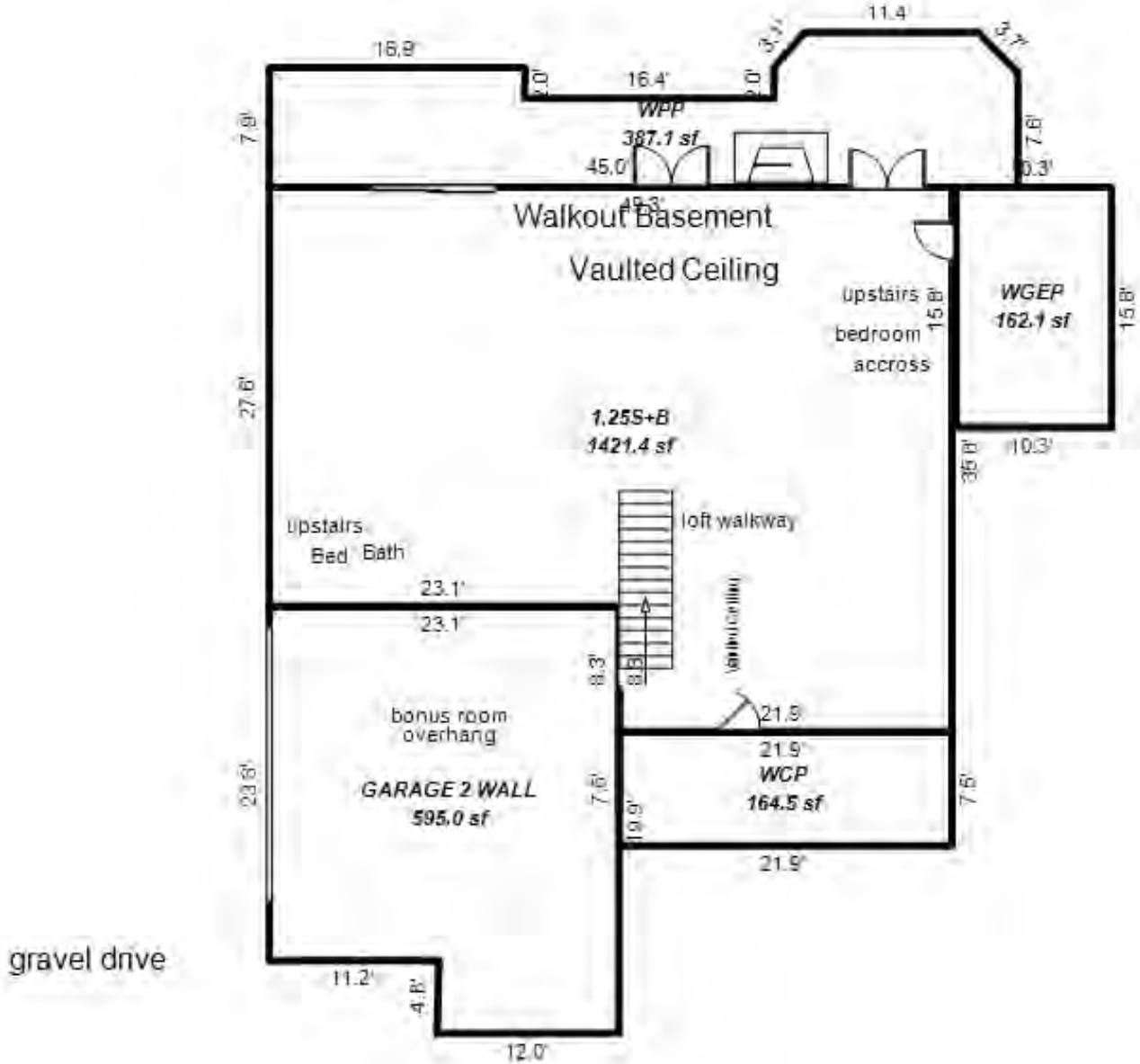


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	76,900	291,700	368,600			283,638C
2023	57,600	271,900	329,500			270,132C
2022	45,000	246,600	291,600			256,412C
2021	42,500	219,600	262,100			248,221C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 595 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
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													
Building Style: 1.25 STORY			Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 2014	Remodeled 0		Trim & Decoration		(12) Electric													
Condition: Average			Ex	Ord	Min	0 Amps Service												
Room List			Size of Closets															
	Basement 1st Floor 2nd Floor 3 Bedrooms		Lg	Ord	Small	No./Qual. of Fixtures												
(1) Exterior			Doors	Solid	H.C.	Ex.			Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls C 10 Blt 2014				
	Wood/Shingle Aluminum/Vinyl Brick		(5) Floors	Kitchen: Other: Other:			No. of Elec. Outlets					(11) Heating System: Forced Air w/ Ducts			Ground Area = 1421 SF Floor Area = 2076 SF.			
	Insulation		(6) Ceilings	No. of Elec. Outlets			Many	Ave.	Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Building Areas			
(2) Windows			(7) Excavation	Average Fixture(s)			(13) Plumbing					Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
X	Many Avg. Few	X	Basement: 1421 S.F. Crawl: 0 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			1 Average Fixture(s) 3 3 Fixture Bath					1.25 Story	Siding	Basement	1,421			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement	1 2000 Gal Septic			(14) Water/Sewer					1 Story	Siding	Overhang	300			
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					Other Additions/Adjustments			Plumbing			
(3) Roof			(9) Basement Finish	1 2000 Gal Septic			Average Fixture(s)					Water/Sewer			Average Fixture(s)			
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic			3 3 Fixture Bath					2000 Gal Septic			3 Fixture Bath			
X	Asphalt Shingle		(10) Floor Support	1 2000 Gal Septic			Average Fixture(s)					Water/Sewer			Water/Sewer			
	Chimney:		Joists: Unsupported Len: Cntr.Sup:	1 2000 Gal Septic			Average Fixture(s)					Porches			2000 Gal Septic			
				1 2000 Gal Septic			Average Fixture(s)					Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2000 Gal Septic			
				1 2000 Gal Septic			Average Fixture(s)					Garages			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Base Cost			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Common Wall: 2 Wall			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Door Opener			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Fireplaces			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Prefab 1 Story			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Totals:			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					Notes:			Water Well, 100 Feet			
				1 2000 Gal Septic			Average Fixture(s)					ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			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.
BIEDERMAN JASON & PACIS-B	BIEDERMAN JASON & PACIS-B	0	12/04/2023	QC	15-LADY BIRD	2023005307	DEED	0.0
NETTLETON FAMILY TRUST	BIEDERMAN JASON & PACIS-B	895,000	07/14/2023	WD	03-ARM'S LENGTH	2023003021	PROPERTY TRANSFER	100.0
NETTLETON RODNEY & CHRIST	NETTLETON FAMILY TRUST	0	03/20/2017	WD	09-FAMILY	1293P166	PROPERTY TRANSFER	0.0
BAUMAN	NETTLETON	114,500	12/17/2001	WD	03-ARM'S LENGTH	620:621	OTHER	0.0

Property Address: 6290 W LAKE WOOD DR
 Class: RESIDENTIAL-IMPRO Zoning: R-1 (Building Permit(s): Mechanical Date: 08/10/2015 Number: PM15-0372 Status: 100% FINIS

School: GLEN LAKE COMMUNITY SCH DIST Res. Garage Detached 04/07/2015 PB15-0065 100% FINIS
 P.R.E. 0% MAP #: 53 ACCESSORY BLDG 01/31/2015 LU15-03 100% FINIS

Owner's Name/Address: BIEDERMAN JASON & PACIS-BIEDERMAN M 30555 HELMANDALE DR FRANKLIN MI 48025
 2024 Est TCV 893,238 TCV/TFA: 468.40 WELL/SEPTIC 12/04/2014 L14 -256 100% FINIS

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES
 * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value
 ARBOR EST 1600/ 100.00 197.00 1.0000 1.0286 1600 100 164,573
 100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 164,573

X Improved Vacant Land Improvement Cost Estimates Description Rate Size % Good Cash Value
 D/W/P: Asphalt Paving 3.71 950 0 0

X Electric Gas Curb Street Lights Standard Utilities Underground Utils. LAND IMPROVEMENTS 5 5,000.00 1 100 5,000
 Total Estimated Land Improvements True Cash Value = 5,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	82,300	364,300	446,600			446,600S
2023	61,700	381,300	443,000			323,427C
2022	45,000	334,800	379,800			308,026C
2021	42,500	298,300	340,800			298,186C

Who When What
 TPC 05/20/2023 INSPECTED
 TPC 10/22/2015 INSPECTED
 TPC 12/22/2010 INSPECTED



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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																																																																																																						
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X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																
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(3) Roof		Basement: 1907 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer																																																																																																																
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<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2004</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1907 SF Floor Area = 1907 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,907</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>358,299</td> <td>286,637</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>1653</td> <td>46,449</td> <td>37,159</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>1,787</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>14,051</td> <td>11,241</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>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</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>158</td> <td>5,664</td> <td>4,531</td> </tr> <tr> <td>WSEP (1 Story)</td> <td>169</td> <td>11,886</td> <td>9,509</td> </tr> <tr> <td>WPP</td> <td>440</td> <td>9,772</td> <td>7,818</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>35</td> <td>1,615</td> <td>1,292</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>530</td> <td>36,798</td> <td>29,438</td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-6,403</td> <td>-5,122</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>703</td> <td>562</td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>488</td> <td>34,736</td> <td>27,789</td> </tr> </tbody> </table> <p>Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,907			Total:				358,299	286,637	Item	Size	Cost New	Depr. Cost	Recreation Room	1653	46,449	37,159	Plumbing				Average Fixture(s)	1	2,234	1,787	3 Fixture Bath	2	14,051	11,241	Water/Sewer				1000 Gal Septic	1	5,796	4,637	Water Well, 100 Feet	1	6,421	5,137	Porches				CCP (1 Story)	158	5,664	4,531	WSEP (1 Story)	169	11,886	9,509	WPP	440	9,772	7,818	Deck				Treated Wood	35	1,615	1,292	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	530	36,798	29,438	Common Wall: 2 Wall	1	-6,403	-5,122	Door Opener	1	703	562	Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	488	34,736	27,789
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIETZEN JEFFREY A & GEORG	MALLON JOHN F	515,000	08/14/2017	WD	03-ARM'S LENGTH	1304P1	PROPERTY TRANSFER	100.0
SCHLATTER FAMILY LIVING T	GIETZEN JEFFREY A & GEORG	437,300	12/19/2008	WD	03-ARM'S LENGTH	955/287	DEED	100.0
SCHLATTER KENNETH P & MAR	SCHLATTER FAMILY LIVING T	0	09/02/2006	WD	03-ARM'S LENGTH	913:749	OTHER	0.0
BAUMAN JOHN C & SANDRA K	SCHLATTER KENNETH P & MAR	350,000	07/31/2003	WD	03-ARM'S LENGTH	752:665	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6284 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	07/08/2004	PB04-0308	
	P.R.E. 100% 10/18/2017		ELECTRICAL	06/30/2004	PE04-0362	
Owner's Name/Address	MAP #: 52		DECK/PORCH	06/21/2004	2065	INSPECTED
MALLON JOHN F 6284 W LAKE WOOD DR GLEN ARBOR MI 49636	2024 Est TCV 629,711 TCV/TFA: 388.71		HOUSE	12/06/1993	93001948	

X	Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ARBOR EST 1600/	101.00	192.00	1.0000	1.0220	1600 100	165,154
101 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =						165,154

Tax Description	X	Description	Rate	Size % Good	Cash Value
L359 P527 L425 P122&123/96 L752 P665/03 L913 P749/06 LOT 20 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			
Comments/Influences	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	28.79	120 50	1,727

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
X	Residential Local Cost Land Improvements				
X	Description	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =					6,727

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	82,600	232,300	314,900			253,020C
X	Wooded Pond Waterfront Ravine Wetland Flood Plain	2023	61,900	209,200	271,100			240,972C
		2022	45,300	195,800	241,100			229,498C
		2021	42,800	185,300	228,100			222,167C

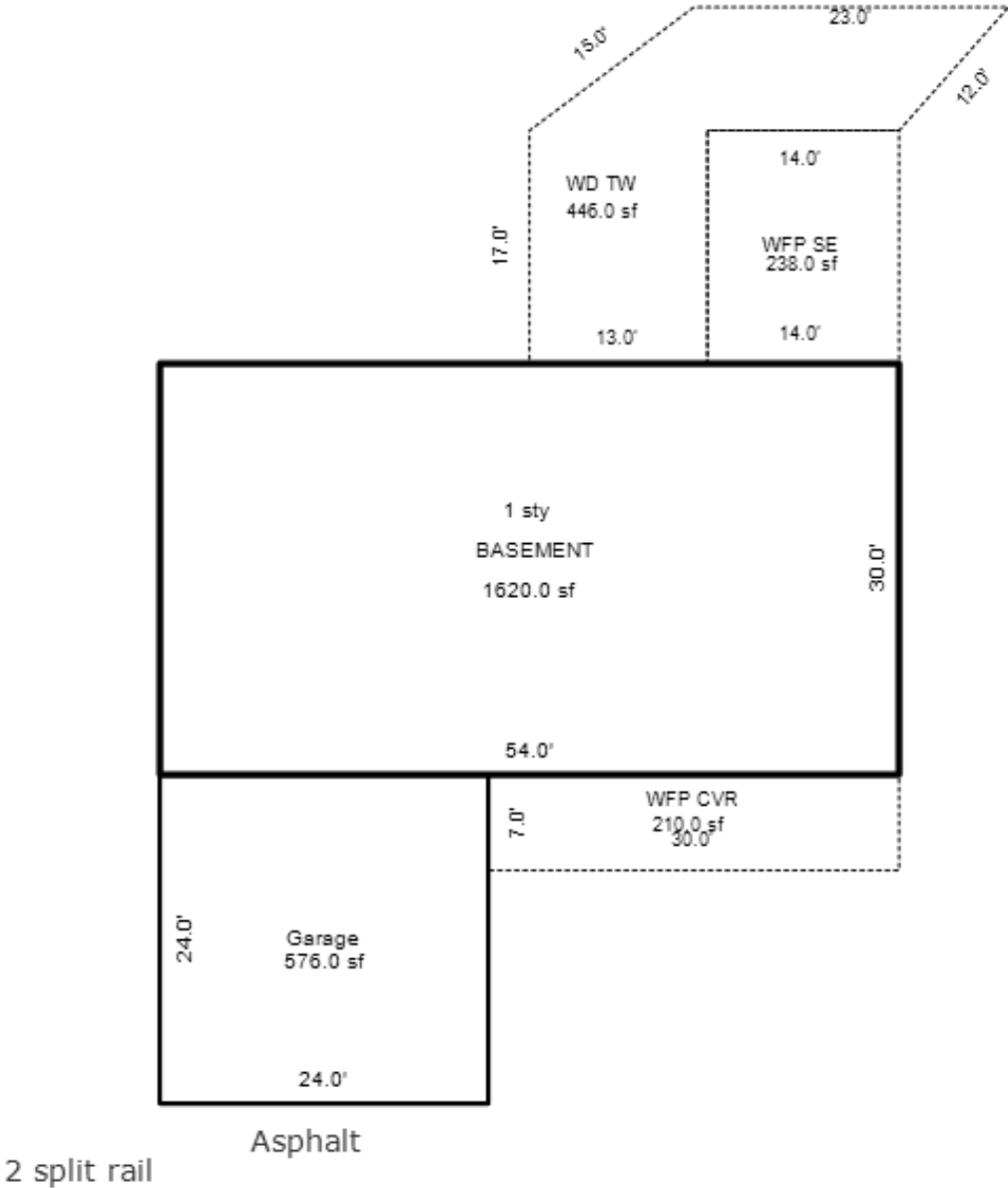


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 238 210 446	Type WSEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior															
	Building Style: 1 STORY	X	Drywall Paneled			Plaster Wood T&G											
	Yr Built 1994 200	Remodeled 2014	Ex	X	Ord	Min											
	Condition: Average																
	Room List	Doors	X	Solid		H.C.											
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
	(1) Exterior	Kitchen: Other: Carpeted Other: Carpeted															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation	X	Drywall														
	(2) Windows	(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X		(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor															
	(3) Roof	(9) Basement Finish															
X	Gable Hip Flat	X	Gambrel Mansard Shed														
X	Asphalt Shingle	1020	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
	Chimney: Brick	(10) Floor Support															
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:															
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
		Lump Sum Items:															
		(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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1620 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,620 Total: 255,216 191,396															
		Other Additions/Adjustments Recreation Room 1020 20,278 10,139 Plumbing Average Fixture(s) 1 1,518 1,138 3 Fixture Bath 2 9,555 7,166 Water/Sewer 1000 Gal Septic 1 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Porches Ceramic Tile Floor WSEP (1 Story) 238 11,943 8,957 WCP (1 Story) 210 8,509 6,382 Deck Treated Wood 446 7,203 5,402 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 30,701 23,026 Common Wall: 1 Wall 1 -2,762 -2,071 Door Opener 1 562 421 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Exterior 1 Story 1 6,698 5,023															
		<<<<< 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.
GORDON PENELOPE PATTON TR	IHME LINDA L	125,000	08/14/2020	WD	03-ARM'S LENGTH	2020005125	PROPERTY TRANSFER	100.0
GORDON DAVID S & PENELOPE	GORDON PENELOPE P TRUST	0	05/05/2005	WD	33-TO BE DETERMINED		REALTOR	0.0
VERHEY	GORDON	100,000	04/20/2001	WD	03-ARM'S LENGTH	577:668	PROPERTY TRANSFER	0.0
TOSTE	VERHEY	42,500	09/29/1995	WD	03-ARM'S LENGTH	411:374	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6278 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/18/2022	PM22-0154	100% FINIS
	P.R.E. 100% 01/10/2024		Plumbing	10/20/2021	PP21-0330	100% FINIS
Owner's Name/Address	MAP #: 52		Mechanical	10/19/2021	PM21-0881	100% FINIS
IHME LINDA L 6278 W LAKE WOOD DR GLEN ARBOR MI 49636	2024 Est TCV 753,324 TCV/TFA: 339.95		Electrical	09/30/2021	PE21-0623	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ARBOR EST 1600/	100.00	175.00	1.0000	0.9986	1600 100	159,772
100 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =	159,772

X		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water	D/W/P: Asphalt Paving	3.19	1400 50	2,233	
Sewer	D/W/P: Flagstone/Sand	21.61	140 50	1,512	
Total Estimated Land Improvements True Cash Value = 3,745					

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



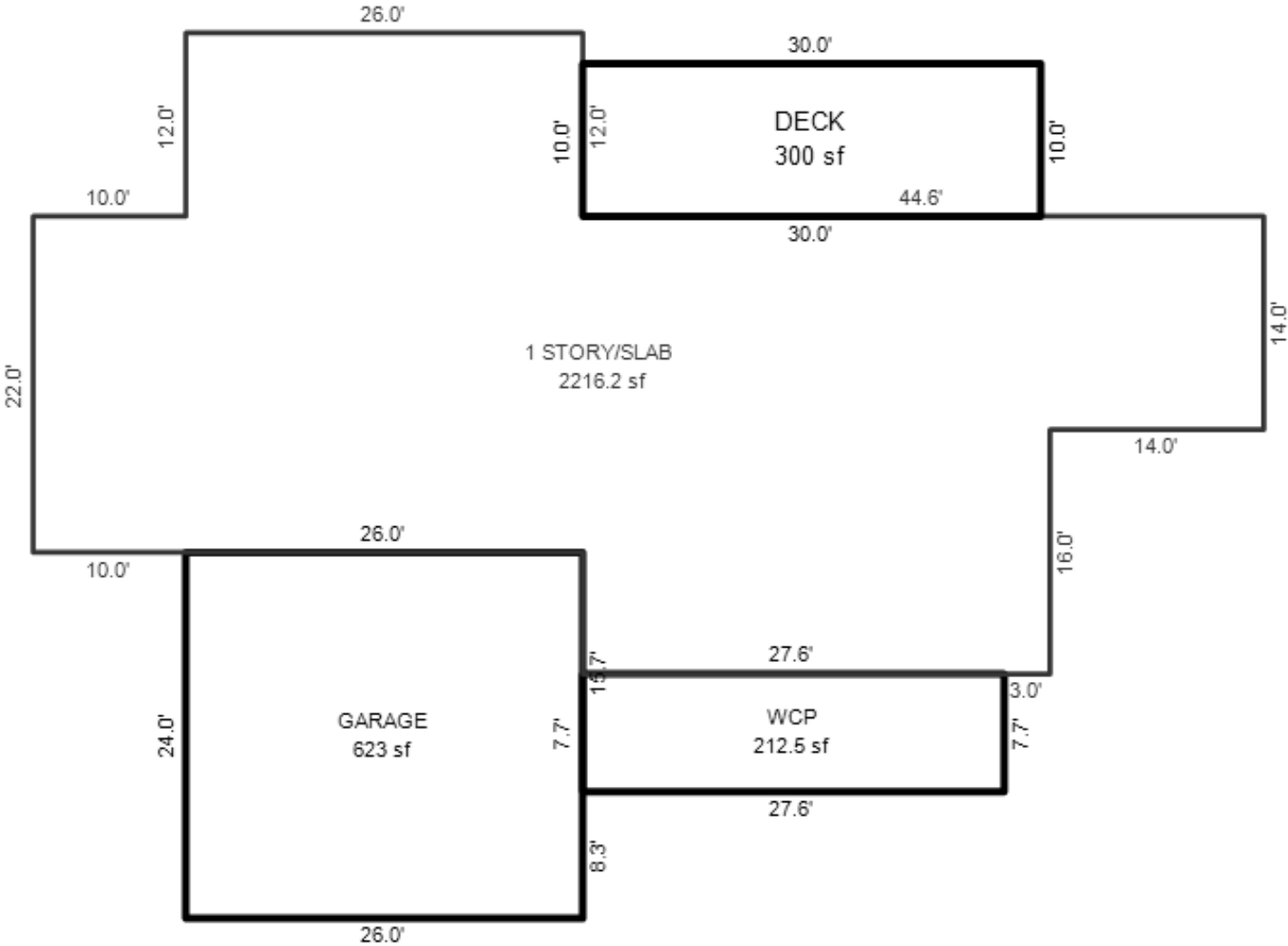
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	79,900	296,800	376,700			334,579C
2023	59,900	276,300	336,200		336,200A	318,647C
2022	45,000	41,000	86,000		86,000A	84,902C
2021	42,500	0	42,500			42,500S

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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 212 300	Type WCP (1 Story) Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 623 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 2,216 Total Base New : 350,470 Total Depr Cost: 346,945 Estimated T.C.V: 589,807			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2022						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Forced Heat & Cool									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 2216 SF Floor Area = 2216 SF.									
	Insulation			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2216 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			1 Story Siding Slab 2,216			Total: 288,942 286,034							
	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									
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) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches WCP (1 Story) Deck Treated Wood Garages									
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
							Base Cost 623 Common Wall: 1.5 Wall 1 Door Opener 1 562 556									
							Built-Ins Appliance Allow. 1 2,845 2,817 Local Cost Items GENERATOR 1 1 1 *									
							Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 589,807									
							Totals: 350,470 346,945									

*** 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.
ARBOR SOCIETY	ALONZI	25,900	03/01/1993	WD	03-ARM'S LENGTH	359:347	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6129 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	03/26/2013	PP13-0046	
Owner's Name/Address	P.R.E. 100% 05/10/1994		GARAGE	09/11/1998	98000543	
ALONZI MARK J & REBECCA L 6129 S ARBOR DR GLEN ARBOR MI 49636	MAP #: 52		GARAGE	09/12/1995	95003207	
	2024 Est TCV 524,831 TCV/TFA: 407.48		HOUSE	01/12/1994	94001992	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L359 P347/93 L621 P597/01 LOT 22 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		ARBOR EST 1600/	100.00	174.00	1.0000	0.9971	1600	100		159,544	
Comments/Influences	X		ARBOR EST 1600/	10.00	174.00	1.0000	0.9971	1600	50	SURPLUS: ZONING 100'	7,110 Actual Front Feet, 0.44 Total Acres	167,521
			Land Improvement Cost Estimates									
	X		Description					Rate	Size	% Good	Cash Value	
	X		D/W/P: 3.5 Concrete					6.77	320	0	0	
	X		Residential Local Cost Land Improvements									
			Description					Rate	Size	% Good	Cash Value	
			LAND IMPROVEMENTS 5					5,000.00	1	100	5,000	
			Total Estimated Land Improvements True Cash Value = 5,000									



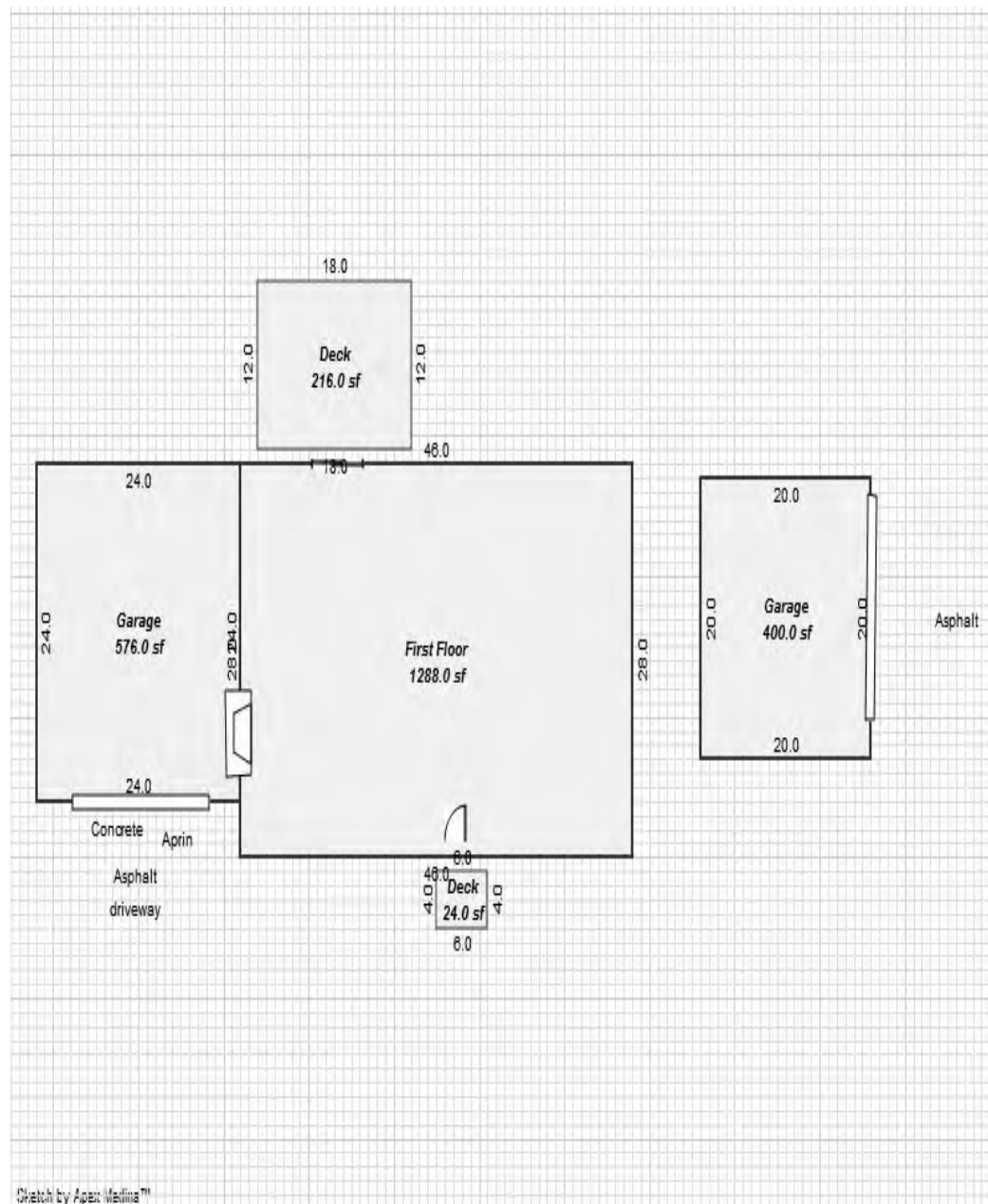
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	83,800	178,600	262,400			115,489C
	Rolling		2023	62,800	166,500	229,300			109,990C
	Low		2022	45,700	146,400	192,100			104,753C
	High		2021	43,200	139,000	182,200			101,407C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
WAS	01/13/2008	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 216	Type Treated Wood Treated Wood	Year Built: 1996 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: 576 % 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 1994	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																												
5	Basement	(5) Floors					(12) Electric																												
	1st Floor	Kitchen: Vinyl					200 Amps Service																												
	2nd Floor	Other: Carpeted					No./Qual. of Fixtures																												
	3 Bedrooms	Other:					Ex. X Ord. Min																												
(1) Exterior		(6) Ceilings					No. of Elec. Outlets																												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Many X Ave. Few																												
X	Insulation	(7) Excavation					(13) Plumbing																												
(2) Windows		Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Many Avg. X Few	Large Avg. X Small			(8) Basement			(14) Water/Sewer																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1 Public Water 1 Public Sewer 1 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			(10) Floor Support																														
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																	
Chimney: Brick																																			
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <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>1,288</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>204,380</td> <td>153,279</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,288			Total:				204,380	153,279	E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Basement	1,288																																
Total:				204,380	153,279																														
Class: C +5 Effec. Age: 25 Floor Area: 1,288 Total Base New : 276,331 Total Depr Cost: 207,241 Estimated T.C.V: 352,310																																			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,138 3 Fixture Bath 1 4,777 3,583 Water/Sewer 1000 Gal Septic 1 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Deck Treated Wood 216 4,484 3,363 Treated Wood 24 1,127 845 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,913 17,185 Common Wall: 1 Wall 1 -2,282 -1,711 Door Opener 1 562 421 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 17,772 13,329 Door Opener 1 562 421 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Exterior 1 Story 1 6,698 5,023																																			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																			

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



Sketch by Apex Media™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON WILLIAM J & PATR	AYLSWORTH-BONZELET LAURA	152,000	10/21/2022	WD	03-ARM'S LENGTH	2022006051	PROPERTY TRANSFER	100.0
FORNOWSKI	ROBINSON	25,000	10/29/1993	WD	03-ARM'S LENGTH	377:158	OTHER	0.0
OVERBECK	FORNOWSKI	30,000	03/06/1993	WD	03-ARM'S LENGTH	359:249	OTHER	0.0
ARBOR SOCIETY	OVERBECK	25,900	03/01/1993	WD	03-ARM'S LENGTH	359:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 52					
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AYLSWORTH-BONZELET LAURA PO BOX 226 GLEN ARBOR MI 49636	2024 Est TCV 195,401					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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				ARBOR EST 1600/	130.00	162.00	0.9591	0.9795	1600	100	195,401
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				130 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =			195,401
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Tax Description	X	Dirt Road	X								
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L359 P247&249 L377 P158/93 LOT 23 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.		Gravel Road									
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Comments/Influences		Paved Road									
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		Storm Sewer									
--	--	-------------	--	--	--	--	--	--	--	--	--

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

		Water									
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		Sewer									
--	--	-------	--	--	--	--	--	--	--	--	--

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

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

		Curb									
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		Street Lights									
--	--	---------------	--	--	--	--	--	--	--	--	--

		Standard Utilities									
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		Underground Utils.									
--	--	--------------------	--	--	--	--	--	--	--	--	--

		Topography of Site									
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	X	Level									
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		Rolling									
--	--	---------	--	--	--	--	--	--	--	--	--

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

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

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

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

	X	Wooded									
--	---	--------	--	--	--	--	--	--	--	--	--

		Pond									
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		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	97,700	0	97,700			76,965C
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				2023	73,300	0	73,300			73,300S
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				2022	53,400	0	53,400			23,488C
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				2021	50,400	0	50,400			22,738C
--	--	--	--	------	--------	---	--------	--	--	---------



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEIL DAVID A & JENNIFER W	KEIL DAVID A & JENNIFER W	0	01/26/2021	WD	09-FAMILY	2021001020	PROPERTY TRANSFER	0.0
SCHAEFER NANCY	KEIL DAVID A & JENNIFER W	360,000	09/19/2016	WD	03-ARM'S LENGTH	1273P68	PROPERTY TRANSFER	100.0
SCHAEFER C ENRICO	SCHAEFER NANCY	0	04/01/2014	QC	06-COURT JUDGEMENT	1195P372	DEED	0.0
ULISSE EDWARD J	SCHAEFER C ENRICO & NANCY	300,000	06/29/2010	WD	03-ARM'S LENGTH	1052-662	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6252 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/26/2019	PE19-0773	100% FINIS
	P.R.E. 0%		Mechanical	08/16/2019	PM19-0601	100% FINIS
Owner's Name/Address	MAP #: 52		Plumbing	08/16/2019	PP19-0205	100% FINIS
KEIL DAVID A & JENNIFER W 1401 PAULINE BLVD ANN ARBOR MI 48103	2024 Est TCV 663,827 TCV/TFA: 334.93		Electrical	06/20/2019	PE19-0329	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
			Description	Frontage	Depth	Value
L359 P248 & 250 L393 P791/94 LOT 24 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		ARBOR EST 1600/	100.00	170.00	158,619
Comments/Influences			100 Actual Front Feet, 0.39 Total Acres			158,619

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L359 P248 & 250 L393 P791/94 LOT 24 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		Dirt Road	16.05	695 0	0
			Gravel Road	28.79	120 50	1,727
Comments/Influences	X		Wood Frame			
			Residential Local Cost Land Improvements			

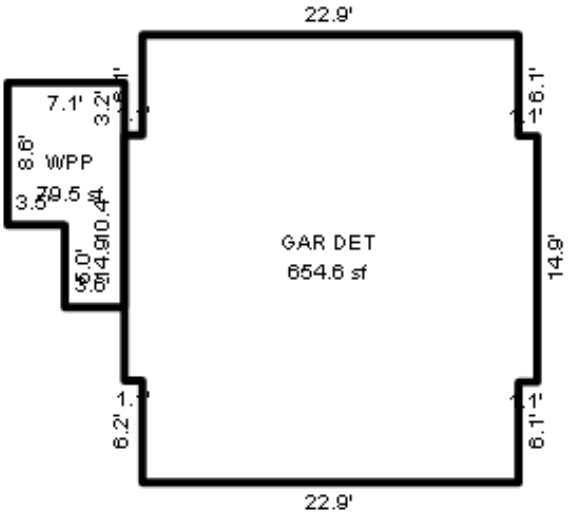
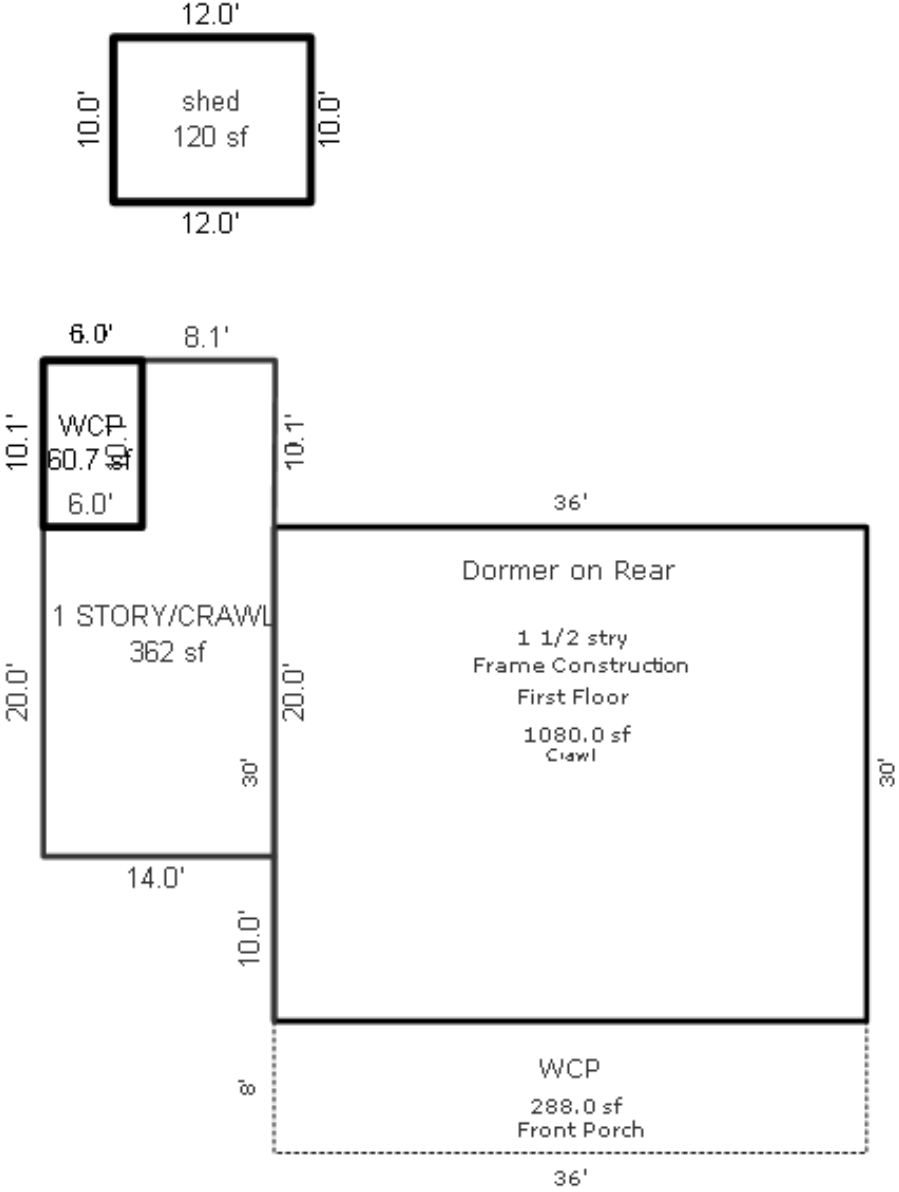


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	79,300	252,600	331,900			247,062C
Rolling	2023	59,500	235,300	294,800			235,298C
Low	2022	45,000	206,800	251,800			224,094C
High	2021	42,500	184,400	226,900			216,936C
Landscaped							
Swamp							
X 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	06/01/2020	INSPECTED	2023	59,500	235,300	294,800			235,298C
TPC	12/06/2019	INSPECTED	2022	45,000	206,800	251,800			224,094C
TPC	11/13/2017	INSPECTED	2021	42,500	184,400	226,900			216,936C

*** 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.
BARR	FENNINGDORF	50,000	03/14/1997	WD	03-ARM'S LENGTH	440:661	OTHER	0.0
ARBOR SOCIETY	BARR & NESCOLT	25,900	03/01/1993	WD	03-ARM'S LENGTH	358:981	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 52					
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FENNINGDORF EARL & CAROLYN TRUST 3145 LILY BLOSSOM TRL APT 2225 OAKLAND TOWNSHIP MI 48306	2024 Est TCV 171,070					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		ARBOR EST 1600/	100.00	230.00	1.0000	1.0692	1600	100	171,070
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		100 Actual Front Feet,	0.53	Total Acres	Total Est.	Land Value =			171,070
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Tax Description	Dirt Road								
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L358 P981 L440 P661 L533 P473/00 LOT 25	Gravel Road								
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ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	Paved Road								
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Comments/Influences	Storm Sewer								
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	Sidewalk								
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	Water								
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	Sewer								
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	Electric								
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	Gas								
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	Curb								
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	Street Lights								
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	Standard Utilities								
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	Underground Utils.								
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	Topography of Site								
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	Level								
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	Rolling								
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	Low								
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	High								
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	Landscaped								
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	Swamp								
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	Wooded								
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	Pond								
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	Waterfront								
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	Ravine								
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	Wetland								
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	Flood Plain								
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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	85,500	0	85,500	30,710C
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TPC 10/18/2018	INSPECTED		2023	64,200	0	64,200	29,248C
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TPC 06/02/2016	INSPECTED		2022	45,000	0	45,000	27,856C
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WAS 01/30/2010	INSPECTED		2021	42,500	0	42,500	26,967C
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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.
DUWE FAMILY TRUST	KERR DAVID G & SUSAN M	380,000	12/19/2014	WD	03-ARM'S LENGTH	1217P323	DEED	100.0
FISHER	DUWE	42,500	01/20/1995	SD	10-FORECLOSURE	399:438	OTHER	0.0
ARBOR SOCIETY	FISHER	20,720	03/01/1993	WD	03-ARM'S LENGTH	358:824	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6115 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	01/30/1995	95002754		
Owner's Name/Address	P.R.E. 0%	MAP #: 52	2024 Est TCV 759,686 TCV/TFA: 358.17			

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES					
		Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value	
L358 P824 L399 P438/95 L429 P391/96 L688 P424&442/02 L739 P611&629/03 LOT 26 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Dirt Road		ARBOR EST 1600/	100.00	200.00	1.0000 1.0325	1600 100	165,196
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.46 Total Acres				Total Est. Land Value =	165,196

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Gas	Residential Local Cost Land Improvements			
	X	Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 5,000			
		Underground Utils.				

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



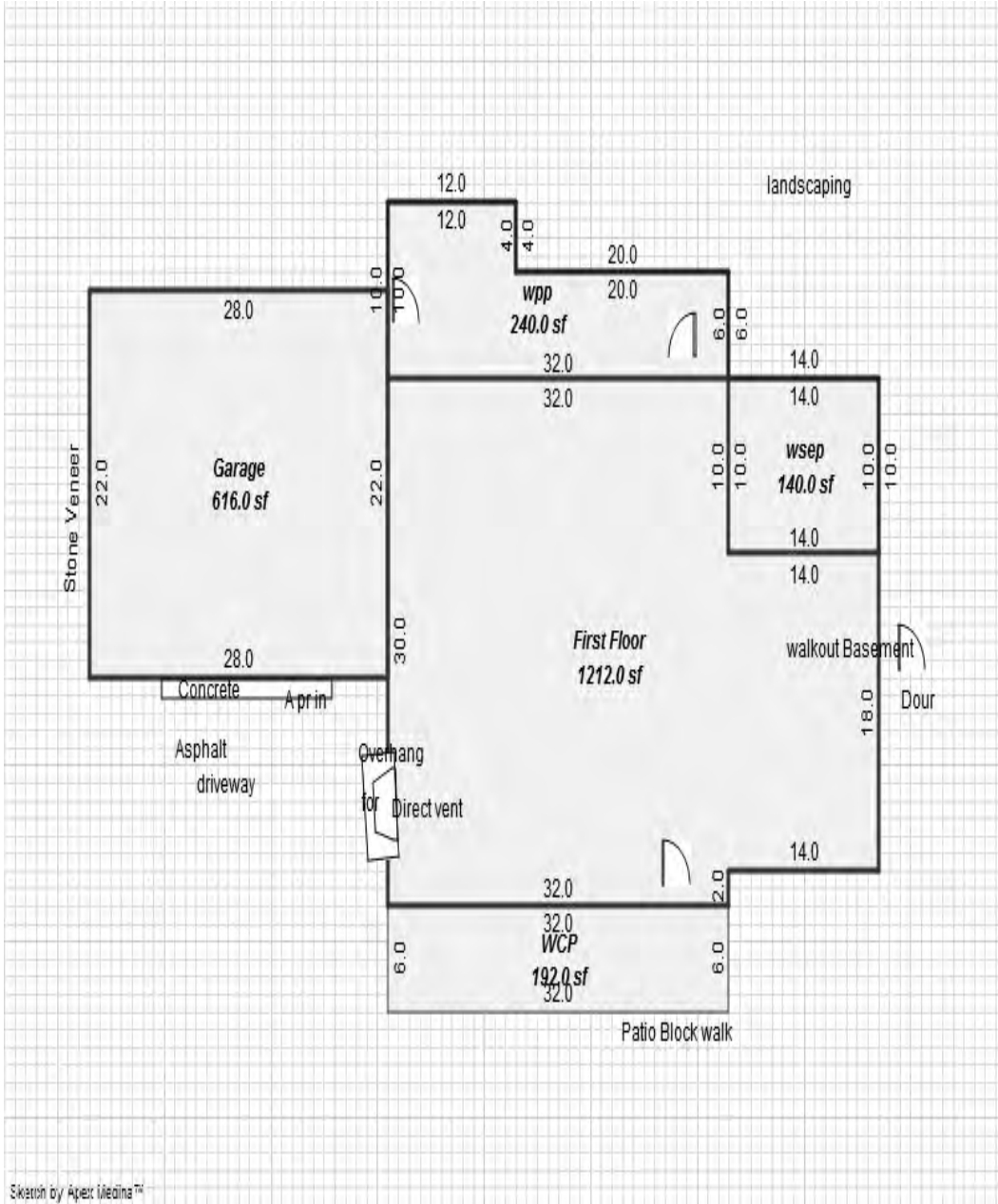
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
WAS	01/13/2008	INSPECTED	2023	61,900	277,000	338,900			254,186C
			2022	45,000	243,200	288,200			242,082C
			2021	42,500	216,800	259,300			234,349C

*** 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 1 Direct-Vented Ga		Area 192 140 240	Type WCP (1 Story) WSEP (1 Story) WPP	Year Built: 1995 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: 616 % Good: 0 Storage Area: 308 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													
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Class: BC Effec. Age: 20 Floor Area: 2,121 Total Base New : 433,451 Total Depr Cost: 346,759 Estimated T.C.V: 589,490			E.C.F. X 1.700			Bsmnt Garage:		
Yr Built 1995	Remodeled 2011	Size of Closets Ex X Ord Min		(12) Electric 100 Amps Service			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1212 SF Floor Area = 2121 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC Blt 1995			Roof:		
Condition: Average		Lg X Ord Small		No. of Elec. Outlets (13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Building Areas								
Room List		Doors X Solid H.C.		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			1.75 Story Siding Basement 1,212			Total: 324,179 259,343								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors Kitchen: Other: Carpeted Other:		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											
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Stone Veneer 44 2,110 1,688 Basement, Outside Entrance, Below Grade 1 3,695 2,956											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 1212 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet								
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Porches WCP (1 Story) 192 10,433 8,346 WSEP (1 Story) 140 10,268 8,214 WPP 240 6,389 5,111											
(2) Windows		(9) Basement Finish					Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 34,595 27,676 Storage Over Garage 308 5,692 4,554 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 1 703 562											
X	Many Avg. X Avg. Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					Built-Ins <<<<< 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																	
(3) Roof																		
X	Gable Hip Flat																	
X	Gambrel Mansard Shed																	
X	Asphalt Shingle																	

*** 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.
HAGAN	VERPLOEGH	65,000	05/22/1998	WD	03-ARM'S LENGTH	476:475	PROPERTY TRANSFER	0.0
ARBOR SOCIETY	HAGAN	18,320	03/01/1993	WD	03-ARM'S LENGTH	358:643	OTHER	0.0

Property Address: S ARBOR DR
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

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

Owner's Name/Address: VERPLOEGH LIVING TRUST
 42012 PONMEADOW RD
 NORTHVILLE MI 48168

2024 Est TCV 150,044
 Improved X Vacant Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

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

ARBOR EST 1600/ 92.00 190.00 1.0000 1.0193 1600 100 150,044
 92 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 150,044

Tax Description: L358 P643 L476 P475/98 L691 P504/02 LOT 27 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.
 Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	0	75,000			30,710C
2023	56,300	0	56,300			29,248C
2022	41,400	0	41,400			27,856C
2021	39,100	0	39,100			26,967C

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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.
PEPLER	VERPLOEGH	38,500	08/08/1994	LC	16-LC PAYOFF	390:927	OTHER	0.0
ARBOR SOCIETY	PEPLER	18,320	03/01/1993	WD	03-ARM'S LENGTH	358:863	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6114 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/15/2016	PM16-0391	
Owner's Name/Address	P.R.E. 0%		Mechanical	06/20/2013	PM13-0285	
VERPLOEGH LIVING TRUST 42012 PONMEADOW RD NORTHVILLE MI 48168	MAP #: 52		DECK/PORCH	05/08/2013	2013-2271	100% FINIS
	2024 Est TCV 619,904 TCV/TFA: 363.58		Res. Porch/Deck	05/02/2013	PB13-0084	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES			
			Description	Frontage	Depth	Value
L375 P119 L390 P927 L411 P576 L691 P505 LOT 28 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			ARBOR EST 1600/	100.00	195.00	164,154
Comments/Influences			100 Actual Front Feet, 0.45 Total Acres			164,154

Comments/Influences	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	* Factors *			
														Description	Rate	Size	Cash Value
						D/W/P: 3.5 Concrete								6.77	398	0	0

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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/09/2019	INSPECTED	2023	61,600	212,300	273,900			151,054C
TPC	10/24/2013	INSPECTED	2022	45,000	189,000	234,000			143,861C
WAS	01/13/2008	INSPECTED	2021	42,500	179,700	222,200			139,266C

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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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1995 Car Capacity: 2.5 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: 576 % 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							232 184 440	WCP (1 Story) CGEP (1 Story) Treated Wood				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 1,705 Total Base New : 353,563 Total Depr Cost: 265,147 Estimated T.C.V: 450,750			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C 10 Blt 1995					
1995 201	0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1705 SF Floor Area = 1705 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75										
Condition: Average		Lg		X	Ord		Building Areas										
Room List		Doors	X	Solid		H.C.	Stories Exterior Foundation Size Cost New Depr. Cost										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			1 Story Siding Basement 1,705			Total:		272,189 204,115					
(1) Exterior		Kitchen: Ceramic Til Other: Carpeted Other:		Many			X	Ave.									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X			Drywall			Other Additions/Adjustments							
X Insulation		X Drywall		(13) Plumbing			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 426 8,469 6,352							
(2) Windows		(7) Excavation		1			1000 Gal Septic Water Well, 100 Feet			Plumbing Average Fixture(s) 1 1,518 1,138							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1705 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Porches			Water/Sewer 1 5,002 3,751							
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Porches			Water Well, 100 Feet 1 5,973 4,480							
(3) Roof		(9) Basement Finish		426 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck			WCP (1 Story) 232 9,013 6,760							
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Garages			CGEP (1 Story) 184 12,065 9,049							
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Treated Wood 440 7,141 5,356			Deck							
Chimney: Metal		Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 576 22,913 17,185			Common Wall: 1 Wall 1 -2,282 -1,711						
		Public Water			Door Opener 1 562 421			Built-Ins			Appliance Allow. 1 2,845 2,134						
		Public Sewer			Fireplaces			Interior 1 Story 1 5,489 4,117			Prefab 1 Story 1 2,665 1,999						
		Water Well			Interior 1 Story 1 5,489 4,117			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
		1000 Gal Septic															
		2000 Gal Septic															

*** 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 LAND	ZIMMERMAN	45,000	08/22/1994	LC	16-LC PAYOFF	391:543	OTHER	0.0
ARBOR SOCIETY	GLEN LAKE LAND	20,720	03/01/1993	WD	03-ARM'S LENGTH	358:644	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6108 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ZIMMERMAN DALE G & ROSEMARY 831 N MAIN ST NAPERVILLE IL 60563	MAP #: 52					
	2024 Est TCV 562,382 TCV/TFA: 360.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L358 P644 L391 P543/94 L557 P242/00 LOT 29 ARBOR ESTATES NO. 2 SEC 27 T29N R14W	X		Dirt Road								
Comments/Influences			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Land Improvement Cost Estimates			* Factors *			
Description	Rate	Size % Good	Cash Value			
ARBOR EST 1600/ 112.00 205.00 0.9955 1.0389	1600	100	185,328			
112 Actual Front Feet, 0.53 Total Acres						
Total Est. Land Value =			185,328			

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													Who	When	What	2024	92,700	188,500	281,200			126,895C

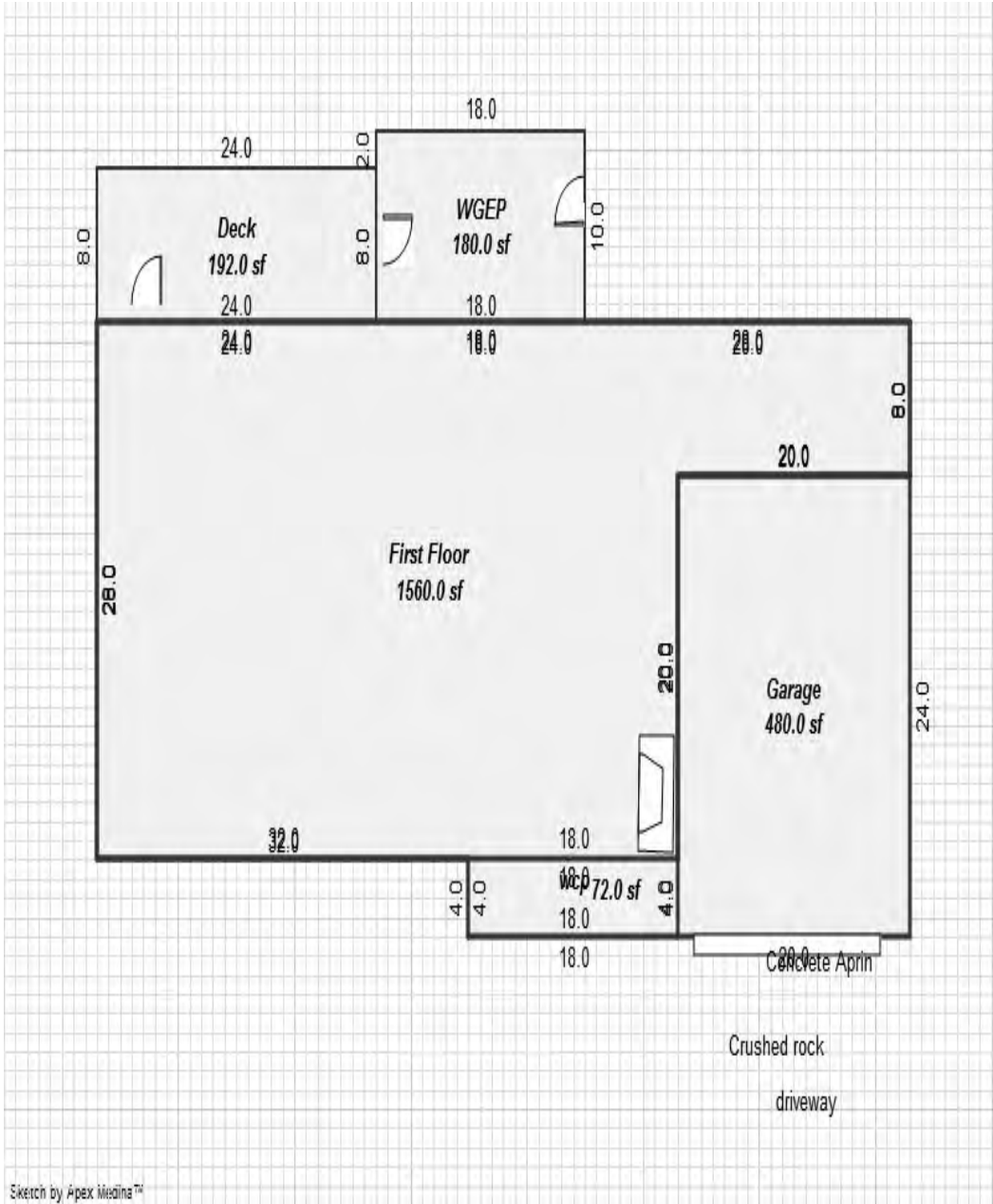
WAS 01/13/2008 INSPECTED	2023	69,500	175,600	245,100			120,853C
	2022	48,400	154,200	202,600			115,099C
	2021	45,700	155,600	201,300			111,423C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % 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: 25 Floor Area: 1,560 Total Base New : 293,775 Total Depr Cost: 220,326 Estimated T.C.V: 374,554				E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:																																																																							
	Building Style: 1 STORY		X Drywall Paneled				Plaster Wood T&G																																																																																
	Yr Built 1997	Remodeled 0	Trim & Decoration		Ex	X	Ord		Min																																																																														
	Condition: Average		Size of Closets		Lg	X	Ord		Small																																																																														
	Room List		Doors				Solid	X	H.C.	X	Central Air Wood Furnace																																																																												
	Basement 7 1st Floor 2nd Floor 3 Bedrooms		(5) Floors								(12) Electric																																																																												
	(1) Exterior		Kitchen: Vinyl Other: Carpeted Other:								200 Amps Service																																																																												
	Wood/Shingle X 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																																																																												
X	Many Avg. Few	X	Large Avg. Small								Many	X	Ave.		Few																																																																								
	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0								(13) Plumbing																																																																												
	(3) Roof		(8) Basement								1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																												
	X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								(14) Water/Sewer																																																																												
	X Asphalt Shingle		(9) Basement Finish								1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																												
	Chimney: Metal		(10) Floor Support								Lump Sum Items:																																																																												
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																				
			Joists: 2X10X16 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>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,560</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>227,883</td> <td>170,909</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,560			Total:				227,883	170,909	<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1997 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,560 Total: 227,883 170,909</p>																																																						
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1 Story	Siding	Crawl Space	1,560																																																																																				
Total:				227,883	170,909																																																																																		
<p>Other Additions/Adjustments</p> <table border="1"> <tbody> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,138</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>3,583</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>3,751</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>4,480</td> </tr> <tr> <td>Porches</td> <td>WGEP (1 Story)</td> <td>180</td> <td>14,540</td> <td>10,905</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td>72</td> <td>4,095</td> <td>3,071</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td>192</td> <td>4,143</td> <td>3,107</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>192</td> <td>4,143</td> <td>3,107</td> </tr> <tr> <td>Garages</td> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>480</td> <td>20,194</td> <td>15,145</td> </tr> <tr> <td></td> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-4,565</td> <td>-3,424</td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1</td> <td>562</td> <td>421</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>2,134</td> </tr> <tr> <td>Fireplaces</td> <td>Prefab 1 Story</td> <td>1</td> <td>2,665</td> <td>1,999</td> </tr> </tbody> </table>																		Plumbing	Average Fixture(s)	1	1,518	1,138		3 Fixture Bath	1	4,777	3,583	Water/Sewer	1000 Gal Septic	1	5,002	3,751		Water Well, 100 Feet	1	5,973	4,480	Porches	WGEP (1 Story)	180	14,540	10,905		WCP (1 Story)	72	4,095	3,071	Deck	Treated Wood	192	4,143	3,107		Treated Wood	192	4,143	3,107	Garages	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					Base Cost	480	20,194	15,145		Common Wall: 2 Wall	1	-4,565	-3,424		Door Opener	1	562	421	Built-Ins	Appliance Allow.	1	2,845	2,134	Fireplaces	Prefab 1 Story	1	2,665	1,999
Plumbing	Average Fixture(s)	1	1,518	1,138																																																																																			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK JAMES W & CONSTANCE	COOK CONSTANCE E TRUST	0	04/19/2023	QC	09-FAMILY	2023002266	PROPERTY TRANSFER	0.0
COOK JAMES W & CONSTANCE	COOK JAMES W & CONSTANCE	0	02/19/2008	WD	03-ARM'S LENGTH	969/46	DEED	0.0
ROCKFORD JANET C	COOK JAMES W & CONSTANCE	480,000	10/25/2006	WD	03-ARM'S LENGTH		REALTOR	100.0
SCHULTZ	ROCKFORD	105,000	08/02/2001	WD	03-ARM'S LENGTH	594:207	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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6102 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	10/04/2001	1899		
	P.R.E. 0%					

Owner's Name/Address	MAP #: 52
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COOK CONSTANCE E TRUST 1035 YOUNG PLACE ANN ARBOR MI 48105	2024 Est TCV 645,904 TCV/TFA: 349.52
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X Improved	Vacant	Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		ARBOR EST 1600/	112.00	197.00	0.9955	1.0286	1600	100		183,493	
		112 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value =	183,493

Tax Description	X	Land Improvement Cost Estimates
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L359 P185 L487 P255/98 L594 P205&207/01 L918 P997/06 LOT 30 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer	2.33	2500	0	0

	X	Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Description	Rate	Size	% Good	Cash Value
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D/W/P: Crushed Rock	2.33	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Level	X	2024	91,700	231,300	323,000			245,608C
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded	X	2023	68,800	215,400	284,200			233,913C
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

Who	When	What	2022	48,400	189,300	237,700		222,775C
			2021	45,700	179,200	224,900		215,659C

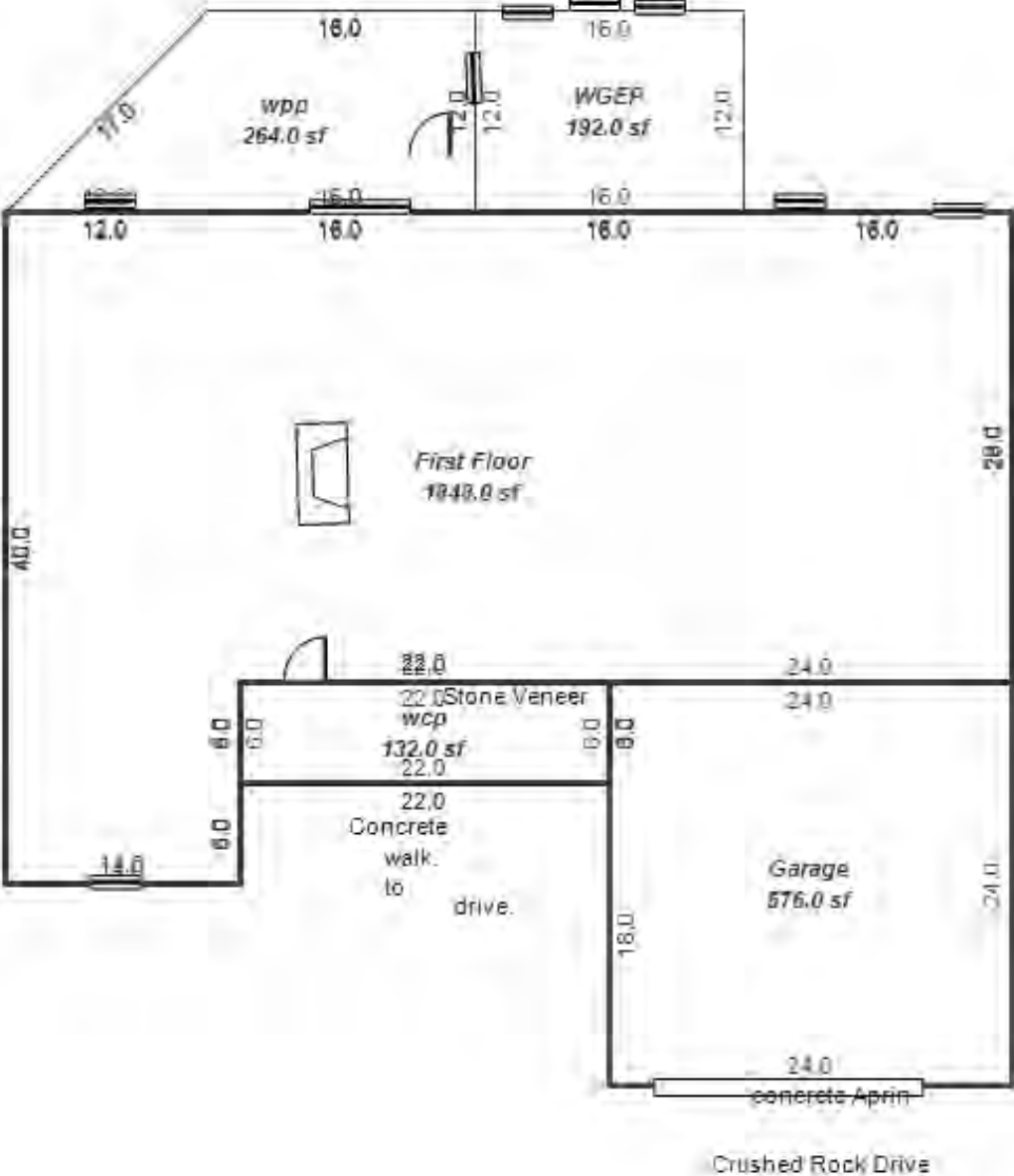
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 2001 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: 576 % 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			192 WGEP (1 Story) 132 WCP (1 Story) 264 WPP		E.C.F. X 1.700		Bsmnt Garage:	
Building Style: 1 STORY		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: C +10 Effec. Age: 20 Floor Area: 1,848 Total Base New : 336,330 Total Depr Cost: 269,065 Estimated T.C.V: 457,411			Storage Area: 0		Roof:	
Yr Built	Remodeled	Ex		X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10		Blt 2001	
2001	0	Lg		X	Ord	Small	Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1848 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Total: 259,205		207,366	
Condition: Average		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas			Cost New		Depr. Cost	
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			Average Fixture(s)			1 Story Siding			1,848			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchens:		Other: Carpeted			3 Fixture Bath			Exterior			3,904		3,123	
(1) Exterior		(6) Ceilings		X Drywall			2 Fixture Bath			Foundation			1,518		1,214	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Softener, Auto			Crawl Space			4,777		3,822	
X	Insulation	X Drywall		Many X Ave. Few			Softener, Manual			Size			5,002		4,002	
(2) Windows		(7) Excavation		(14) Water/Sewer			No Plumbing			Total:			5,973		4,778	
X	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 1848 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Extra Toilet			Other Additions/Adjustments			100		3,904	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		2 3 Fixture Bath			Extra Sink			Exterior			1		1,518	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 2 Fixture Bath			Separate Shower			Plumbing			1		4,777	
(3) Roof		(9) Basement Finish		1 1000 Gal Septic			Water/Sewer			Foundation			1		5,002	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2000 Gal Septic			1000 Gal Septic			Crawl Space			1		5,973	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water			Porches			192		15,145	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Sewer			Ceramic Tile Floor			WGEP (1 Story)			132		6,126	
				Water Well			Ceramic Tile Wains			WCP (1 Story)			264		5,153	
				Ceramic Tub Alcove			Vent Fan			WPP					4,122	
				Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			576		22,913	
				Public Water			Ceramic Tile Floor			Common Wall: 1 Wall			1		-2,282	
				Public Sewer			Ceramic Tile Wains			Door Opener			1		562	
				Water Well			Ceramic Tub Alcove			Built-Ins						
				1000 Gal Septic			Vent Fan			Appliance Allow.			1		2,845	
				2000 Gal Septic						Fireplaces						
				Lump Sum Items:						Interior 1 Story			1		5,489	
										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: N\A (Building Permit(s)	Date	Number	Status
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SOUTH MANITOU ISLAND	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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SOUTH MANITOU ISLAND CEMETERY US GOVT NATL PARK		2024 Est TCV 0				
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	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE		
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	Public Improvements	* Factors *					
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Tax Description	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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L255 P692 PART OF S 1/2 OF N 1/2 OF SE	Gravel Road	4019 SEC 1 PRT OF>80	10000	1.06 Acres	10000	100				10,560
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1/4 BEG AT NE COR THEREOF TH W 214.5 FT	Paved Road	1.06 Total Acres		Total Est. Land Value =						10,560
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TH S 214.5 FT TH E 214.5 FT TH N 214.5 FT	Storm Sewer									
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TO POB SEC 33 T31N R15W.	Sidewalk									
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Comments/Influences	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain									
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BRADLEY	ANDERSON BRADLEY TRUST	1	01/09/2017	QC	09-FAMILY	1284P333	PROPERTY TRANSFER	0.0
ANDERSON BRADLEY W & MEGH	ANDERSON BRADLEY	0	02/29/2008	QC	09-FAMILY	970/999	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6122 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	09/24/1998	98000593	100% FINIS
	P.R.E. 0%		HOUSE	05/27/1997	97000190	100% FINIS
Owner's Name/Address	MAP #: 53		2024 Est TCV 425,961 TCV/TFA: 478.07			

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
L508 P436/99 L559 P817/00 . UNIT 1 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.		Dirt Road		B 100' @ 2000/	100.00	112.00	1.0000	0.7123	2000 100	142,466
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =	142,466

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
	Total Estimated Land Improvements True Cash Value =			2,500

Comments/Influences	Topography of Site			
	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	71,200	141,800	213,000			127,503C
2023	57,000	132,000	189,000			121,432C
2022	45,000	116,000	161,000			115,650C
2021	45,000	103,400	148,400			111,956C

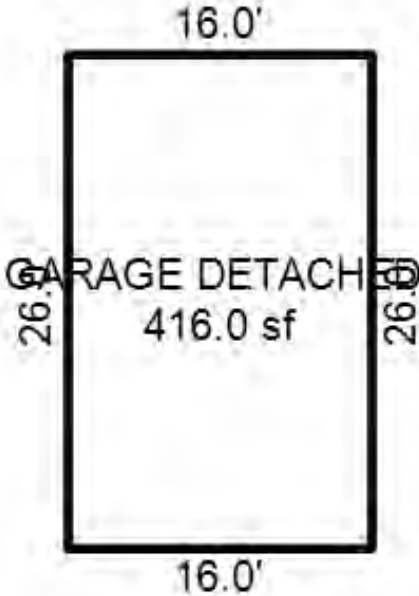
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Who	When	What
TPC	01/06/2016	INSPECTED
TPC	10/22/2015	INSPECTED
WAS	11/02/2007	INSPECTED

*** 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 176	Type WGEP (1 Story) 60 WCP (1 Story)	Year Built: 1998 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: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration								
Building Style: 1 STORY				Ex X Ord Min			Size of Closets								
Yr Built 1946	Remodeled 1997			Lg X Ord Small			Central Air Wood Furnace								
Condition: Average				Doors Solid X H.C.			(5) Floors								
Room List				Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Other: Other:								
(1) Exterior				(6) Ceilings			(12) Electric								
X	Wood/Shingle Aluminum/Vinyl Brick			No./Qual. of Fixtures			100 Amps Service								
X	Insulation			Ex. X Ord. Min			No. of Elec. Outlets								
(2) Windows				Many X Ave. Few			(13) Plumbing								
X	Many Avg. X Few	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			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 891 SF Floor Area = 891 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 891 Total: 149,071 111,794							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(7) Excavation			Other Additions/Adjustments Recreation Room 446 8,866 6,649 Basement, Outside Entrance, Below Grade 1 2,632 1,974 Plumbing Average Fixture(s) 1 1,518 1,138 Water/Sewer 1000 Gal Septic 1 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Porches Ceramic Tile Floor 176 14,328 10,746 WCP (1 Story) 60 3,620 2,715 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 416 20,496 15,372 Door Opener 1 562 421 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Interior 1 Story 1 5,489 4,117 Totals: 220,402 165,291								
Basement: 891 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement			Notes: 885 BASEMENT - CHECK ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 280,995								
Chimney: Brick				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
(3) Roof				(9) Basement Finish			Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed			1 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)										
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.
WOLMA KEVIN & GINA	BALARDO JOHN JOSEPH	390,000	04/29/2016	WD	03-ARM'S LENGTH	1259P536	PROPERTY TRANSFER	100.0
LEVINE PETER A & DAY MARI	WOLMA KEVIN & GINA	89,000	11/03/2011	WD	03-ARM'S LENGTH	1101-920 WD	PROPERTY TRANSFER	100.0
BARNHART BRUCE A JR	LEVINE PETER A & DAY MARI	100,000	09/24/2004	WD	03-ARM'S LENGTH	824:644	OTHER	100.0
TURNER	BARNHART	93,500	08/10/2001	WD	03-ARM'S LENGTH	596:299	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6134 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/09/2014	PE14-0084	
	P.R.E. 0%		Plumbing	04/01/2014	PP14-0042	
Owner's Name/Address	MAP #: 53		Mechanical	03/25/2014	PM14-0143	
BALARDO JOHN JOSEPH 522 WALLACE BIRMINGHAM MI 48009	2024 Est TCV 565,882 TCV/TFA: 328.62		Res. Single Family	09/25/2013	PB13-0327	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.						

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
L525 P160/99 L596 P299/01 L824 P642&644/04 UNIT 2 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.					
Comments/Influences					
MLS 1680647 \$139,000					
1687423 \$129,000					



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

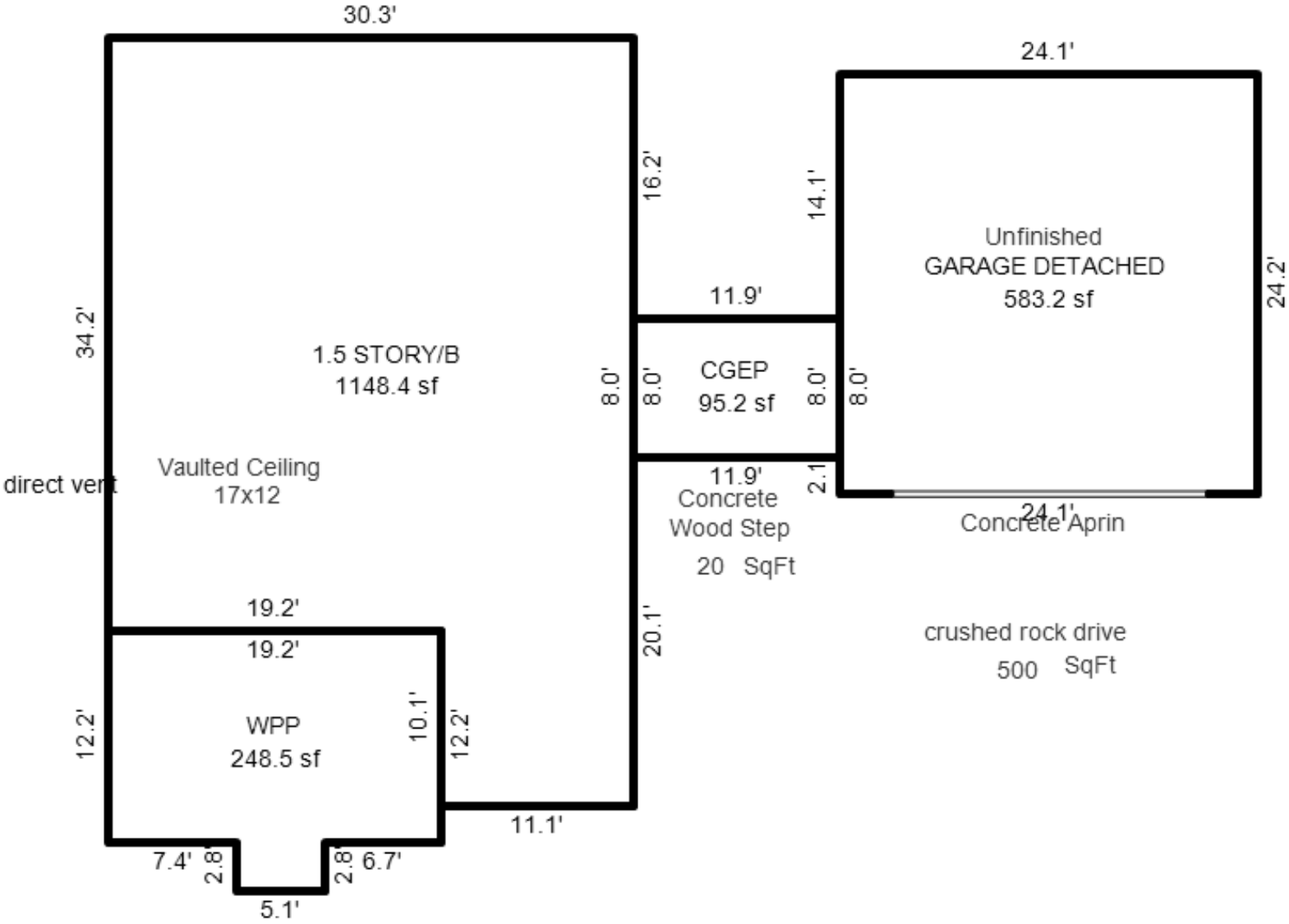
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	60,300	222,600	282,900			234,373C
TPC 10/22/2015	INSPECTED		2023	47,400	207,300	254,700			223,213C
TPC 10/01/2014	INSPECTED		2022	45,000	192,000	237,000			212,584C
TPC 01/02/2014	INSPECTED		2021	45,000	171,000	216,000			205,793C

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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	95 248	CGEP (1 Story) WPP	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 583 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Area	Type	Bsmnt Garage: Carport Area: Roof:									
	0 Front Overhang 0 Other Overhang														0	0	1	Direct-Vented Ga	Class: C Effec. Age: 10 Floor Area: 1,722 Total Base New : 289,996 Total Depr Cost: 260,996 Estimated T.C.V: 443,693	E.C.F. X 1.700			
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			Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1148 SF Floor Area = 1722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas		Cls C Blt 2013					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets		Many 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		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,148 Total: 221,048 198,944					
Yr Built 2013	Remodeled 0	Ex	Ord	Min	Size of Closets			Lg Ord Small			Doors Solid H.C.		(5) Floors		Kitchen: Other: Other:		Other Additions/Adjustments Plumbing						
Condition: Average		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			(8) Basement		(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Notes:					
Room List		Basement 1st Floor 2nd Floor 4 Bedrooms		Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney: Unsupported Len: Cntr.Sup:		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		Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas		25,722 -1,381 562 2,845 3,107 289,996		23,150 -1,243 506 2,560 2,796 260,996	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Basement: 1148 S.F. Crawl: 0 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			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(14) Water/Sewer		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC					
(2) Windows		Many Avg. Few Large Avg. Small		Basement: 1148 S.F. Crawl: 0 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			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(14) Water/Sewer		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC					
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		Basement: 1148 S.F. Crawl: 0 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			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(14) Water/Sewer		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC					

*** 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.
WOLMA KEVIN & REGINA	WOLMA KEVIN T & REGINA A	0	01/22/2019	WD	18-LIFE ESTATE	1352P11	DEED	0.0
DOTTERWEICH II ANDREW TRU	WOLMA KEVIN & REGINA	92,500	05/06/2016	WD	03-ARM'S LENGTH	1260P131	PROPERTY TRANSFER	100.0
DOTTERWEICH ANDREW C II &	DOTTERWEICH II ANDREW TRU	1	02/04/2015	QC	09-FAMILY	1222P347	OTHER	0.0
ARBOR WOODS	DOTTERWEICH	59,000	10/12/1998	WD	03-ARM'S LENGTH	500:188	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6146 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/07/2016	PM16-0753	
	P.R.E. 0%		Electrical	11/14/2016	PE16-0619	
Owner's Name/Address	MAP #: 53		Mechanical	11/14/2016	PM16-0663	
WOLMA KEVIN T & REGINA A 3417 STEPHANIE DR HUDSONVILLE MI 49426	2024 Est TCV 611,623 TCV/TFA: 357.47		Plumbing	09/12/2016	PP16-0196	

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/	122.00	119.25	0.9515	0.7236	1400	100		117,596
122 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 117,596

Tax Description
L500 P188/99 UNIT 3 ARBOR POINTE
CONDOMINIUM REC IN L477 P526-561 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	58,800	247,000	305,800			246,178C
2023	46,200	230,000	276,200			234,456C
2022	45,000	203,800	248,800			223,292C
2021	45,000	181,500	226,500			216,159C

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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 100 385 89	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 585 % 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: C +10 Effec. Age: 5 Floor Area: 1,711 Total Base New : 305,887 Total Depr Cost: 290,604 Estimated T.C.V: 494,027		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10		Blt 2017			
Yr Built 2017	Remodeled 0	Ex	Ord	Min	X (12) Electric			Ground Area = 1369 SF Floor Area = 1711 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Crawl Space 1,369 Total: 238,248 226,346		
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Other Additions/Adjustments							
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Plumbing			Plumbing						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Water/Sewer		Average Fixture(s)		1 1,518 1,442		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Porches		2000 Gal Septic		2000 Gal Septic		2000 Gal Septic	
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1369 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer			Deck		Water Well		1000 Gal Septic		1 2000 Gal Septic	
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			WCP (1 Story)		2000 Gal Septic		2000 Gal Septic		2000 Gal Septic	
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Treated Wood		2000 Gal Septic		2000 Gal Septic		2000 Gal Septic	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer			Deck		2000 Gal Septic		2000 Gal Septic		2000 Gal Septic	
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer			Deck		2000 Gal Septic		2000 Gal Septic		2000 Gal Septic	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer			Deck		2000 Gal Septic		2000 Gal Septic		2000 Gal Septic		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer			Deck		2000 Gal Septic		2000 Gal Septic		2000 Gal Septic	
Chimney:		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer			Deck		2000 Gal Septic		2000 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.
HOUGHTALING BARBARA J & G	HOUGHTALING GREGORY W & B	0	08/02/2006	WD	03-ARM'S LENGTH	910:787	OTHER	0.0
ARBOR WOODS	HOUGHTALING	59,900	08/14/1998	WD	03-ARM'S LENGTH	484:475	PROPERTY TRANSFER	0.0

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. 0%
 MAP #: 53

Owner's Name/Address: HOUGHTALING GREGORY W & BARBARA J TRUST
 1028 EAST GENEVA DR DEWITT MI 48820
 2024 Est TCV 147,875

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/ 100.00 130.00 1.0000 0.7394 2000 100 147,875
 100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 147,875

Tax Description: L484 P475/98 L910 P787/06 UNIT 4 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.

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

Who When What 2024 73,900 0 73,900 49,612C

TPC 01/06/2016 INSPECTED 2023 59,200 0 59,200 47,250C

WAS 01/30/2010 INSPECTED 2022 45,000 0 45,000 45,000S

TPC 12/11/2011 INSPECTED 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.
SCHORER TODD & SHEILA	SCHORER TODD & SHEILA	10	03/12/2019	WD	09-FAMILY	1355P259	PROPERTY TRANSFER	0.0
FOSKETT W ROBERT & VIRGIN	SCHORER TODD & SHEILA	405,000	07/16/2012	WD	03-ARM'S LENGTH	1130P329	PROPERTY TRANSFER	100.0
ARBOR WOODS	FOSKETT	55,000	08/03/1998	WD	03-ARM'S LENGTH	485:751	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6152 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/30/2020	PM20-0829	100% FINIS
	P.R.E. 0%		Electrical	11/26/2007	PE07-0650	
Owner's Name/Address	MAP #: 53		Mechanical	11/15/2007	PM07-0561	
SCHORER TODD & SHEILA 5353 N MEADOW CT ANN ARBOR MI 48105	2024 Est TCV 755,940 TCV/TFA: 312.37		PLUMBING	06/30/2003	PP03-0231	

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
L485 P751/98 UNIT 5 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.	X	Dirt Road				C 100' @ 1400/	118.50	127.00	0.9585	0.7351	1400	100		116,881
Comments/Influences		Gravel Road				119 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							116,881	
		Paved Road				Land Improvement Cost Estimates								
		Storm Sewer				Description					Rate	Size	% Good	Cash Value
		Sidewalk				D/W/P: Crushed Rock					2.55	3780	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.												

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	58,400	319,600	378,000			258,462C
2023	45,900	297,700	343,600			246,155C
2022	45,000	261,400	306,400			234,434C
2021	45,000	233,000	278,000			226,945C

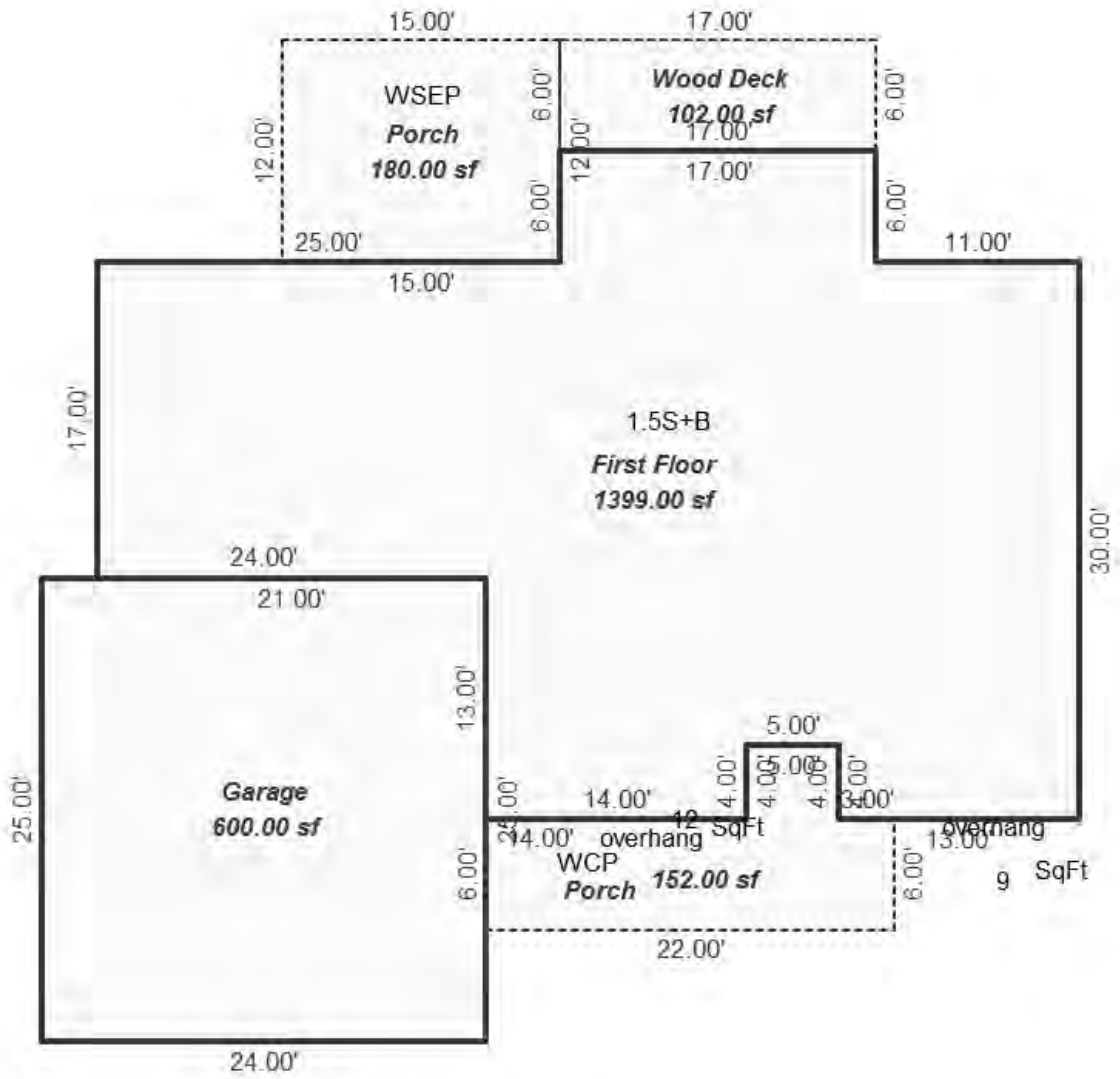


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*** Information herein deemed reliable but not guaranteed***

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 152 180 102	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 600 % 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: 20 Floor Area: 2,420 Total Base New : 466,217 Total Depr Cost: 372,976 Estimated T.C.V: 634,059			E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:																														
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G																																							
Yr Built 2001		Remodeled 0		X	Ex	Ord	Min																																					
Condition: Average		Trim & Decoration		Size of Closets																																								
Room List		Doors		Lg	X	Ord	Small																																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:																																								
(1) Exterior				(12) Electric																																								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		200 Amps Service																																								
X	Insulation	X Drywall		No./Qual. of Fixtures																																								
(2) Windows		(7) Excavation		Ex. X Ord. Min																																								
X	Many Avg. X Few	Large Avg. X Small	Basement: 1399 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many X Ave. Few																																								
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing																																								
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer																																						
X	Chimney: Brick	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																								
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																								
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001 (11) Heating System: Heat Pump Ground Area = 1399 SF Floor Area = 2420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,399</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>21</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>300</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>374,584</td> <td>299,669</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 100 4,796 3,837 Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 2 Fixture Bath 1 4,707 3,766 Water/Sewer 1000 Gal Septic 1 5,796 4,637 Water Well, 100 Feet 1 6,421 5,137 Porches WCP (1 Story) 152 8,795 7,036 WSEP (1 Story) 180 12,487 9,990 Deck Treated Wood 102 2,835 2,268 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 600 31,170 24,936 Common Wall: 1.5 Wall 1 -4,085 -3,268 Door Opener 1 703 562 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,399			1 Story	Siding	Overhang	21			1 Story	Siding	Overhang	300			Total:				374,584	299,669
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1.5 Story	Siding	Basement	1,399																																									
1 Story	Siding	Overhang	21																																									
1 Story	Siding	Overhang	300																																									
Total:				374,584	299,669																																							

*** 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.
CROWTHER JOSEPH C	CROWTHER JOSEPH C	0	03/05/2021	WD	09-FAMILY	2021002502	PROPERTY TRANSFER	0.0
CROWTHER JASON R	CROWTHER JASON R	0	03/03/2021	WD	15-LADY BIRD	PTA	PROPERTY TRANSFER	0.0
CROWTHER STEPHEN R	CROWTHER STEPHEN R	0	03/03/2021	QC	09-FAMILY	2021002501	PROPERTY TRANSFER	0.0
CROWTHER JULIA A	CROWTHER STEPHEN R ET AL	0	11/05/2013	OTH	07-DEATH CERTIFICATE	2020009167	PROPERTY TRANSFER	90.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6160 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/29/2019	PM19-0299	REVIEWED
	P.R.E. 100% 10/17/2009		HOUSE	10/04/1999	99000715	
Owner's Name/Address	MAP #: 53		2024 Est TCV 400,036 TCV/TFA: 404.89			

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
CROWTHER JASON R & CROWTHER STEPHEN R ET AL 3684 CHILDS LN CENTRAL LAKE MI 49622			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road					
L521 P397/99 L574 P396/01 L817 P238/04		Gravel Road					
UNIT 6 ARBOR POINTE CONDOMINIUM REC IN		Paved Road					
L477 P526-561 SEC 27 T29N R14W.		Storm Sewer					
Comments/Influences		Sidewalk					
		Water					
		Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =			2,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,900	124,100	200,000			151,852C
2023	60,700	115,700	176,400			144,621C
2022	45,000	101,600	146,600			137,735C
2021	45,000	96,200	141,200			133,335C

Who	When	What
TPC	01/06/2016	INSPECTED
WAS	11/02/2007	INSPECTED

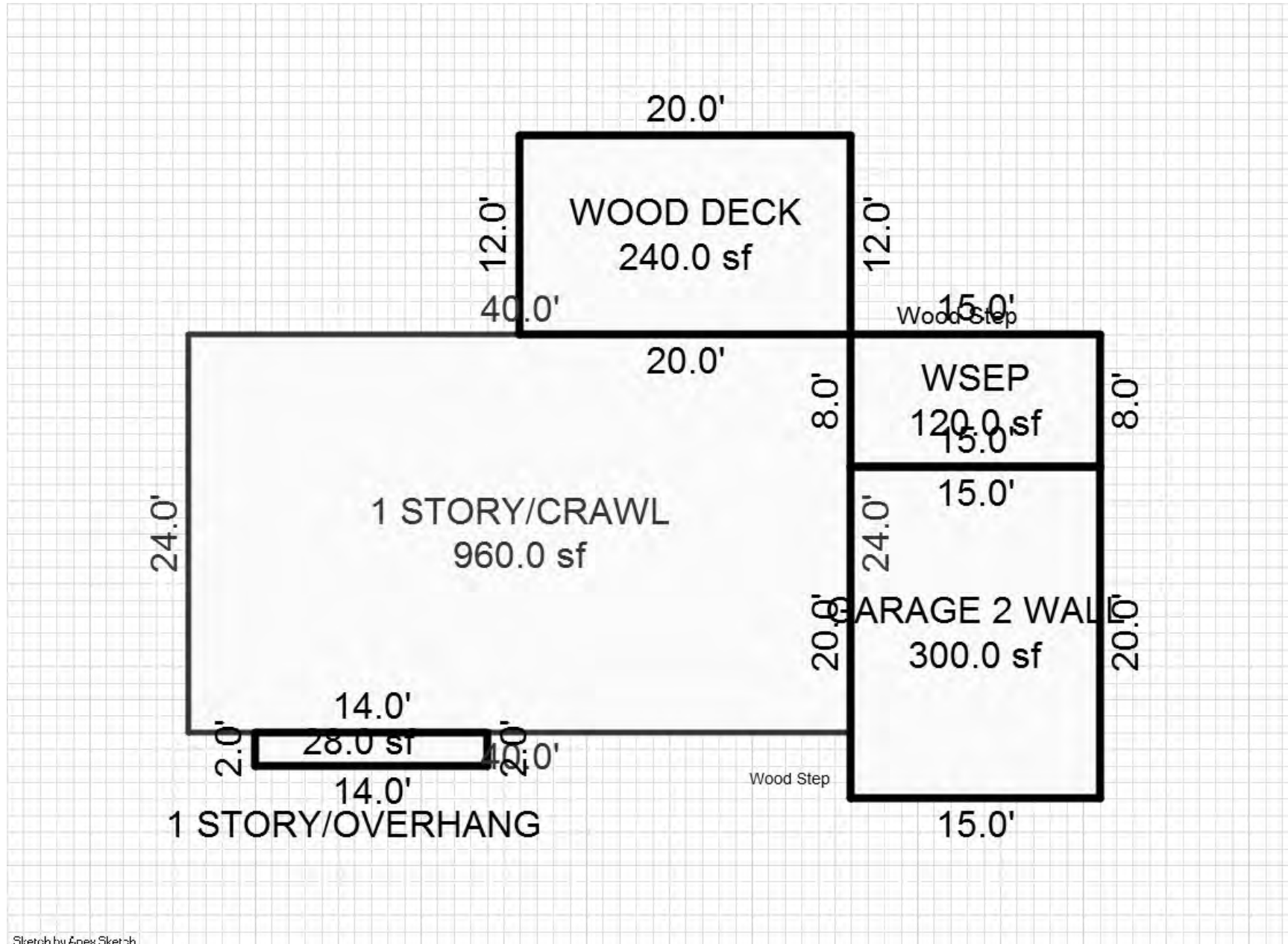


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 240 20	Type WSEP (1 Story) Treated Wood Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 300 % 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				1				Class: C Effec. Age: 20 Floor Area: 988 Total Base New : 180,701 Total Depr Cost: 144,560 Estimated T.C.V: 245,752	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1999									
Yr Built 1999	Remodeled 0	Ex	X Ord	Min	100 Amps Service			No./Qual. of Fixtures			Ground Area = 960 SF		Floor Area = 988 SF.										
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		Doors	Solid	X H.C.	(13) Plumbing			1 Average Fixture(s)			1 Story		Siding		Crawl Space		960						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			1 3 Fixture Bath			1 Story		Siding		Overhang		28		Total:		134,908		107,925	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 2 Fixture Bath			Other Additions/Adjustments													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Plumbing			Softener, Auto			Plumbing		Average Fixture(s)		1		1,518		1,214					
X	Insulation	(7) Excavation		Softener, Manual			Solar Water Heat			Water/Sewer		2 Fixture Bath		1		3,197		2,558					
(2) Windows		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Plumbing			Extra Toilet			1000 Gal Septic		1		5,002		4,002							
X	Many Avg. X Avg. Few	Large Avg. Small		Extra Sink			Separate Shower			Water Well, 100 Feet		1		5,973		4,778							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Ceramic Tile Floor			Ceramic Tile Wains			Porches		WSEP (1 Story)		120		7,115		5,692					
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tub Alcove			Vent Fan			Deck		Treated Wood		240		4,802		3,842					
(3) Roof		(9) Basement Finish		Lump Sum Items:						Treated Wood		20		939		751							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water			Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)									
X	Gambrel Mansard Shed			Public Sewer			Water Well			Base Cost		300		16,698		13,358							
Chimney: Brick		(10) Floor Support		1000 Gal Septic			2000 Gal Septic			Common Wall: 2 Wall		1		-5,523		-4,418							
		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic						Door Opener		1		562		450							
				2000 Gal Septic						Built-Ins		Appliance Allow.		1		2,845		2,276					
										Fireplaces		Prefab 1 Story		1		2,665		2,132					
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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Sketch by Apex Sketch

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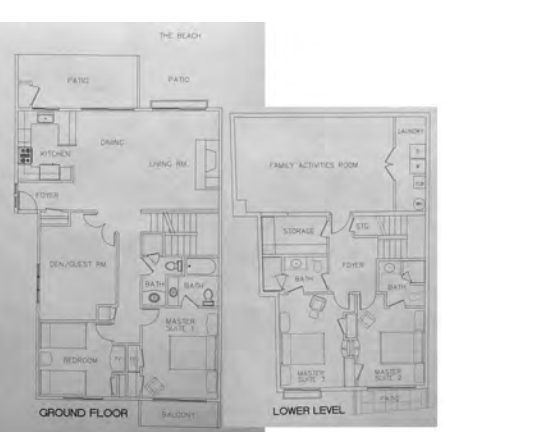
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAZZI DENNIS A & DOROTHY	BARNES DAVID G & HEIDI B	1,100,000	03/31/2023	WD	03-ARM'S LENGTH	2023001488	PROPERTY TRANSFER	100.0
PAZZI DENNIS A & DOROTHY	PAZZI DENNIS A & DOROTHY	0	09/18/2013	QC	09-FAMILY	1178P873	PROPERTY TRANSFER	0.0
HUEY ARTHUR S & HELEN M	PAZZI DENNIS A & DOROTHY	132,000	09/21/1984	WD	03-ARM'S LENGTH	249P297	DEED	0.0
CRYSTAL RIVER ASSOCIATES	HUEY ARTHUR S & HELEN M	100,000	12/15/1978	WD	03-ARM'S LENGTH	205P884	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
17 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/18/2012	PB12-0102	100% FINIS
	P.R.E. 0%		ADDITION/ALTERATION	03/12/2009	PB09-0034	100% FINIS

Owner's Name/Address	MAP #: 16	2024 Est TCY 1,060,629 TCY/TFA: 903.43
BARNES DAVID G & HEIDI B 4334 VERNOR COURT BLOOMFIELD HILLS MI 48302		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS																					
L249 P297/84 . APARTMENT 1 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	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>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>H540 BEACH 2400SQFT</td> <td></td> <td></td> <td>1 Units</td> <td>500000.00000</td> <td>105 END UNIT</td> <td>525,000</td> </tr> <tr> <td colspan="6" style="text-align: right;">0.00 Total Acres Total Est. Land Value =</td> <td>525,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value	H540 BEACH 2400SQFT			1 Units	500000.00000	105 END UNIT	525,000	0.00 Total Acres Total Est. Land Value =						525,000
Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value																		
H540 BEACH 2400SQFT			1 Units	500000.00000	105 END UNIT	525,000																		
0.00 Total Acres Total Est. Land Value =						525,000																		

Comments/Influences	X Water	X Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
DOOR 17:END UNIT GROUND & 1ST 4BDRM4BATH	X	X						



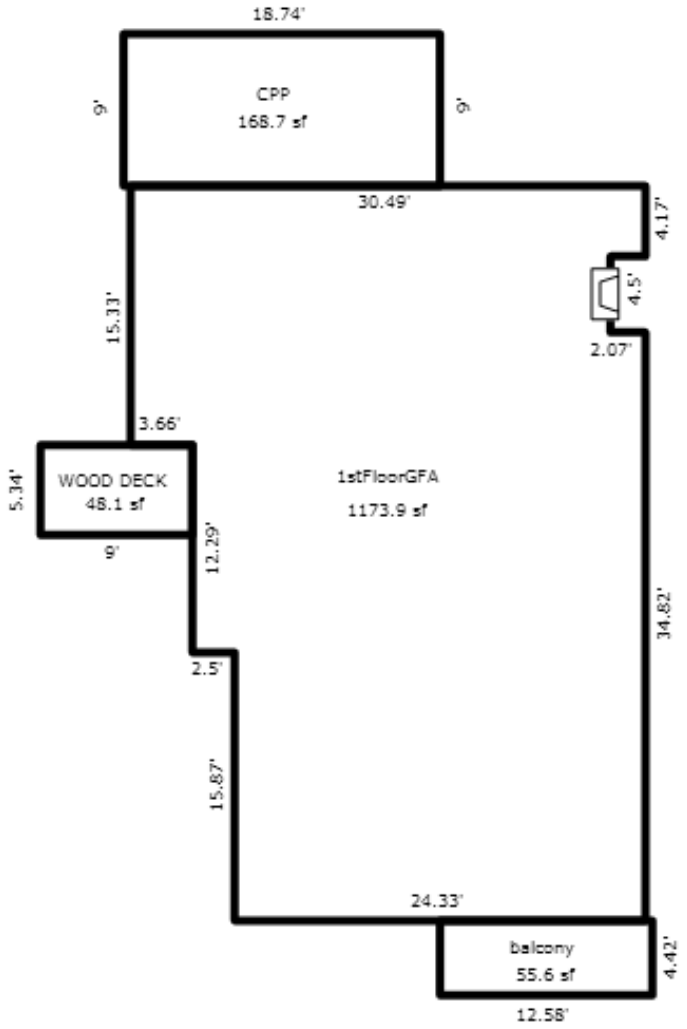
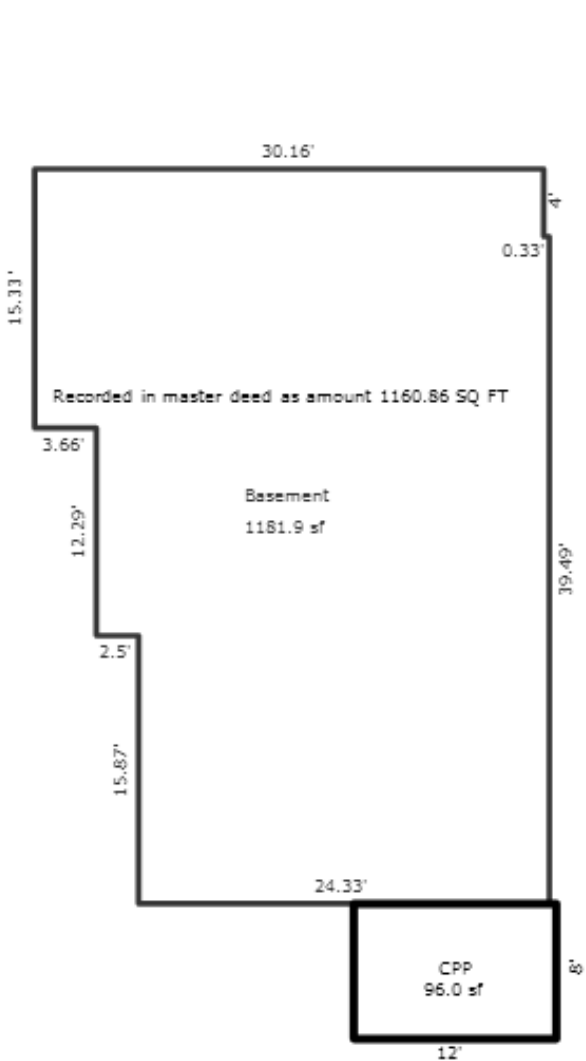
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County of Leelanau, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level X Rolling Low X High X Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	262,500	267,800	530,300			530,300S
Who When What	2023	157,500	240,100	397,600			209,843C
TPC 12/03/2022 INSPECTED	2022	131,300	250,100	381,400			199,851C
TPC 06/14/2017 INSPECTED	2021	131,300	207,500	338,800			193,467C
TPC 04/02/2015 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	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 135	Type CCP (2 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 Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,174 Total Base New : 264,504 Total Depr Cost: 198,381 Estimated T.C.V: 535,629		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace																								
Yr Built 1979	Remodeled 2012	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 1174 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 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																					
(2) Windows Many Avg. X Large Avg. Small		(8) Basement		(9) Basement Finish			(14) Water/Sewer																								
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			(14) Water/Sewer																								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			(14) Water/Sewer																								
X Asphalt Shingle Chimney: Brick		(10) Floor Support		(14) Water/Sewer			(14) Water/Sewer																								
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1174 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,174</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>186,138</td> <td>139,606</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 1160 42,769 32,077 Basement, Outside Entrance, Below Grade 1 2,632 1,974 Plumbing Average Fixture(s) 1 1,518 1,138 3 Fixture Bath 3 14,332 10,749 Porches CCP (2 Story) 135 4,362 3,272 Water/Sewer Public Water 1 1,536 1,152 Public Sewer 1 1,536 1,152 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Interior 2 Story 1 6,836 5,127 Totals: 264,504 198,381														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,174			Total:				186,138	139,606
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Basement	1,174																												
Total:				186,138	139,606																										
Notes: END -LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV: 535,629																															

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



APT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR WILLIAM	TAYLOR WILLIAM E TRUST	0	06/22/2022	QC	09-FAMILY	2022004219	PROPERTY TRANSFER	0.0
S A F TRAVERSE CITY INC	TAYLOR WILLIAM	800,000	07/05/2004	WD	03-ARM'S LENGTH	812:140	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
15 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TAYLOR WILLIAM E TRUST 2645 PETERS RD DEXTER MI 48130	MAP #: 16					
	2024 Est TCV 1,039,228 TCV/TFA: 886.71					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS					
		Public Improvements		Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
APARTMENT 2 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. L251 P269/84 L293 P663/88 L812 P140/04 Comments/Influences	X	Dirt Road		H540 BEACH 2400SQFT			1 Units	500000.00000 100	500,0
DOOR 15: GROUND & 1ST LEVELS 4BDRM 4BATH	X	Gravel Road		0.00 Total Acres Total Est. Land Value =					500,000
	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.							



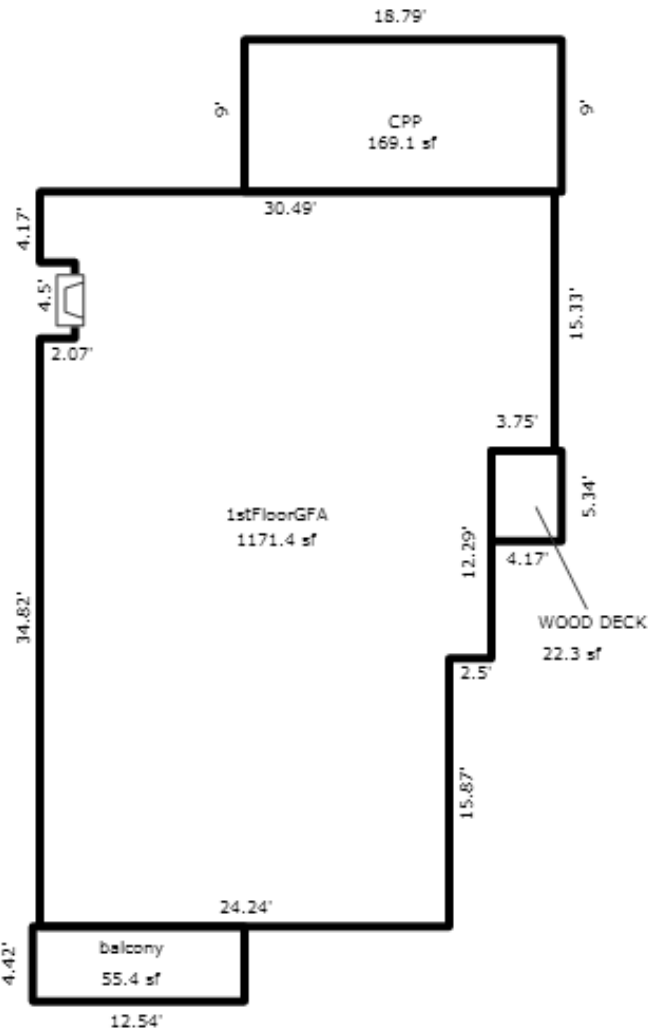
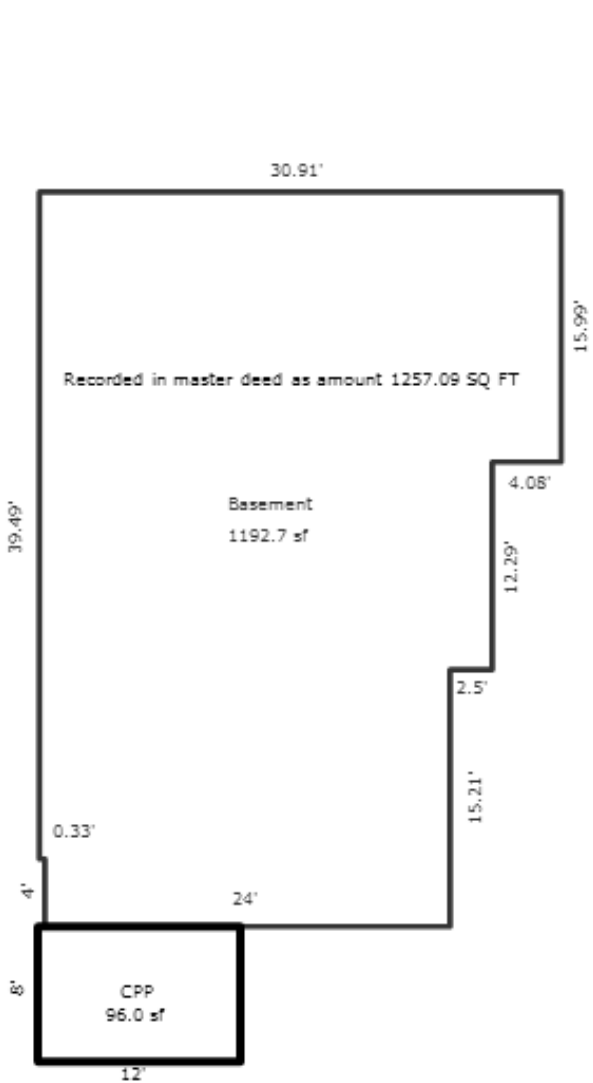
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	250,000	269,600	519,600			281,901C
2023	150,000	241,700	391,700			268,478C
2022	125,000	251,100	376,100			255,694C
2021	125,000	208,200	333,200			247,526C

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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		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 135	Type CCP (2 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 Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,172 Total Base New : 266,280 Total Depr Cost: 199,714 Estimated T.C.V: 539,228		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		
Yr Built 1979	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1172 SF Floor Area = 1172 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,172 Total: 186,734 140,054		Other Additions/Adjustments Basement Living Area 1192 43,949 32,962 Basement, Outside Entrance, Below Grade 1 2,632 1,974		
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 1172 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath		Porches CCP (2 Story) 135 4,362 3,272		Water/Sewer Public Water 1 1,536 1,152 Public Sewer 1 1,536 1,152		
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Interior 2 Story 1 6,836 5,127		Totals: 266,280 199,714		Notes: LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCv: 539,228		
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCv: 539,228						
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick													

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



APT 2

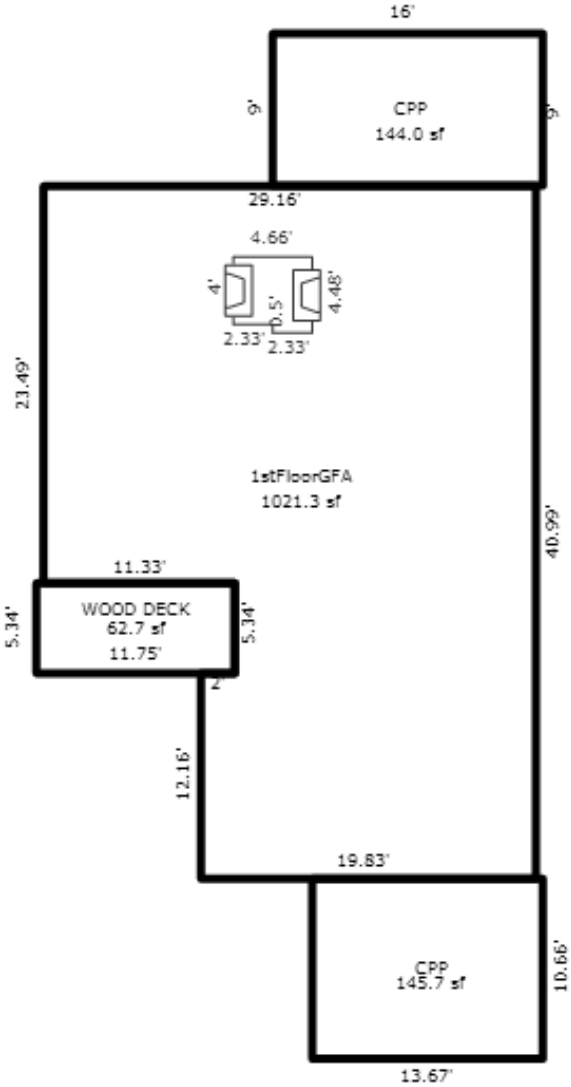
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCOUT & COMPANY LIFESTYLE	KONOLD STEVEN & JODIE WAR	0	07/06/2020	QC	09-FAMILY	2020004093	OTHER	100.0		
ABRAHAM THOMAS A & JUDITH	SCOUT & COMPANY LIFESTYLE	485,000	10/14/2019	WD	03-ARM'S LENGTH	2019005809	PROPERTY TRANSFER	100.0		
TOWER LYMAN M & ARDIS J	ABRAHAM THOMAS A & JUDITH	210,000	10/09/1995	WD	03-ARM'S LENGTH	411:682	OTHER	0.0		
SLOAN JERRY L & JEANNE CH	TOWER LYMAN M & ARDIS J	152,000	12/15/1989	WD	03-ARM'S LENGTH	306P338	DEED	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
11 BEACH COMBER		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		05/19/2020	PE20-0132	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Plumbing		04/20/2020	PP20-0096	100% FINIS		
KONOLD STEVEN & JODIE WARRICK 1281 WOODMERE DR WINTER PARK FL 32789		MAP #: 16		Res. Add/Alter/Repair		02/21/2020	PB20-0025	100% FINIS		
		2024 Est TCV 773,444 TCV/TFA: 757.54		Commercial/Residential		05/07/2018	PB18-0217	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS						
L240 P667 L306 P336-339 L411 P682/95 APARTMENT 3 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.		X		* Factors * Description Frontage Depth Front Rate %Adj. Reason Value H540 BEACH <1300SQFT 1 Units 420000.00000 100 420,0 0.00 Total Acres Total Est. Land Value = 420,000						
Comments/Influences		X		Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
DOOR 11&12:BLDG A 2BDRM 2 BATH 1ST LVL		X		Topography of Site Level X Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan</p>		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	210,000	176,700	386,700		286,541C
		TPC 11/05/2020	INSPECTED		2023	140,000	158,400	298,400		272,897C
		TPC 05/24/2018	INSPECTED		2022	110,000	170,700	280,700		259,902C
		TPC 04/02/2015	INSPECTED		2021	110,000	141,600	251,600		251,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 145 62	Type CPP 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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,021 Total Base New : 163,630 Total Depr Cost: 130,905 Estimated T.C.V: 353,444		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1021 SF Floor Area = 1021 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 136,902 109,522		Other Additions/Adjustments			
1979	2020	Size of Closets		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 1,518 1,214		Plumbing		Average Fixture(s) 1 1,518 1,214			
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 4,777 3,822		Porches		3 Fixture Bath 1 4,777 3,822			
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 2,807 2,246		CPP		2 Fixture Bath 1 2,807 2,246			
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 2,823 2,258		CPP		3 Fixture Bath 1 2,823 2,258			
2nd Floor	2 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 2,050 1,640		Deck		Treated Wood 62 2,050 1,640			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 1,536 1,229		Water/Sewer		Public Water 1 1,536 1,229			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 1,536 1,229		Public Sewer		Public Sewer 1 1,536 1,229			
Insulation		(7) Excavation		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 6,836 5,469		Built-Ins		Appliance Allow. 1 2,845 2,276			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1021 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 6,836 5,469		Fireplaces		Interior 2 Story 1 6,836 5,469			
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 163,630 130,905		Notes: 1ST LVL 2BDRM 2 BATH ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV: 353,444					
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		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 163,630 130,905							
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 163,630 130,905							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 163,630 130,905							
Asphalt Shingle		(10) Floor Support		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 163,630 130,905							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 163,630 130,905							

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



APT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DIANE C TRUST	MOLITOR LAVERNE J TRUST	0	05/16/2013	WD	03-ARM'S LENGTH	1167P573	PROPERTY TRANSFER	0.0
MOLITOR LAVERNE J & DIANE	MOLITOR L TRUST & MOLITOR	0	03/07/2012	WD	03-ARM'S LENGTH	1115P860	PROPERTY TRANSFER	0.0

Property Address: 7 BEACH COMBER

Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Plumbing Date: 10/16/2006 Number: PP06-0327 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% Res. Add/Alter/Repair: 09/27/2006 PB06-0515

Owner's Name/Address: MAP #: 16 Electrical: 09/15/2006 PE06-0551

MOLITOR LAVERNE J TRUST 405 CHANEL RD MUSKEGON MI 49445 2024 Est TCV 804,002 TCV/TFA: 643.72 ADDITION/ALTERATION 08/23/2006 06-2068 100% FINIS

X Improved Vacant Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Tax Description: L263 P896/86 L298 P897/89 . APARTMENT 4 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. Comments/Influences: DOOR 7&8: 1ST LVL

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

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

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

Who When What 2024 210,000 192,000 402,000 188,076C

TPC 04/02/2015 INSPECTED 2023 140,000 172,100 312,100 179,120C

WAS 09/29/2007 INSPECTED 2022 110,000 185,500 295,500 170,591C

2021 110,000 153,800 263,800 165,142C

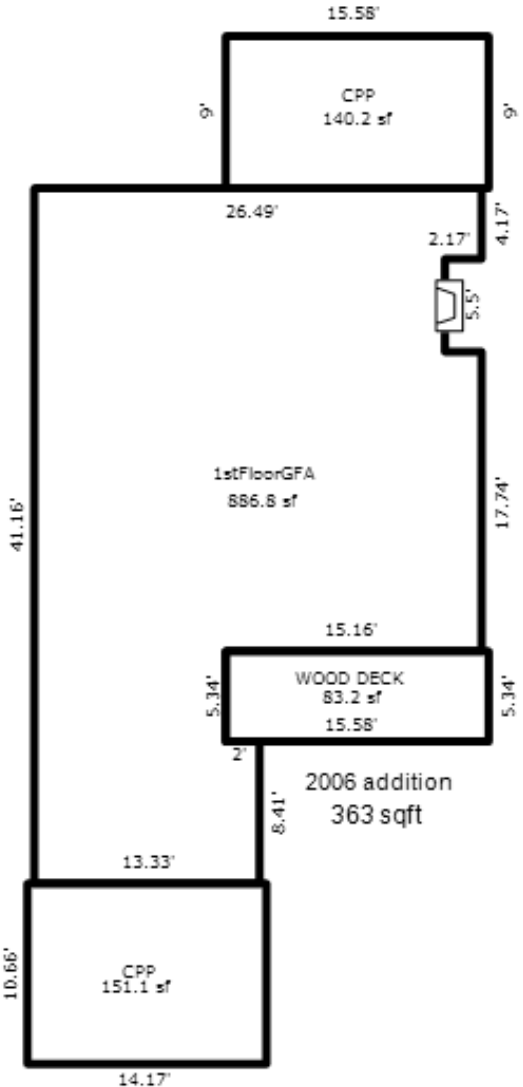
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140 151 83	Type CPP 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 25 Floor Area: 1,249 Total Base New : 189,626 Total Depr Cost: 142,223 Estimated T.C.V: 384,002		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																																																																															
Building Style: CONDOMINIUM			Drywall Paneled		Plaster Wood T&G		Trim & Decoration																																																																																				
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Condition: Average			Lg X Ord		Small		Room List																																																																																				
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(1) Exterior			Kitchen: Other: Other:				(12) Electric																																																																																				
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(2) Windows		(7) Excavation						No. of Elec. Outlets																																																																																			
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1249 S.F. Height to Joists: 0.0						Many X Ave. Few																																																																																			
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				(13) Plumbing																																																																																				
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(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 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																		
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Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1249 SF Floor Area = 1249 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <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>Slab</td> <td>1,249</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>162,537</td> <td>121,906</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1,518</td> <td>1,138</td> </tr> <tr> <td>1</td> <td>3 Fixture Bath</td> <td>4,777</td> <td>3,583</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Area</th> <th>Type</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>140</td> <td>CPP</td> <td>2,741</td> <td>2,056</td> </tr> <tr> <td>151</td> <td>CPP</td> <td>2,920</td> <td>2,190</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Area</th> <th>Type</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>83</td> <td>Treated Wood</td> <td>2,380</td> <td>1,785</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Area</th> <th>Type</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Public Water</td> <td>1,536</td> <td>1,152</td> </tr> <tr> <td>1</td> <td>Public Sewer</td> <td>1,536</td> <td>1,152</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Area</th> <th>Type</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Appliance Allow.</td> <td>2,845</td> <td>2,134</td> </tr> </tbody> </table> Fireplaces <table border="1"> <thead> <tr> <th>Area</th> <th>Type</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Interior 2 Story</td> <td>6,836</td> <td>5,127</td> </tr> </tbody> </table> Totals: 189,626 142,223 Notes: LOWER ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV: 384,002														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,249			Total:				162,537	121,906	Average Fixture(s)		Cost		1	Average Fixture(s)	1,518	1,138	1	3 Fixture Bath	4,777	3,583	Area	Type	Cost		140	CPP	2,741	2,056	151	CPP	2,920	2,190	Area	Type	Cost		83	Treated Wood	2,380	1,785	Area	Type	Cost		1	Public Water	1,536	1,152	1	Public Sewer	1,536	1,152	Area	Type	Cost		1	Appliance Allow.	2,845	2,134	Area	Type	Cost		1	Interior 2 Story	6,836	5,127
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*** Information herein deemed reliable but not guaranteed***



APT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIRLS LARRY T & LISA J	BEACHCOMBER III LLC	660,000	07/21/2021	WD	03-ARM'S LENGTH	2021006099	PROPERTY TRANSFER	100.0
SIRLS LARRY T & LISA J	SIRLS LARRY T & LISA J	0	05/21/2021	WD	09-FAMILY	2021004520	PROPERTY TRANSFER	0.0
EVERETTE MARK	SIRLS LARRY T & LISA J	495,000	05/20/2019	WD	03-ARM'S LENGTH	1360P808	PROPERTY TRANSFER	100.0
GIBSON HOWARD W & MARY LO	EVERETEE MARK	557,500	04/03/2008	WD	03-ARM'S LENGTH	975/342	DEED	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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3 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 16	2024 Est TCV 724,289 TCV/TFA: 816.56		
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Owner's Name/Address	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS
BEACHCOMBER III LLC 28 STONEBRIDGE RD LOUISVILLE KY 40207	

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L416 P438 L459 P607 L540 P832/00 L660 P626/02 APARTMENT 5 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	X		H540 BEACH <1100SQFT			1	Units	340000.00000	100		340,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 340,000								

Comments/Influences	Topography of Site
DOOR 3 & 4: 2BDRM 2 BATH 1ST LVL 6.65% VALUE ASSIGNED IN ASSOC DOCS	X

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	170,000	192,100	362,100			306,915C
X Low	2023	120,000	172,300	292,300			292,300S
X High	2022	100,000	185,600	285,600			285,600S
Landscaped	2021	100,000	120,400	220,400			220,400S

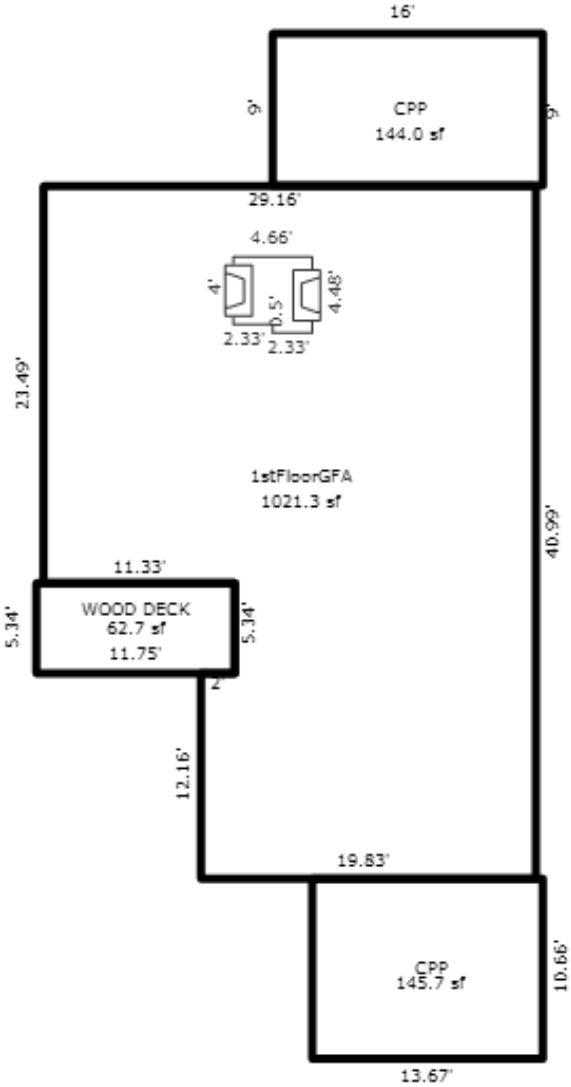


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	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 140 151 83	Type CPP 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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 887 Total Base New : 177,914 Total Depr Cost: 142,329 Estimated T.C.V: 384,289		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace								
Yr Built Remodeled 1979 200 2020		Condition: Average		Room List Doors Solid X H.C.			(5) Floors								
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 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) 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			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 887 SF Floor Area = 887 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
X		Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 887 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 887 Total: 142,265 113,811							
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Porches CPP 140 3,441 2,753 CPP 151 3,668 2,934 Deck Treated Wood 83 2,522 2,018 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 2 Story 1 8,735 6,988 Totals: 177,914 142,329								
X		Many Avg. X Large Avg. Small	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: BLDG A 1ST FLOOR ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV: 384,289							
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Asphalt Shingle										
X		Gable Hip Flat Gambrel Mansard Shed			Chimney: Brick										

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



APT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PESTLE JOHN W & PENELOPE	PESTLE FAMILY TRUST	1	08/21/2011	WD	33-TO BE DETERMINED	2011 1095-110	DEED	0.0
PESTLE JOHN W & PENELOPE		1	08/20/2011	OTH	33-TO BE DETERMINED	2011 1095-106	DEED	0.0
PESTLE PENELOPE MENDENHAL	PESTLE JOHN W & PENELOPE	1	08/19/2011	QC	03-ARM'S LENGTH	2011 1095-104	DEED	0.0
PESTLE JOHN W & PENELOPE	PESTLE PENELOPE MENDENHAL	0	05/11/2004	WD	03-ARM'S LENGTH	805:92	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 16
PESTLE FAMILY TRUST PESTLE JOHN W & PENELOPE M TTEES 1197 EAST JOSEPHINE SADDLE PLACE GREEN VALLEY AZ 85614	2024 Est TCV 800,308 TCV/TFA: 700.18

X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		H540 BEACH <1300SQFT			1	Units	420000.00000	105	END UNIT	441,0
			0.00	Total Acres			Total Est.		Land Value =	441,000

Tax Description	X	Topography of Site
L249 P558/84 L315 P879/90 L805 P92/04 UNIT 6 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

DOOR 1: END 1ST LVL 3BDRM 2BATH	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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	X	Level
	X	Rolling
		Low
	X	High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



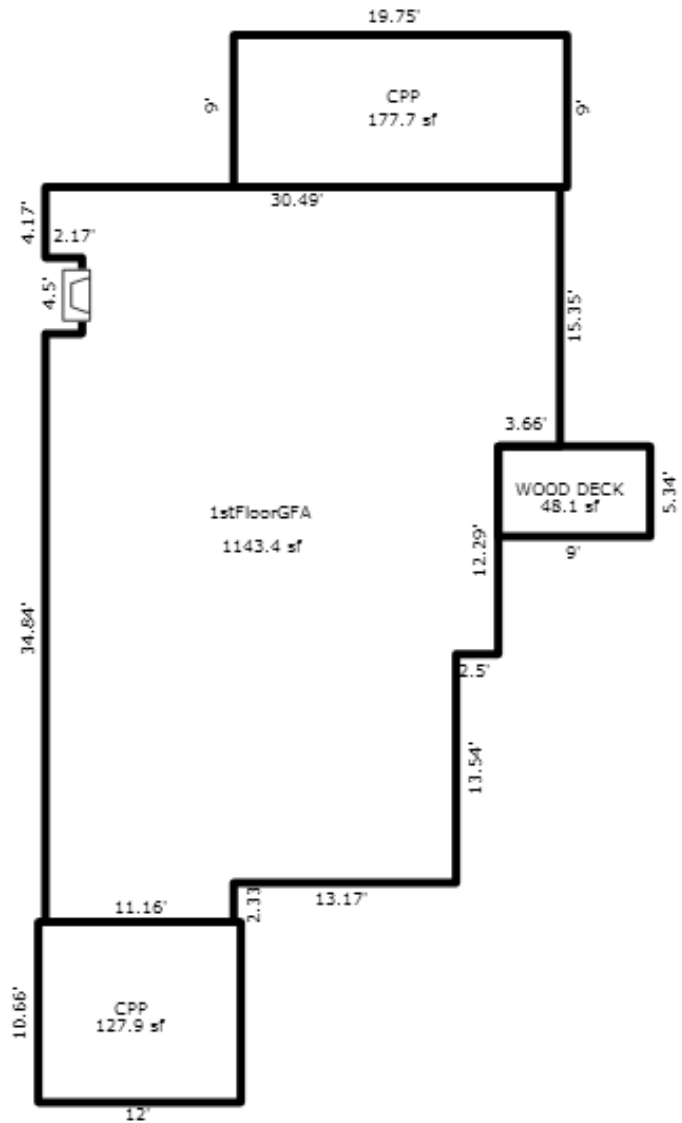
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	220,500	179,700	400,200			194,310C
2023	147,000	161,100	308,100			185,058C
2022	115,500	173,500	289,000			176,246C
2021	115,500	143,900	259,400			170,616C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 177 128 48	Type CPP 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													
Building Style: CONDOMINIUM			Drywall Paneled						Plaster Wood T&G							
Yr Built 1979		Remodeled 0	Trim & Decoration		Ex	X	Ord		Min							
Condition: Average		Size of Closets														
	Lg	X	Ord						Small							
Room List		Doors		Solid	X				H.C.		Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
	Insulation								Min	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1143 SF Floor Area = 1143 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,143 Total: 150,741 113,061						
(2) Windows										Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,138 3 Fixture Bath 1 4,777 3,583 Porches CPP 177 3,322 2,491 CPP 128 2,540 1,905 Deck Treated Wood 48 1,779 1,334 Water/Sewer Public Water 1 1,536 1,152 Public Sewer 1 1,536 1,152 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Interior 2 Story 1 6,836 5,127 Totals: 177,430 133,077						
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1143 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							Notes: LOWER ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV: 359,308					
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing									
				(9) Basement Finish			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				(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:														

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



APT 6

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAPLES	DETRICK	335,000	07/20/1998	WD	03-ARM'S LENGTH	481:678	OTHER	0.0
WESTBAY	MAPLES	262,250	06/18/1996	WD	03-ARM'S LENGTH	425:306	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
18 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 12/02/1998					
Owner's Name/Address	MAP #: 16					
DETRICK MARGARET A PO BOX 474 GLEN ARBOR MI 49636	2024 Est TCV 814,831 TCV/TFA: 694.06					

	X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS					
	Public Improvements		* Factors *					
Tax Description			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L270 P523 L301 P697 L425 P306-307/96 L452 P758 L481 P678/98 APARTMENT 7 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	X		H540 BEACH <1300SQFT			1 Units	420000.00000 105 END UNIT	441,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 441,000					
DOOR 18: 2ND FLOOR 3BDRM 2 BATH	X							

Comments/Influences

DOOR 18: 2ND FLOOR 3BDRM 2 BATH



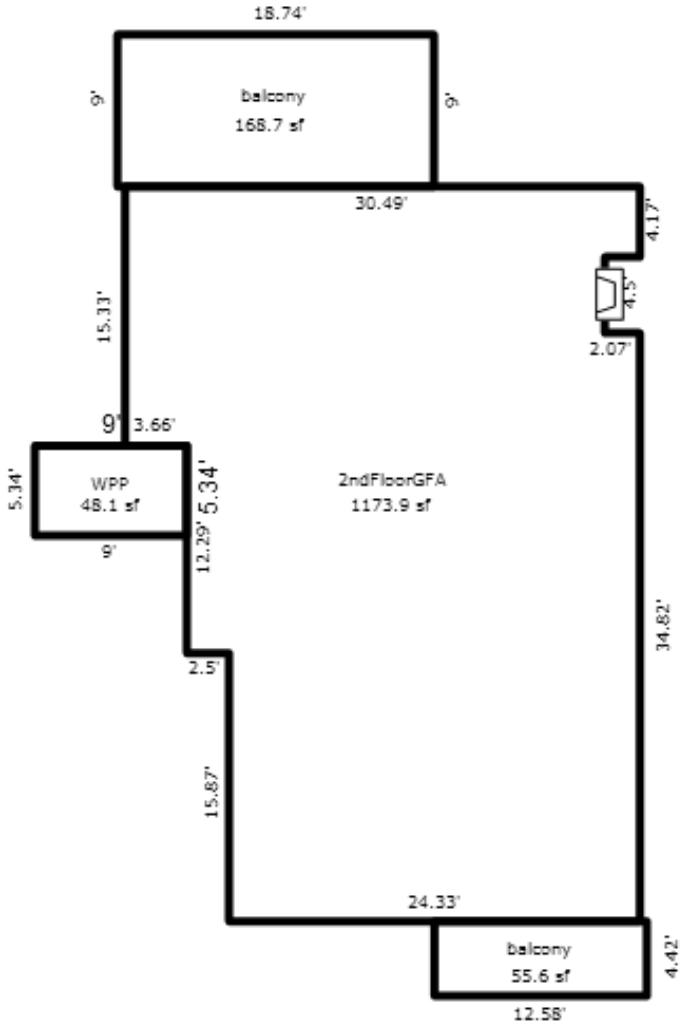
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	X		Dirt Road					
	X		Gravel Road					
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Sewer					
	X		Electric					
	X		Gas					
	X		Curb					
	X		Street Lights					
	X		Standard Utilities					
	X		Underground Utils.					
			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	220,500	186,900	407,400			213,273C
2023	147,000	167,600	314,600			203,118C
2022	115,500	180,500	296,000			193,446C
2021	115,500	149,700	265,200			187,267C

*** 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	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built:																																																																									
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	48	WPP	Car Capacity:																																																																				
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: C +10	Effec. Age: 25	Floor Area: 1,174	Total Base New : 184,602	Total Depr Cost: 138,456	Estimated T.C.V: 373,831	E.C.F. X 2.700	No Conc. Floor:																																																							
	Duplex	0	Other Overhang		Forced Air w/ Ducts																													2nd/Same Stack		55	Wood Balcony	Exterior:																																																		
	A-Frame			Forced Hot Water			Electric Baseboard		Exterior 1 Story		Exterior 2 Story		Prefab 1 Story		Prefab 2 Story		Heat Circulator		Raised Hearth		Wood Stove		Direct-Vented Ga		Stone Ven.:		Common Wall:		Foundation:		Finished ?:		Auto. Doors:		Mech. Doors:		Area:		% Good:		Storage Area:		No Conc. Floor:																																													
X	Wood Frame	(4) Interior			Central Air			Wood Furnace																																																																																
Building Style:		Drywall		Plaster		(12) Electric			0 Amps Service																																																																															
CONDOMINIUM		Paneled		Wood T&G		No Heating/Cooling			No./Qual. of Fixtures			Ex. X Ord. Min																																																																												
Yr Built	Remodeled	Trim & Decoration			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																																														
1979	0	Ex	X	Ord	Min	Size of Closets			Lg X Ord Small			1 Public Water		1 Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			Notes: TOP FLR			ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV:			373,831																																																									
Condition: Average		Lg		X	Ord	Small	Central Air			Wood Furnace																																																																														
Room List		Doors		Solid	X	H.C.	(5) Floors			Kitchen:			Other:			Other:			(1) Exterior			X		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows			Many		X	Large	Avg. Avg.		X	Avg.	Few		Small	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 1174 S.F.		Height to Joists: 0.0		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick	
Basement		1st Floor		2nd Floor		3 Bedrooms		(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																																			
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation			(2) Windows			Many		X	Large	Avg. Avg.		X	Avg.	Few		Small	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 1174 S.F.		Height to Joists: 0.0		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																						
X	Wood/Shingle	Aluminum/Vinyl		Brick		Insulation			(2) Windows			Many		X	Large	Avg. Avg.		X	Avg.	Few		Small	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 1174 S.F.		Height to Joists: 0.0		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																								
(2) Windows		Many		X	Large	Avg. Avg.		X	Avg.	Few		Small	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 1174 S.F.		Height to Joists: 0.0		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																		
X	Wood Sash	Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																				
Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support			Joists:		Unsupported Len:		Cntr.Sup:		(14) Water/Sewer			1 Public Water		1 Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			Notes: TOP FLR		ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV:			373,831																																																
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
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Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish			(3) Roof		X		Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney: Brick																																					
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</																																																													



APT 7

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEAD FAMILY TRUST	EDGEWORTH PROPERTIES II L	850,000	06/14/2023	WD	03-ARM'S LENGTH	2023002581	PROPERTY TRANSFER	100.0
MEAD DONALD C & CAROL	MEAD FAMILY TRUST	1	11/08/2011	QC	09-FAMILY	1106/283	PROPERTY TRANSFER	0.0
HARRIS	MEAD	350,000	08/14/1998	WD	03-ARM'S LENGTH	484:111	PROPERTY TRANSFER	0.0
PARKER	HARRIS	225,000	07/31/1993	WD	03-ARM'S LENGTH	368:48	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
16 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	02/25/2008	PM08-0102		
Owner's Name/Address	P.R.E. 0%					
EDGEWORTH PROPERTIES II LLC 5778 LAKE RIDGE DR BRIGHTON MI 48116	MAP #: 16					
	2024 Est TCV 791,733 TCV/TFA: 675.54					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS					
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L270 P536 L368 P48 L484 P111/98 . APARTMENT 8 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		H540 BEACH <1300SQFT		0.00	1 Units	420000.00000 100	420,000
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors * 0.00 Total Acres Total Est. Land Value = 420,000					
DOOR 16: 2ND FLR 3BDRM 2 BATH	X	Topography of Site							

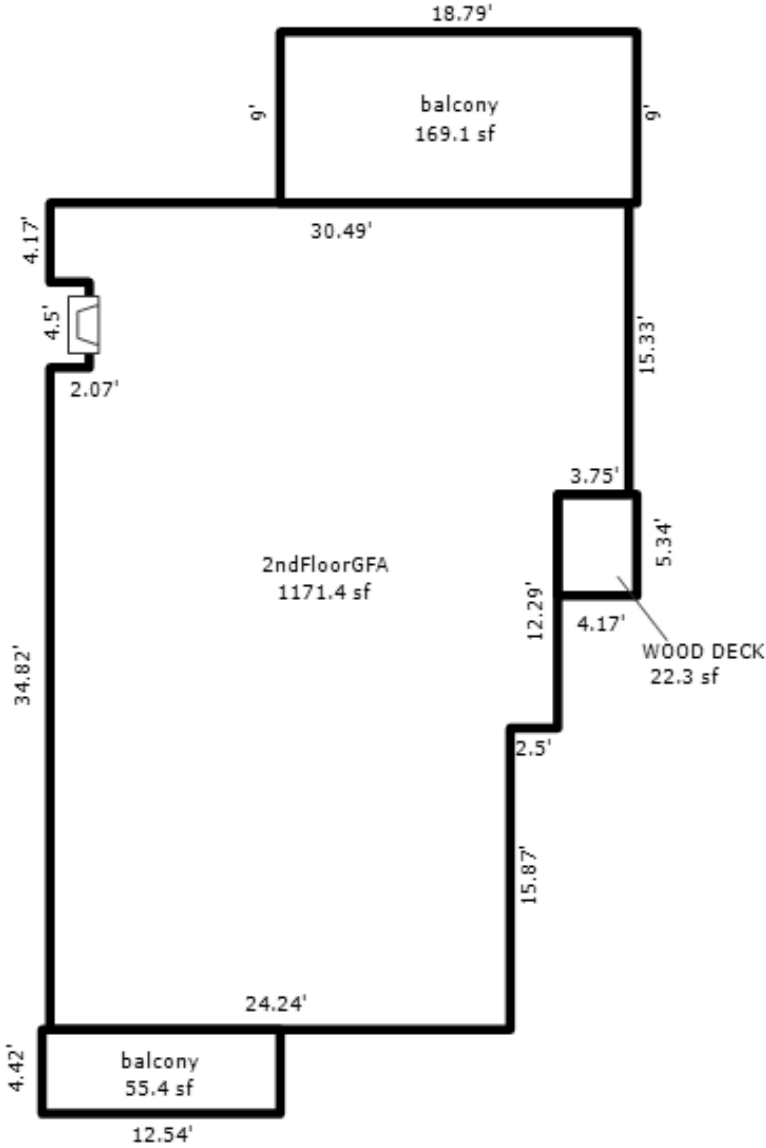


Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2024	210,000	185,900	395,900			395,900S
Low		2023	140,000	166,600	306,600			203,118C
High	X	2022	110,000	179,500	289,500			193,446C
Landscaped		2021	110,000	148,900	258,900			187,267C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Who	When	What						
TPC	05/30/2023	INSPECTED						
TPC	04/02/2015	INSPECTED						
WAS	09/29/2007	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	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:																							
	Mobile Home			0	Wood	Coal	Steam				Cook Top				Interior 2 Story	22	WPP	Car Capacity:																			
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	55	Wood Balcony	Class:																							
	Duplex	0	Other Overhang		Forced Air w/ Ducts							Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	169	Wood Balcony	Exterior:								
	A-Frame	(4) Interior			Electric Baseboard			Microwave	Standard Range	Self Clean Range	Sauna																		Trash Compactor	Central Vacuum	Security System	Class: C +10	Effec. Age: 25	Floor Area: 1,172	Total Base New : 183,560	Total Depr Cost: 137,679	Estimated T.C.V: 371,733
X	Wood Frame	Drywall	Plaster	Forced Hot Water			Wall/Floor Furnace					Forced Heat & Cool	Heat Pump	No Heating/Cooling	Central Air	Wood Furnace	(12) Electric		No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM	Cls C 10	Blt 1979	Exterior Units: 1	Interior Units: 0	Roof: Asph.Shingle	(11) Heating System: Forced Air w/ Ducts	Ground Area = 1172 SF	Floor Area = 1172 SF.									
	Building Style: CONDOMINIUM	Paneled	Wood T&G	Electric Ceil. Radiant				0	Amps Service	Ex.	X						Ord.	Min											No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1
	Yr Built 1979	Remodeled 0	Ex	X	Ord	Min	Size of Closets					Lg	X	Ord	Small	(14) Water/Sewer			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:	Notes: TOP FLR	ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 =>									
	Condition: Average	Trim & Decoration		Space Heater			Central Vacuum	Security System	No./Qual. of Fixtures	Ex.	X						Ord.	Min											No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1
	Room List	Doors	Solid	X	H.C.	(5) Floors						Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation			Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor									
	Basement	(5) Floors			Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.						Slab: 1172 S.F.	Height to Joists: 0.0											(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer	1
	1st Floor	(5) Floors										Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation			Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor									
	2nd Floor	(5) Floors			Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.						Slab: 1172 S.F.	Height to Joists: 0.0											(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer	1
	3 Bedrooms	(5) Floors										Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation			Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor									
	(1) Exterior	(5) Floors			Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.						Slab: 1172 S.F.	Height to Joists: 0.0											(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer	1
X	Wood/Shingle	(5) Floors										Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation			Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor									
	Aluminum/Vinyl	(5) Floors			Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.						Slab: 1172 S.F.	Height to Joists: 0.0											(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer	1
	Brick	(5) Floors										Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation			Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor									
	Insulation	(5) Floors			Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.						Slab: 1172 S.F.	Height to Joists: 0.0											(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer	1
	(2) Windows	(5) Floors										Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation			Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor									
X	Many	X	Large	(5) Floors			Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation						Basement: 0 S.F.	Crawl: 0 S.F.											Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish
	Avg.	X	Avg.	(5) Floors								Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation			Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor									
	Few		Small	(5) Floors			Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation						Basement: 0 S.F.	Crawl: 0 S.F.											Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish
	Wood Sash	(5) Floors			Kitchen:	Other:						Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.			Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer									
	Metal Sash	(5) Floors					Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation						Basement: 0 S.F.	Crawl: 0 S.F.											Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish
	Vinyl Sash	(5) Floors			Kitchen:	Other:						Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.			Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer									
	Double Hung	(5) Floors					Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation						Basement: 0 S.F.	Crawl: 0 S.F.											Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish
	Horiz. Slide	(5) Floors			Kitchen:	Other:						Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.			Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer									
	Casement	(5) Floors					Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation						Basement: 0 S.F.	Crawl: 0 S.F.											Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish
	Double Glass	(5) Floors			Kitchen:	Other:						Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.			Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(14) Water/Sewer									
	Patio Doors	(5) Floors					Kitchen:	Other:	Other:	(6) Ceilings	(7) Excavation						Basement: 0 S.F.	Crawl: 0 S.F.											Slab: 1172 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish
	Storms & Screens	(5) Floors			Kitchen:	Other:						Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.			Slab: 117																		



APT 8

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLODEN ROBERT E & GLORIA	SAUERLAND PAUL E TRUST	750,000	01/05/2024	WD	03-ARM'S LENGTH	2024000112	PROPERTY TRANSFER	100.0
ELMASSIAN KENNETH	FLODEN ROBERT E & GLORIA	495,000	07/06/2015	WD	03-ARM'S LENGTH	1233P398	PROPERTY TRANSFER	100.0
DOWDY JAMES M & ETUE COLL	ELMASSIAN KENNETH	580,000	10/14/2003	WD	03-ARM'S LENGTH	770:256	OTHER	100.0
BAKER	DOWDY	400,000	09/07/2001	WD	03-ARM'S LENGTH	600:364	PROPERTY TRANSFER	0.0

Property Address: 13 BEACH COMBER
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 16
 2024 Est TCV 779,316 TCV/TFA: 761.79

Owner's Name/Address: SAUERLAND PAUL E TRUST
 2881 SOUTHTON RD
 SHAKER HEIGHTS OH 44120

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 H540 BEACH <1300SQFT 1 Units 420000.00000 100 420,0

Public Improvements: 0.00 Total Acres Total Est. Land Value = 420,000

Tax Description: L342 P975&976 L487 P224/98 L544 P076/00
 L600 P364/01 L770 P256/03 APARTMENT 9
 BEACH COMBER CONDOMINIUM REC IN L204
 P33-71 SEC 14 T29N R14W.

Comments/Influences: DOOR 13 & 14: 2ND FL 3BDRM 2 BATH

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



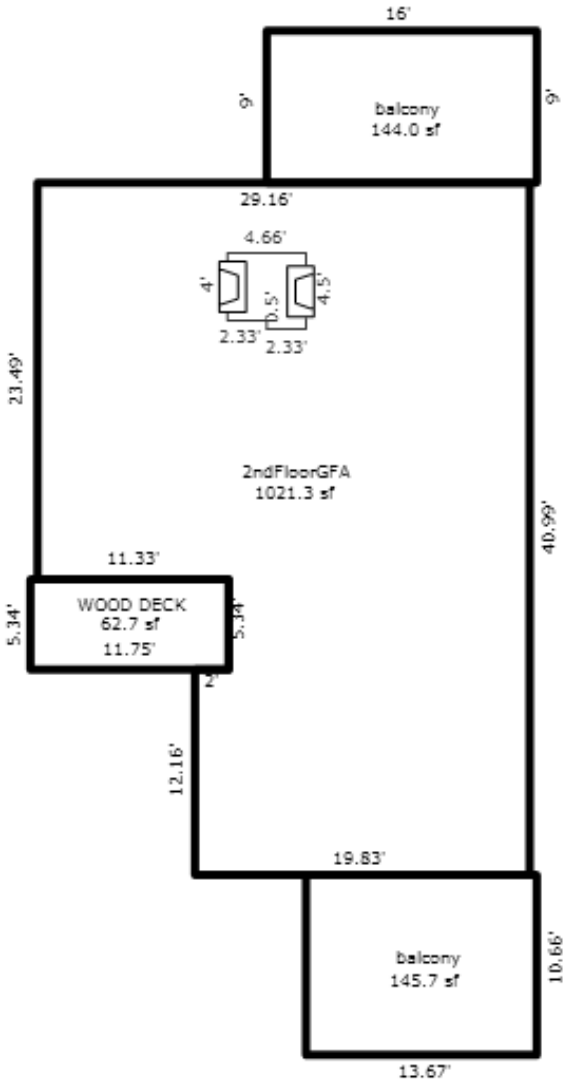
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	179,700	389,700			289,160C
2023	140,000	161,100	301,100			275,391C
2022	110,000	173,600	283,600			262,278C
2021	110,000	143,900	253,900			253,900S

Who When What
 TPC 01/05/2024 INSPECTED
 TPC 04/02/2015 INSPECTED
 WAS 09/29/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,023 Total Base New : 177,440 Total Depr Cost: 133,080 Estimated T.C.V: 359,316		62 144 145	WPP Wood Balcony Wood Balcony	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
1979	2002	Ex	X Ord	Min	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			Ground Area = 1023 SF Floor Area = 1023 SF.			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid X H.C.	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Building Areas			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		Kitchen: Other: Other:		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Slab 1,023			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		(7) Excavation		(14) Water/Sewer			Other Additions/Adjustments			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1023 S.F. Height to Joists: 0.0		Lump Sum Items:			Plumbing			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Public Water			Average Fixture(s)			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Sewer			3 Fixture Bath			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
X	Gable Hip Flat	Gambrel Mansard Shed		Water Well			No Plumbing			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Chimney: Brick		(9) Basement Finish		1000 Gal Septic			Solar Water Heat			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic			No Plumbing			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Totals:							Totals:			177,440		133,080			
Notes: UPPER LVL-INT							Notes: UPPER LVL-INT			177,440		133,080			
ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCY:							ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCY:			177,440		133,080			

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



APT 9

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRESSWELL MARGARET TRUST	BEACHCOMBER 9 LLC	1	04/30/2023	QC	21-NOT USED/OTHER	2023002103	PROPERTY TRANSFER	100.0
9 BEACH COMBER LLC	CRESSWELL MARGARET TRUST	755,000	06/18/2021	WD	03-ARM'S LENGTH	2021005080	PROPERTY TRANSFER	100.0
SMITH SALLY B TRUST	9 BEACH COMBER LLC	0	01/02/2011	WD	03-ARM'S LENGTH	2011 1077-234W	DEED	0.0
SMITH DOUGLAS E & SALLY B	SMITH SALLY B TRUST	0	04/26/2007	WD	03-ARM'S LENGTH	943:422	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
9 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	10/16/2006	PP06-0329	
	P.R.E. 0%		Mechanical	10/12/2006	PM06-0601	
Owner's Name/Address	MAP #: 16		Res. Add/Alter/Repair	09/27/2006	PB06-0516	100% FINIS
BEACHCOMBER 9 LLC 29488 WOODWARD AVE ROYAL OAK MI 48073	2024 Est TCV 817,848 TCV/TFA: 654.80		Electrical	09/15/2006	PE06-0550	

X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H540 BEACH <1300SQFT			1	Units	420000.00000	100	420,0
			0.00	Total Acres	Total Est. Land Value =		420,000

Tax Description
L253 P377 L285 P893 L291 P696 L332 P29
L481 P968/98 L484 P077/98 L861 P292/05
L943 P422/07 APARTMENT 10 BEACH COMBER
CONDOMINIUM REC IN LIBER 204 PAGES 33-71
SEC 14 T29N R14W.
Comments/Influences
DOOR 9/10: 2ND FLOOR: 3BDRM 2 BATH

- 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



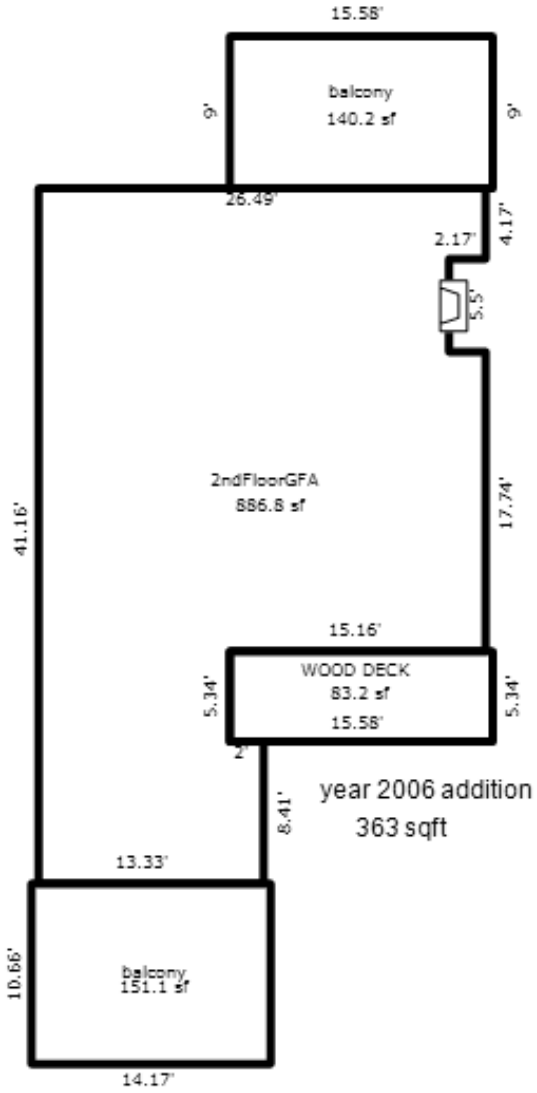
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	198,900	408,900			408,900S
2023	140,000	178,300	318,300			317,205C
2022	110,000	192,100	302,100			302,100S
2021	110,000	159,300	269,300			189,434C

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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		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,249 Total Base New : 196,465 Total Depr Cost: 147,351 Estimated T.C.V: 397,848		83 140 151	WPP Wood Balcony Wood Balcony	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700						
Yr Built Remodeled 1979 200 2006		Ex	X	Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979							
Condition: Average		Size of Closets			0 Amps Service			No./Qual. of Fixtures		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1249 SF Floor Area = 1249 SF.							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
(1) Exterior		Kitchen: Other: Other:			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			1 Average Fixture(s)			1 Story Siding Slab			1,249					
	Insulation	(7) Excavation			2 3 Fixture Bath			Other Additions/Adjustments			Total: 162,537		121,906			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1249 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			Plumbing			Average Fixture(s) 1 1,518 1,138		3 Fixture Bath 1 4,777 3,583			
X	Many Avg. X Few	Large Avg. X Small	(8) Basement			Porches			WPP			83 2,766 2,074				
	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			Balcony			Wood Balcony 140 5,828 4,371 Wood Balcony 151 6,286 4,714			Water/Sewer			Public Water 1 1,536 1,152 Public Sewer 1 1,536 1,152		
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Built-Ins			Appliance Allow. 1 2,845 2,134					
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 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Interior 2 Story 1 6,836 5,127				
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Notes: TOP FLR ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCv:			Totals: 196,465 147,351		397,848			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



APT 10

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HIRTH DAVID F & BARBARA A	GOVE PHILIP & ANGELA	455,000	07/31/2020	WD	03-ARM'S LENGTH	2020004795	PROPERTY TRANSFER	100.0
FREETH DOUGLAS D & LUCIA	HIRTH DAVID F & BARBARA A	254,900	06/19/1998	WD	03-ARM'S LENGTH	479:301	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GOVE PHILIP & ANGELA 1926 VINSETTA BLVD ROYAL OAK MI 48073	MAP #: 16					
	2024 Est TCV 654,466 TCV/TFA: 737.84					

	X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			H540 BEACH <1100SQFT			1 Units340000.00000 100 340,0
				0.00 Total Acres		Total Est. Land Value = 340,000

Tax Description
L479 P301/98 APARTMENT 11 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.

Comments/Influences
DOOR 5 & 6: 2ND FLR 2BDRM 2 BATH

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

Topography of Site

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



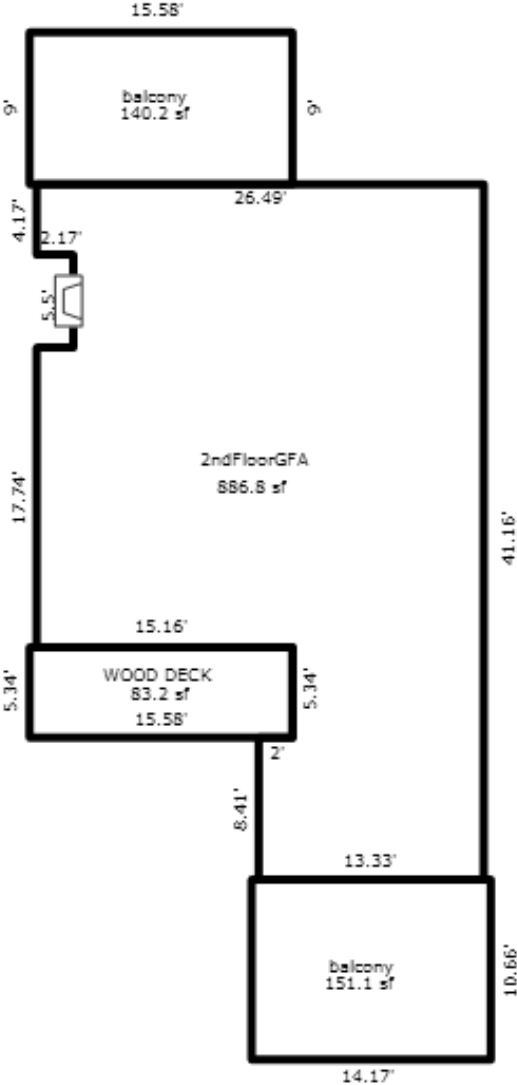
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	170,000	157,200	327,200			257,272C
2023	120,000	141,000	261,000			245,021C
2022	100,000	151,900	251,900			233,354C
2021	100,000	125,900	225,900			225,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 887 Total Base New : 155,287 Total Depr Cost: 116,469 Estimated T.C.V: 314,466		83 140 151	WPP Wood Balcony Wood Balcony	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM			Drywall Paneled			Plaster Wood T&G	Central Air Wood Furnace		E.C.F. X 2.700						
Yr Built 1979		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min	No./Qual. of Fixtures						
Condition: Average			Size of Closets						0 Amps Service						
Room List		Doors	Lg	X	Ord	Small	No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:				Ex. X Ord. Min		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
(1) Exterior		(6) Ceilings					Many X Ave. Few		(11) Heating System: Forced Air w/ Ducts						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						(13) Plumbing		Ground Area = 887 SF Floor Area = 887 SF.						
(2) Windows		(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 887 S.F. Height to Joists: 0.0	1	Average Fixture(s)		(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
X	Many Avg. X Few	Large Avg. Small		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 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Building Areas						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Lump Sum Items:				Stories Exterior Foundation Size Cost New Depr. Cost							
(3) Roof		(9) Basement Finish	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s)				1 Story Siding Slab							
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water				Other Additions/Adjustments							
X	Asphalt Shingle	(10) Floor Support		1 Public Sewer				Plumbing							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		3 Fixture Bath				Average Fixture(s)							
				2 Fixture Bath				3 Fixture Bath							
				Softener, Auto				Porches							
				Softener, Manual				WPP							
				Solar Water Heat				Balcony							
				No Plumbing				Wood Balcony							
				Extra Toilet				Wood Balcony							
				Extra Sink				Water/Sewer							
				Separate Shower				Public Water							
				Ceramic Tile Floor				Public Sewer							
				Ceramic Tile Wains				Built-Ins							
				Ceramic Tub Alcove				Appliance Allow.							
				Vent Fan				Fireplaces							
								Interior 2 Story							
								Notes: TOP FLR							
								ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV:							
								Totals:							

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



APT 11

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
REMTEMA ROGER E & HILDRED	DELANEY CORMAC B & JUDITH	170,000	05/12/1990	WD	03-ARM'S LENGTH	308P808	DEED	0.0		
WORL JAMES H & MARY C	REMTEMA ROGER E & HILDRED	0	12/17/1984	WD	03-ARM'S LENGTH	251P320	DEED	0.0		
TAYLOR LARRY E & SANDRA P	WORL JAMES H & MARY C	118,000	11/29/1979	WD	03-ARM'S LENGTH	213P415	DEED	0.0		
CRYSTAL RIVER ASSOCIATES	TAYLOR LARRY E & SANDRA P	84,900	11/15/1978	WD	03-ARM'S LENGTH	204P924	DEED	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
2 BEACH COMBER		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
DELANEY CORMAC B & JUDITH K 2432 BARRINGTON TOLEDO OH 43606		MAP #: 16		2024 Est TCV 814,623 TCV/TFA: 712.71						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS						
L251 P320/84 L308 P808/90 . APARTMENT 12 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. Comments/Influences		Public Improvements		* Factors *						
DOOR 2: 2ND FLR 2BDRM 2 BATH		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		X	Gravel Road	H540 BEACH <1300SQFT	1 Units	420000.00000	105	END UNIT		441,0
		X	Paved Road	0.00 Total Acres Total Est. Land Value = 441,000						
		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								
		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	220,500	186,800	407,300	165,062C	
		TPC 04/02/2015 INSPECTED	2023	147,000	167,500	314,500		157,202C		
		WAS 09/29/2007 INSPECTED	2022	115,500	180,400	295,900		149,717C		
			2021	115,500	149,600	265,100		144,935C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:			
	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							48 177 127	WPP Wood Balcony Wood Balcony	Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Building Style: CONDOMINIUM			Drywall Paneled			Plaster Wood T&G											
Yr Built 1979		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min									
Condition: Average			Size of Closets		Lg	X	Ord	Small									
Room List		Doors			Solid	X	H.C.		Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:				(12) Electric								
(1) Exterior					0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979							
	Insulation				Ex.	X	Ord.	Min		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
(2) Windows			(7) Excavation		No. of Elec. Outlets					(11) Heating System: Forced Air w/ Ducts							
X	Many Avg. Few	X	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1143 S.F. Height to Joists: 0.0		Many	X	Ave.	Few		Ground Area = 1143 SF Floor Area = 1143 SF.							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing					Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)					Building Areas							
			(9) Basement Finish		1	3 Fixture Bath					Stories Exterior Foundation Size Cost New Depr. Cost						
					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 Story Siding Slab 1,143						
					(14) Water/Sewer					Total: 150,741 113,061							
					Public Water					Other Additions/Adjustments							
					Public Sewer					Plumbing							
					Water Well					Average Fixture(s) 1 1,518 1,138							
					1000 Gal Septic					3 Fixture Bath 1 4,777 3,583							
					2000 Gal Septic					Porches WPP 48 2,054 1,540							
					Lump Sum Items:					Balcony Wood Balcony 177 7,369 5,527							
										Wood Balcony 127 5,287 3,965							
										Water/Sewer Public Water 1 1,536 1,152							
										Public Sewer 1 1,536 1,152							
										Built-Ins Appliance Allow. 1 2,845 2,134							
										Fireplaces Interior 2 Story 1 6,836 5,127							
										Totals: 184,499 138,379							
										Notes: END UNIT BLDG A-TOP							
										ECF (H540 BEACH COMBER CONDO HOMESTEAD) 2.700 => TCV: 373,623							

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