

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEST MICHIGAN HOMESTEAD P	KUNSELMAN DENISE & SCOTT	730,000	03/04/2014	WD	03-ARM'S LENGTH	1193P657	PROPERTY TRANSFER	100.0
LONERGAN MARK J ET AL	WEST MICHIGAN HOMESTEAD	0	12/18/2004	WD	03-ARM'S LENGTH	842:62	OTHER	100.0
WEST MICHIGAN HOMESTEAD	LONERGAN MARK J ET AL	0	09/22/2003	QC	09-FAMILY	780:898	OTHER	0.0
ARTAZA	BUDAY	570,000	12/11/1995	WD	03-ARM'S LENGTH	415:39	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 EAST SHORE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15					
KUNSELMAN DENISE & SCOTT 6956 COOLEY LAKD RD WHITE LAKE MI 48383	2024 Est TCV 989,187 TCV/TFA: 405.74					

X	Improved	Vacant	Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO				
Public Improvements			* Factors *				
	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
	H603 EASTS EASTSHORE CONDO	1	Units	290000.00000	100		290,0
	0.00 Total Acres Total Est. Land Value =						290,000

Tax Description	X
L366 P814 L380 P955 L415 P39 L550 P181 L564 P180/00 L586 P111/01 L600 P998/01 L780 P898/03 L842 P62/05 UNIT 1 EAST SHORE CONDOMINIUM SEC 14 T29N R14W. AKA MANITOU SHORES EAST	X
Comments/Influences	X
2013\$835,000 HOMESTEAD REALTY	X

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



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

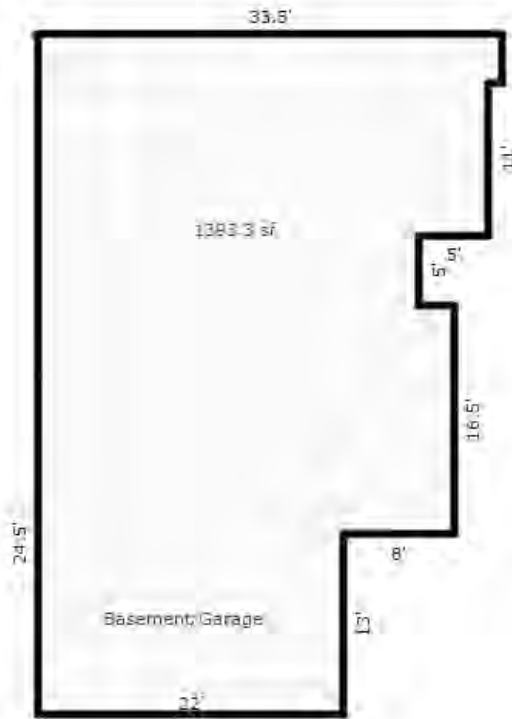
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	145,000	349,600	494,600			463,549C
2023	125,000	325,500	450,500			441,476C
2022	170,000	260,500	430,500			420,454C
2021	170,000	246,900	416,900			407,023C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 555	Type Treated Wood	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 Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: BC Effec. Age: 25 Floor Area: 2,438 Total Base New : 443,930 Total Depr Cost: 332,946 Estimated T.C.V: 699,187		E.C.F. X 2.100		Bsmnt Garage: 2 Car Carport Area: Roof:		
Building Style: 1.75 STORY		Yr Built 1994		Remodeled 0	X Ex	Ord	Min	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		No. of Elec. Outlets		Size of Closets		Condition: Average		
Room List		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls BC Blt 1994	
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(6) Ceilings		Kitchen: Hardwood Other: Ceramic Tile Other:		200 Amps Service		No. of Elec. Outlets		Ground Area = 1393 SF Floor Area = 2438 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
(1) Exterior		X Drywall		(7) Excavation		Basement: 1393 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X Many Ave. Few		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		1.75 Story Siding Basement 1,393 Total: 366,342 274,756		
X Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		X Ex. Ord. Min		Other Additions/Adjustments		Recreation Room 752 21,131 15,848		Plumbing		
X Insulation		(9) Basement Finish		752 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		X Many Ave. Few		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		Treated Wood 555 8,813 6,610		
(2) Windows		X Many Avg. Few		X Large Avg. Small		Basement: 1393 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X Many Ave. Few		No. of Elec. Outlets		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		
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		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Basement Garage: 2 Car 1 4,210 3,157 Door Opener 1 703 527		Water/Sewer		
X Gable Hip Flat		Gambrel Mansard Shed		752 Recreation SF Living SF 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		Built-Ins		Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476		Appliance Allow. 1 4,088 3,066		
X Asphalt Shingle		Chimney: Brick		752 Recreation SF Living SF 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		Fireplaces		Interior 2 Story 2 17,469 13,102 Heat Circulator 1 953 715		Treated Wood 555 8,813 6,610		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		752 Recreation SF Living SF 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		Notes:		Totals: 443,930 332,946		ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 2.100 => TCV: 699,187		

\*\*\* 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.
MULLIGAN MICHAEL V & SUZA	HUNTER JAMES C & DENISE L	835,000	04/18/2014	WD	03-ARM'S LENGTH	1196P488	PROPERTY TRANSFER	100.0
BAYBERRY GROUP	MULLIGAN	175,000	07/21/1993	WD	03-ARM'S LENGTH	366:996	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 EAST SHORE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/12/2016	PM16-0770	
	P.R.E. 100% 02/08/2021		Mechanical	02/01/2016	PM16-0081	
Owner's Name/Address	MAP #: 15		Plumbing	02/01/2016	PP16-0024	
HUNTER JAMES C & DENISE L PO BOX 221 GLEN ARBOR MI 49636	2024 Est TCV 1,205,890 TCV/TFA: 496.05		Res. Add/Alter/Repair	12/01/2015	PB15-0496	100% FINIS

Tax Description	Public Improvements	Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO
L366 P814 L366 P996/93 UNIT 2 EAST SHORE CONDOMINIUM REC IN LIBER 363 PAGES 201-239 SEC 14 T29N R14W. AKA MANITOU SHORES EAST	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value H603 EASTS EASTSHORE CONDO 1 Units 290000.00000 100 LAKEFRONT 290,0 0.00 Total Acres Total Est. Land Value = 290,000



2011 HOMESTEAD LISTING \$1.175K

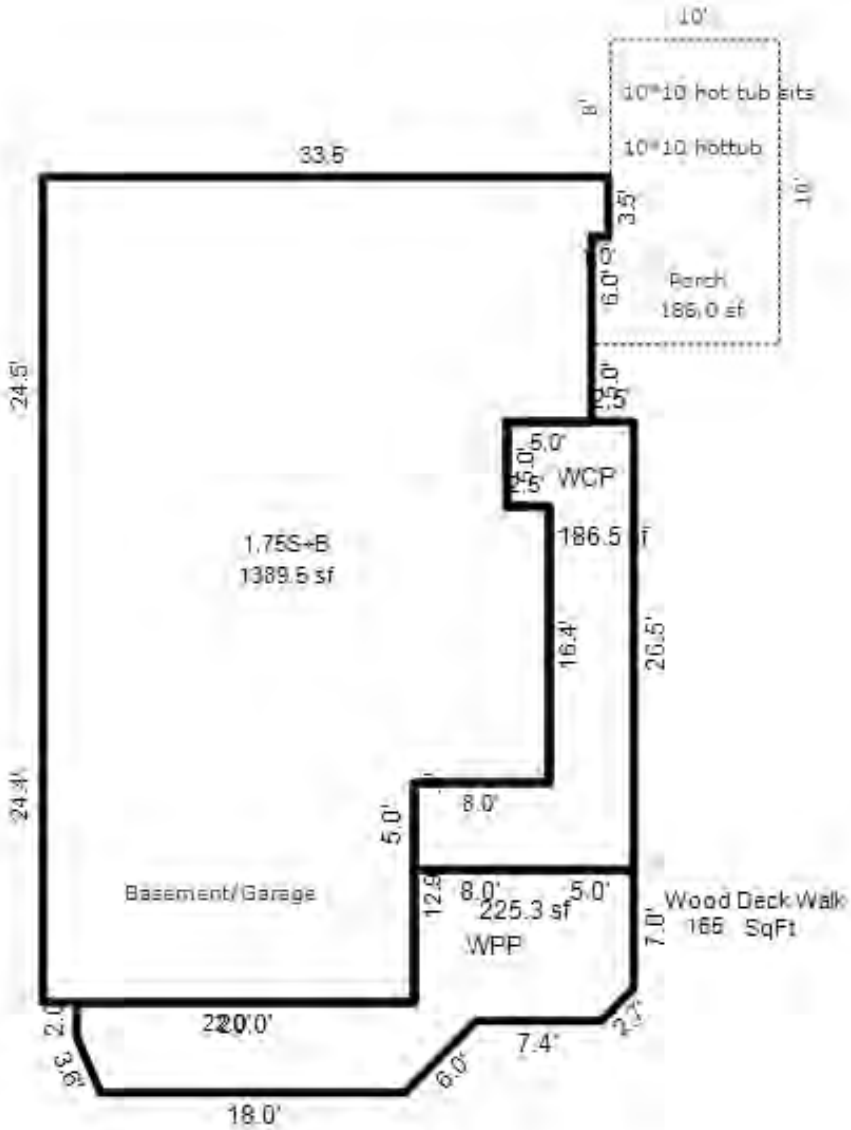
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	145,000	457,900	602,900			486,194C
	2023	125,000	426,400	551,400			463,042C
	2022	170,000	341,300	511,300			440,993C
	2021	170,000	322,200	492,200			426,906C

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built:																	
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					1	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	186 225 186 165	WCP (1 Story) WPP WPP Treated Wood	Class: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																	
	Building Style: 1.75 STORY		Plaster Wood T&G		Central Air Wood Furnace																												
	Yr Built 1993		Trim & Decoration		(12) Electric																												
	Remodeled 2015	X	Ex	Ord	Min																												
	Condition: Average		Size of Closets		200	Amps Service																											
	Room List	X	Lg	Ord	Small																												
	3 Basement 3 1st Floor 2nd Floor 4 Bedrooms		Doors	Solid	X	H.C.																											
	(1) Exterior		(5) Floors																														
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Ceramic Til Other: Carpeted Other:		No./Qual. of Fixtures																												
X	Insulation	X	Drywall		X	Ex.	Ord.	Min																									
	(2) Windows		(6) Ceilings		No. of Elec. Outlets																												
X	Many Avg. Few	X	Large Avg. Small		X	Many	Ave.	Few																									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing																												
			Basement: 1389 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)																											
			(8) Basement		5	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																												
			(9) Basement Finish		1	Public Water																											
	(3) Roof	752	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Sewer																											
X	Gable Hip Flat		Gambrel Mansard Shed		1	Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:																											
	Chimney: Metal		Joists: 2X16X16 Unsupported Len: Cntr.Sup:																														
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 1993                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1389 SF Floor Area = 2431 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80                  Building Areas</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>1,389</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>412,868</b></td> <td><b>330,269</b></td> </tr> </tbody> </table> <p>Other Additions/Adjustments                  Recreation Room 752 23,425 18,740                  Basement, Outside Entrance, Below Grade 1 4,378 3,502                  Plumbing                  Average Fixture(s)                  3 Fixture Bath 4 42,996 34,397                  Porches                  WCP (1 Story) 186 11,424 9,139                  WPP 225 7,013 5,610                  WPP 186 6,367 5,094                  Deck                  Treated Wood 165 4,145 3,316                  Garages                  Class: B Exterior: Siding Foundation: 42 Inch (Finished)                  Basement Garage: 2 Car 1 4,503 3,602                  Door Opener 1 787 630                  Water/Sewer                  Public Water 1 2,261 1,809                  Public Sewer 1 2,261 1,809                  Built-Ins                  Appliance Allow. 1 7,043 5,634                  Dishwasher 1 1,485 1,188</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	1,389						<b>Total:</b>	<b>412,868</b>	<b>330,269</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1.75 Story	Siding	Basement	1,389																														
			<b>Total:</b>	<b>412,868</b>	<b>330,269</b>																												
<p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</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.
MANITOU SHORES ASSOCIATES	NAUER RICHARD L & KATHLEE	175,000	11/05/1993	WD	03-ARM'S LENGTH	374:797	OTHER	0.0
BAYBERRY PARTNERS LIMITED	BAYBERRY GROUP INC	0	07/16/1993	QC	09-FAMILY	366P814	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 EAST SHORE	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	08/31/1995	95003171	
Owner's Name/Address	P.R.E. 0%					
NAUER RICHARD L & KATHLEEN A 490 BERWYN BIRMINGHAM MI 48009-1583	MAP #: 15					
	2024 Est TCV 1,096,965 TCV/TFA: 447.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L366 P814 L374 P796-797/93 UNIT 3 EAST SHORE CONDOMINIUM REC IN LIBER 363 PAGES 201-239 SEC 14 T29N R14W.	X		H603 EASTS EASTSHORE CONDO	1 Units	290000.00000	100		290,000
Comments/Influences			0.00 Total Acres Total Est. Land Value = 290,000					

Comments/Influences

- Public Improvements
- 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	145,000	403,500	548,500			322,674C
2023	125,000	375,700	500,700			307,309C
2022	170,000	300,700	470,700			292,676C
2021	170,000	283,900	453,900			283,327C


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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: Car Capacity: Class:				
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	219 278 186 165	WCP (1 Story) WPP Treated Wood Treated Wood	Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Class: BC Effec. Age: 20 Floor Area: 2,452 Total Base New : 480,338 Total Depr Cost: 384,269 Estimated T.C.V: 806,965			Cls BC Blt 1995					
Yr Built 1995	Remodeled 0	X	Ex	Ord	Min	(12) Electric			Ground Area = 1374 SF Floor Area = 2452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			E.C.F. X 2.100						
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			Bsmnt Garage: 2 Car					
Room List		Doors		No./Qual. of Fixtures			1.75 Story Siding Basement 1,374 48			Total: 378,857 303,085			Roof:					
3 Basement 3 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		No. of Elec. Outlets			1 Story Siding Overhang 48			Other Additions/Adjustments			Carpport Area:					
(1) Exterior		Kitchen: Ceramic Til Other: Carpeted Other:		X Ex. Ord. Min			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 752 21,131 16,905			Carport Area:					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Many Ave. Few			Plumbing			Plumbing			Roof:					
X	Insulation	X	Drywall	(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			Porches			Roof:					
(2) Windows		(7) Excavation		1 Average Fixture(s) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Basement 1,374 48			WCP (1 Story) 219 11,381 9,105			Roof:					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1374 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1.75 Story Siding Basement 1,374 48			WPP 278 6,639 5,311			Roof:					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Basement: 1374 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1.75 Story Siding Basement 1,374 48			Deck			Roof:					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1.75 Story Siding Basement 1,374 48			Treated Wood 186 4,315 3,452			Roof:					
X	Gable Hip Flat	Gambrel Mansard Shed		752 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1.75 Story Siding Basement 1,374 48			Treated Wood 165 3,977 3,182			Roof:					
X	Asphalt Shingle	(10) Floor Support		Joists: 2X16X16 Unsupported Len: Cntr.Sup:			1.75 Story Siding Basement 1,374 48			Garages			Roof:					
Chimney: Metal		(14) Water/Sewer		Lump Sum Items:			1.75 Story Siding Basement 1,374 48			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Roof:					
							1.75 Story Siding Basement 1,374 48			Basement Garage: 2 Car 1 4,210 3,368			Roof:					
							1.75 Story Siding Basement 1,374 48			Door Opener 1 703 562			Roof:					
							1.75 Story Siding Basement 1,374 48			Water/Sewer			Roof:					
							1.75 Story Siding Basement 1,374 48			Public Water 1 1,968 1,574			Roof:					
							1.75 Story Siding Basement 1,374 48			Public Sewer 1 1,968 1,574			Roof:					
							1.75 Story Siding Basement 1,374 48			Built-Ins			Roof:					
							1.75 Story Siding Basement 1,374 48			Appliance Allow. 1 4,088 3,270			Roof:					
							1.75 Story Siding Basement 1,374 48			Dishwasher 1 1,208 966			Roof:					
							1.75 Story Siding Basement 1,374 48			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Roof:					

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

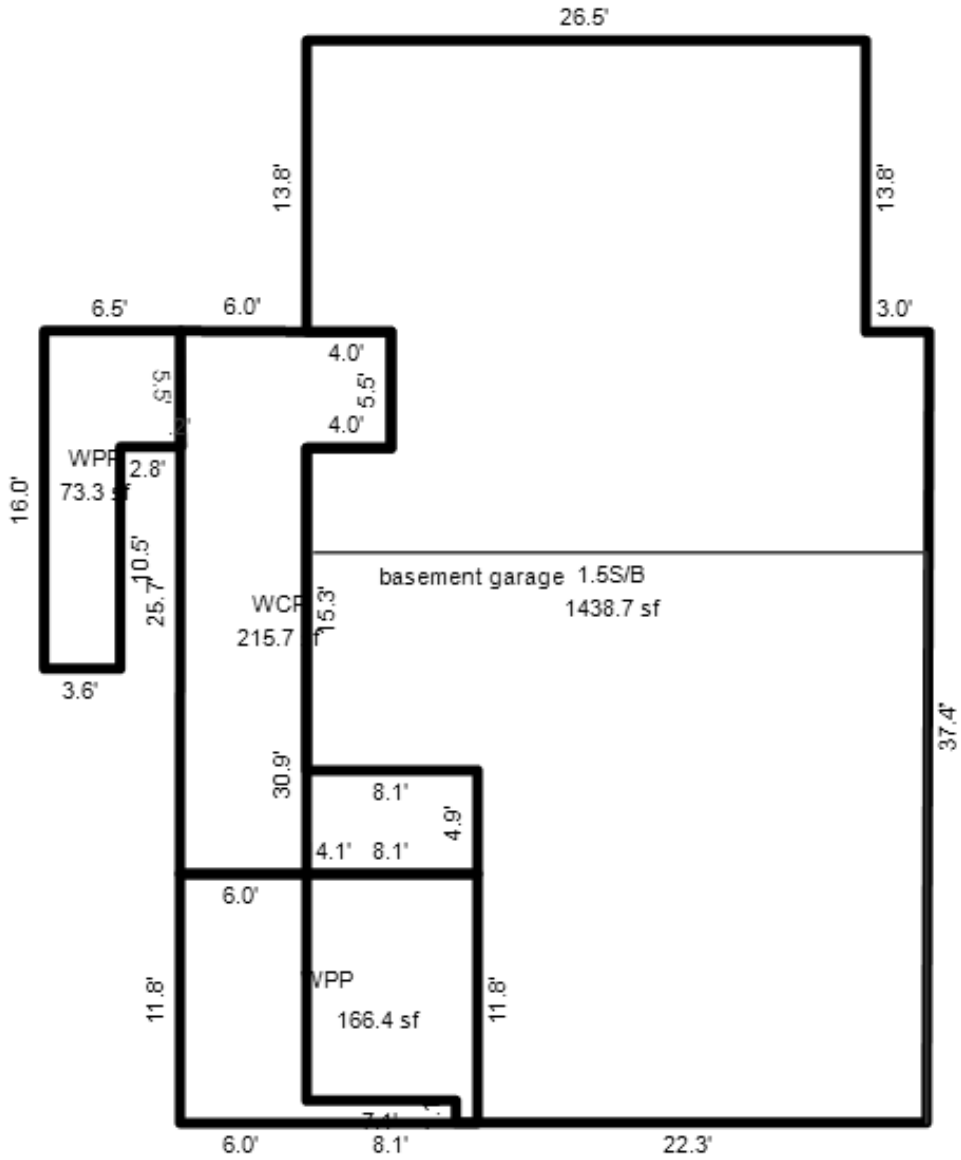


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FABER PETER & KAREN	BIGGS CHRISTIAN & ELLEN	899,000	03/02/2018	WD	03-ARM'S LENGTH	1322P606	PROPERTY TRANSFER	100.0				
TANIS MARGO L TRUST	FABER PETER & KAREN	340,000	06/26/2014	WD	03-ARM'S LENGTH	1201P810	PROPERTY TRANSFER	100.0				
BROWN 1031 LLC	TANIS MARGO L TRUST	0	01/22/2007	QC	09-FAMILY	931:324	OTHER	100.0				
TANIS MARGO L TRUST		0	06/01/2006	WD	03-ARM'S LENGTH		REALTOR	0.0				
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
4 EAST SHORE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/12/2015	PM15-0023	100% FINIS				
Owner's Name/Address		P.R.E. 100% 03/14/2018		Mechanical		10/06/2014	PM14-0478	100% FINIS				
BIGGS CHRISTIAN & ELLEN PO BOX 575 GLEN ARBOR MI 49636		MAP #: 15		Plumbing		10/06/2014	PP14-0227	100% FINIS				
		2024 Est TCV 1,169,463 TCV/TFA: 542.17		Res. Single Family		09/17/2014	PB14-0299	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO								
L366 P814/93 L389 P162/94 L903 P75/06 UNIT 4 EAST SHORE CONDOMINIUM REC IN LIBER 363 PAGES 201-239 SEC 14 T29N R14W. AKA - MANITOU SHORES EAST		Public Improvements		* Factors *								
Comments/Influences		Electric		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
VACANT CONDO SITE HOMESITE		Gas		H603 EASTS EASTSHORE CONDO		1	Units	290000	0.0000	100		290,0
		Curb		0.00 Total Acres		Total Est. Land Value =				290,000		
		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	145,000	439,700	584,700			522,130C	
		TPC 02/23/2018	INSPECTED		2023	125,000	409,400	534,400			497,267C	
		TPC 09/24/2015	INSPECTED		2022	170,000	338,400	508,400			473,588C	
		TPC 05/14/2015	INSPECTED		2021	170,000	300,700	470,700			458,459C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 215 73	Type WCP (1 Story) WPP	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:			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 8 Floor Area: 2,157 Total Base New : 455,212 Total Depr Cost: 418,792 Estimated T.C.V: 879,463			E.C.F. X 2.100 Bsmnt Garage: 2 Car 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 (11) Heating System: Heat Pump Ground Area = 1438 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas			Cls BC Blt 2015				
Yr Built 2015	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost									
Condition: Average		Size of Closets		X			1.5 Story Siding Basement 1,438 Total: 348,245 320,384										
Room List		Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments									
1 Basement 3 1st Floor 3 2nd Floor 5 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			Recreation Room 1438 40,408 37,175 Basement, Outside Entrance, Below Grade 1 3,695 3,399 Plumbing Average Fixture(s) 3 Fixture Bath 3 21,076 19,390 Water/Sewer 1000 Gal Septic 1 5,796 5,332 Water Well, 100 Feet 1 6,421 5,907 Porches WCP (1 Story) 215 11,249 10,349 WPP 73 3,317 3,052 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 2 Car 1 4,210 3,873 Door Opener 1 703 647 Built-Ins Appliance Allow. 1 4,088 3,761 Fireplaces Prefab 1 Story 1 3,770 3,468 Totals: 455,212 418,792								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Notes: 2 BATH UPSTAIRS, 1 MAIN FLOOR, 1 BASEMENT WITH BASEMENT GARAGE ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 2.100 => TCV: 879,463										
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1438 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few											
Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
(2) Windows		(9) Basement Finish		1438 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										
Many Avg. Few	Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof																
Gable Hip Flat	Gambrel Mansard Shed																
Asphalt Shingle																	
Chimney:																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUBERGEN JERRY & MARCIA F	JORDAN-TANK TRUST	250,000	02/25/2022	WD	03-ARM'S LENGTH	2022001255	PROPERTY TRANSFER	100.0
TUBERGEN JERRY L TRUST	TUBERGEN JERRY & MARCIA F	0	12/20/2007	WD	09-FAMILY	963:577	OTHER	0.0
SHEEHAN	GRAND BANK	187,500	10/01/1998	WD	03-ARM'S LENGTH	488:726	OTHER	0.0
BAYBERRY GROUP	SHEEHAN	165,000	08/23/1994	WD	03-ARM'S LENGTH	391:680	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
EAST SHORE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JORDAN-TANK TRUST 1026 STATE ST TRAVERSE CITY MI 49686	MAP #: 15					
	2024 Est TCV 290,000					

Improved	X	Vacant	Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H603 EASTS EASTSHORE CONDO	1	Units	290000	0.0000	100	290,0
			0.00	Total Acres	Total Est. Land Value =	290,000

Tax Description	X	Value
L391 P680 L392 P397 L488 P726 L519 P188 UNIT 5 EAST SHORE CONDOMINIUM REC IN LIBER 363 PAGES 201-239 SEC 14 T29N R14W. Comments/Influences	X	
2013 HOMESTEAD LISTING \$429,000 VACANT CONDO SITE	X	
	X	
	X	

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	02/01/2022	INSPECTED	2024	145,000	0	145,000			131,250C
TPC	04/28/2017	INSPECTED	2023	125,000	0	125,000			125,000S
WAS	12/23/2007	INSPECTED	2022	170,000	0	170,000			127,342C
			2021	170,000	0	170,000			123,274C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HISTORIC PROP	SWEET REALTY LLC	80,827	01/30/1998	WD	03-ARM'S LENGTH	464:576	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 FISH HOUSE 1A	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SWEET REALTY LLC 15689 SADDLE RIDGE LANE E GRANGER IN 46530	MAP #: 17					
	2024 Est TCV 215,317 TCV/TFA: 174.77					

	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST					
	Public Improvements		* Factors *					
Tax Description			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L464 P576/98 UNIT 1A FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W. Comments/Influences	X		H604 FISHH FISH HOUSE 160K			1 Units	160000.00000 100	160,0
DUPLEX TYPE UNIT	X		0.00 Total Acres Total Est. Land Value = 160,000					

Comments/Influences

DUPLEX TYPE UNIT



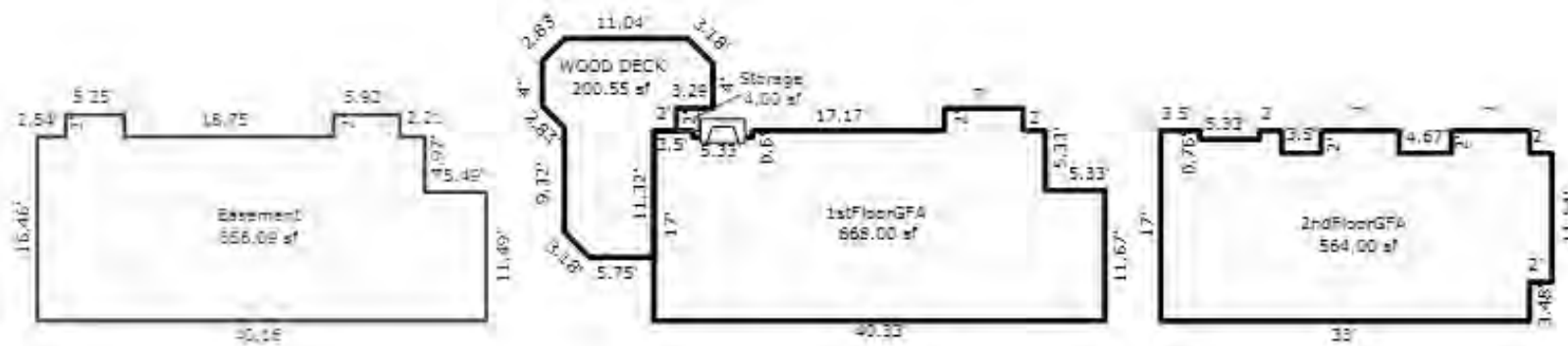
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County of Leelanau, Michigan

	X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	80,000	27,700	107,700			72,712C
TPC	06/23/2022	INSPECTED	2023	75,000	22,400	97,400			69,250C
TPC	04/26/2017	INSPECTED	2022	55,000	19,200	74,200			65,953C
WAS	12/23/2007	INSPECTED	2021	40,000	31,600	71,600			63,847C

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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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,232 Total Base New : 222,776 Total Depr Cost: 24,051 Estimated T.C.V: 55,317			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	X			Ex.		X	Ord.		Min	
Condition: Average		Size of Closets		Lg	X	Ord		Small	0 Amps Service			Ground Area = 616 SF		Floor Area = 1232 SF.		
Room List		Doors		Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0			2 Story Siding		616		Total: 186,437 20,127		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments		Recreation Room		656 13,041 1,408		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		200 4,250 459		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Water/Sewer		Public Water		1 1,536 166		
	Many Avg. Few		X	Large Avg. Small	(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 2 Story		1 6,836 738	
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:			Lump Sum Items:			Built-Ins		Appliance Allow.		1 2,845 307		
(3) Roof		656		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:		Unit-in-Place Cost Items		1 0 0 *		
X	Gable Hip Flat		X	Gambrel Mansard Shed	Chimney: Brick			Totals:			222,776		24,051			
X	Asphalt Shingle	(10) Floor Support		Chimney: Brick			ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:			55,317						

\*\*\* 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.
RENAUD ADAM G & JESSICA T	KUBIAK DAVID	195,000	06/23/2022	WD	03-ARM'S LENGTH	2022003744	PROPERTY TRANSFER	100.0
ROWLEY MICHAEL D & DEBORA	RENAUD ADAM G & JESSICA T	128,900	06/09/2016	WD	03-ARM'S LENGTH	1262P808	PROPERTY TRANSFER	100.0
SOPKO	ROWLEY	175,000	08/30/2001	WD	03-ARM'S LENGTH	599:996	OTHER	0.0
CHRISTO TRUST	SOPKO	162,900	05/23/2001	WD	03-ARM'S LENGTH	584:553	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 FISH HOUSE 1B	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KUBIAK DAVID 2036 S HAWKSMOORE DR BLOOMINGTON IN 47401	MAP #: 17					
	2024 Est TCV 215,317 TCV/TFA: 174.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L481 P178/98 L584 P553/01 L599 P996/01 UNIT 1B FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.	X		H604 FISHH FISH HOUSE 160K	1	Units	160000.00000	100	160,0
			0.00 Total Acres		Total Est. Land Value =	160,000		

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
DUPLEX TYPE UNIT							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	80,000	27,700	107,700			102,270C
Rolling	2023	75,000	22,400	97,400			97,400S
Low	2022	55,000	19,200	74,200			69,621C
X High	2021	40,000	31,600	71,600			67,397C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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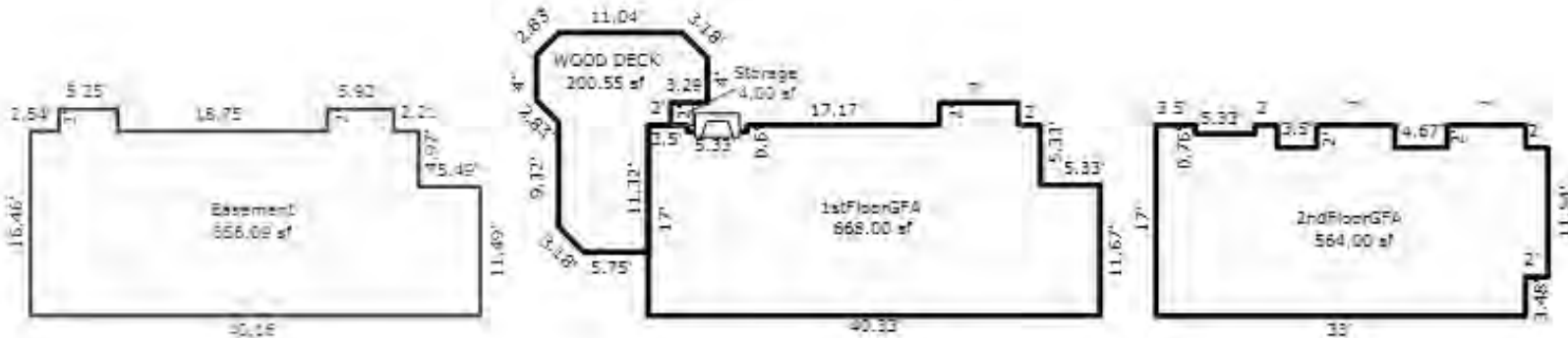
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	06/23/2022	INSPECTED	2023	75,000	22,400	97,400			97,400S
TPC	04/26/2017	INSPECTED	2022	55,000	19,200	74,200			69,621C
WAS	12/23/2007	INSPECTED	2021	40,000	31,600	71,600			67,397C

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



Building Type		(3) Roof (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 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																		
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																																																																																		
Yr Built 1998		Remodeled 0			(12) Electric																																																																																																																																		
Condition: Average		Ex	X	Ord			Min																																																																																																																																
Room List		Size of Closets			0 Amps Service																																																																																																																																		
	Basement 1st Floor 2nd Floor Bedrooms	Lg	X	Ord			Small																																																																																																																																
(1) Exterior		Doors		Solid	X	H.C.																																																																																																																																	
		(5) Floors			No./Qual. of Fixtures																																																																																																																																		
		Kitchen: Other: Other:			Ex. X Ord. Min																																																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets																																																																																																																																		
					Many	X	Ave.		Few																																																																																																																														
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																		
		Basement: 616 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			(14) Water/Sewer																																																																																																																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																		
(3) Roof		656	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																																																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed			(9) Basement Finish																																																																																																																																		
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																																																																		
Chimney: Brick																																																																																																																																							
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998 (11) Heating System: Forced Heat & Cool Ground Area = 616 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas <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>616</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>186,437</td> <td>20,127</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Recreation Room</td> <td>656</td> <td>13,041</td> <td>1,408</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>164</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>516</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>200</td> <td>4,250</td> <td>459</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">Public Water</td> <td>1</td> <td>1,536</td> <td>166</td> </tr> <tr> <td colspan="3">Public Sewer</td> <td>1</td> <td>1,536</td> <td>166</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>307</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="3">Interior 2 Story</td> <td>1</td> <td>6,836</td> <td>738</td> </tr> <tr> <td colspan="6">Unit-in-Place Cost Items</td> </tr> <tr> <td colspan="3"></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>222,776</td> <td>24,051</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	616			Total:				186,437	20,127	Other Additions/Adjustments						Recreation Room			656	13,041	1,408	Plumbing						Average Fixture(s)			1	1,518	164	3 Fixture Bath			1	4,777	516	Deck						Treated Wood			200	4,250	459	Water/Sewer						Public Water			1	1,536	166	Public Sewer			1	1,536	166	Built-Ins						Appliance Allow.			1	2,845	307	Fireplaces						Interior 2 Story			1	6,836	738	Unit-in-Place Cost Items									1	0	0	Totals:				222,776	24,051	E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:	
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Notes: ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV: 55,317																																																																																																																																							

\*\*\* 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.
CHRISTO KALIOPE	VAN BOXTEL MICHAEL J. TRU	180,000	04/20/2009	WD	03-ARM'S LENGTH	2009 1009-531W	DEED	100.0
HISTORIC PROP	CHRISTO	161,655	01/30/1998	WD	03-ARM'S LENGTH	471:363	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 FISH HOUSE 1C	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
VAN BOXTEL MICHAEL J. TRUST 4005 SILVERGRASS NE GRAND RAPIDS MI 49525	MAP #: 17					
	2024 Est TCV 215,317 TCV/TFA: 174.77					

	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST					
	Public Improvements		* Factors *					
Tax Description			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L471 P363/98 DC L889 P902/06 UNIT 1C FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.	X		H604 FISHH FISH HOUSE 160K	1	Units	160000.00000	100	160,0
Comments/Influences	X		0.00 Total Acres Total Est. Land Value = 160,000					
2007 LISTING \$235,000 - DUPLEX TYPE UNIT	X							

2007 LISTING \$235,000 - DUPLEX TYPE UNIT

2007 LISTING \$235,000 - DUPLEX TYPE UNIT

2007 LISTING \$235,000 - DUPLEX TYPE UNIT



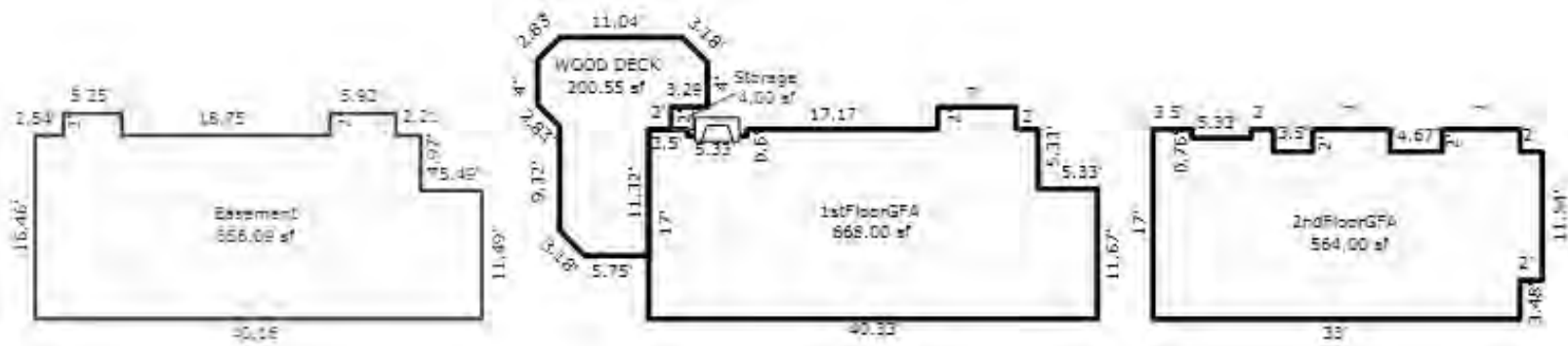
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	80,000	27,700	107,700			76,757C
X Rolling	2023	75,000	22,400	97,400			73,102C
X High	2022	55,000	19,200	74,200			69,621C
X Landscaped	2021	40,000	31,600	71,600			67,397C
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,232 Total Base New : 222,776 Total Depr Cost: 24,051 Estimated T.C.V: 55,317			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:								
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998							
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ex.		X	Ord.		Min						
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
Room List		Doors		Solid	X	H.C.	(12) Electric			2 Story		Siding	Basement	616	Total:	186,437			20,127		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments		Recreation Room		656		13,041			1,408		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing		Average Fixture(s)		1		1,518			164		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		200		4,250			459		
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Water/Sewer		Public Water		1		1,536			166		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Sewer		Public Sewer		1		1,536			166		
(3) Roof		656	Recreation SF		Living SF		1 Public Water			Water Well		1000 Gal Septic		1					2000 Gal Septic		
X	Gable Hip Flat		Gambrel Mansard Shed	Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes:		ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:							55,317		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals:			222,776		24,051									

\*\*\* 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.
CHRISTO KALIOPE TRUST	ALEXIADES NICHOLAS	0	08/30/2022	QC	09-FAMILY	2022005058	PROPERTY TRANSFER	0.0
CHRISTO KALIOPE	CHRISTO KALIOPE TRUST	0	05/01/2009	WD	03-ARM'S LENGTH	2009 1012-781W	DEED	0.0
HISTORIC PROP	CHRISTO	161,655	01/30/1998	WD	03-ARM'S LENGTH	471:363	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 FISH HOUSE 1D	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ALEXIADES NICHOLAS 2476 SOPER AVE BALDWIN NY 11510	MAP #: 17 2024 Est TCV 215,317 TCV/TFA: 174.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST							
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value		
L471 P363/98 DC L889 P902/06 UNIT 1D FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			H604 FISHH FISH HOUSE 160K	1 Units	160000.00000	100				160,000
			0.00 Total Acres			Total Est. Land Value =				160,000

Comments/Influences

DUPLEX TYPE UNIT

Topography of Site

X Level

Rolling

Low

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

Year

Land Value

Building Value

Assessed Value

Board of Review

Tribunal/ Other

Taxable Value



Who When What

TPC 06/23/2022 INSPECTED

TPC 04/26/2017 INSPECTED

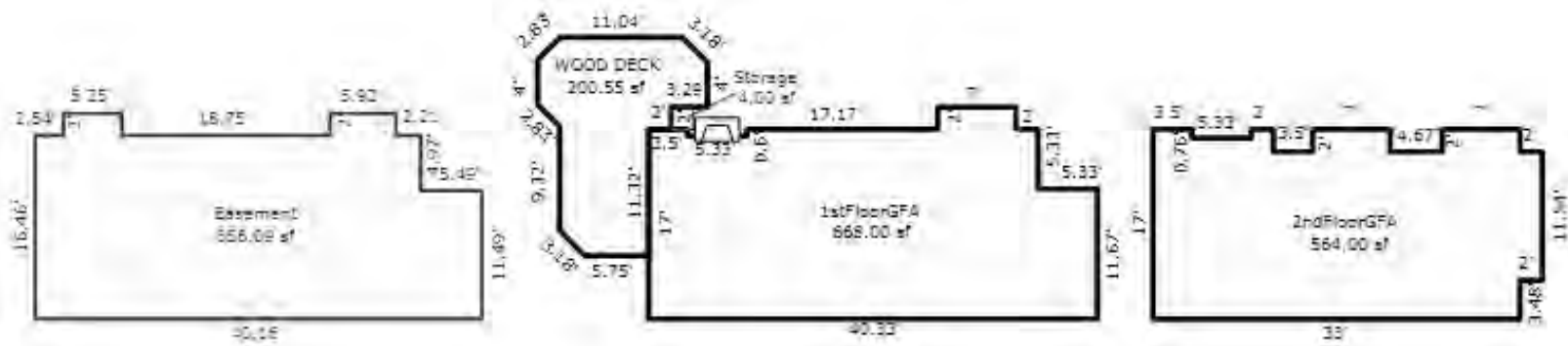
WAS 12/23/2007 INSPECTED

	2024	80,000	27,700	107,700			72,712C
	2023	75,000	22,400	97,400			69,250C
	2022	55,000	19,200	74,200			65,953C
	2021	40,000	31,600	71,600			63,847C

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

Building Type		(3) Roof (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 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1998	Remodeled 0	Ex	X	Ord			Min										
Condition: Average		Trim & Decoration				(12) Electric											
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		Lg	X	Ord		Small											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures												
(2) Windows		Ex.	X	Ord.		Min											
X	Many Avg. Few	X	Large Avg. Small	Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			No. of Elec. Outlets												
(3) Roof		Many	X	Ave.		Few											
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement			(13) Plumbing											
X	Asphalt Shingle	(9) Basement Finish			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	(10) Floor Support			(14) Water/Sewer												
Joists: Unsupported Len: Cntr.Sup:		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:		656			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998		Total:			Building Areas												
(11) Heating System: Forced Heat & Cool		616			Stories Exterior Foundation Size Cost New Depr. Cost												
Ground Area = 616 SF Floor Area = 1232 SF.		186,437			2 Story Siding Basement 616												
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		13,041			Other Additions/Adjustments												
Building Areas		1,518			Recreation Room 656												
Stories Exterior Foundation Size Cost New Depr. Cost		4,777			Plumbing												
2 Story Siding Basement 616		4,250			Average Fixture(s)												
Total: 186,437 20,127		1,536			3 Fixture Bath												
Other Additions/Adjustments		1,536			Solar Water Heat												
Recreation Room 656		2,845			No Plumbing												
Plumbing		6,836			Extra Toilet												
Average Fixture(s)		0			Extra Sink												
3 Fixture Bath		0			Separate Shower												
Solar Water Heat		0			Ceramic Tile Floor												
No Plumbing		0			Ceramic Tile Wains												
Extra Toilet		0			Ceramic Tub Alcove												
Extra Sink		0			Vent Fan												
Separate Shower		0			Lump Sum Items:												
Ceramic Tile Floor		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Ceramic Tile Wains		0			Totals: 222,776 24,051												
Ceramic Tub Alcove		0			Totals: 222,776 24,051												
Vent Fan		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Total: 186,437 20,127		0			Totals: 222,776 24,051												
Other Additions/Adjustments		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Recreation Room 656		0			Totals: 222,776 24,051												
Plumbing		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Average Fixture(s)		0			Totals: 222,776 24,051												
3 Fixture Bath		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Solar Water Heat		0			Totals: 222,776 24,051												
No Plumbing		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Extra Toilet		0			Totals: 222,776 24,051												
Extra Sink		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Separate Shower		0			Totals: 222,776 24,051												
Ceramic Tile Floor		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Ceramic Tile Wains		0			Totals: 222,776 24,051												
Ceramic Tub Alcove		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												
Vent Fan		0			Totals: 222,776 24,051												
Total: 186,437 20,127		0			Notes:  ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												

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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.
CHRISTO PATRICIA R TRUST	CHRISTO PATRICIA R TRUST	0	06/18/2023	OTH	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0
HISTORIC PROP	CHRISTO	161,655	01/30/1998	WD	03-ARM'S LENGTH	471:135	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 FISH HOUSE 1E	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CHRISTO PATRICIA R TRUST C/O CHRISTO KENDRA LEE 1015 S HARRISON ST BATAVIA IL 60510	MAP #: 17					
	2024 Est TCV 215,317 TCV/TFA: 174.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST
L471 P135 L472 P771 UNIT 1E FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.	X		
Comments/Influences			
DUPLEX TYPE UNIT	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	H604 FISHH FISH HOUSE 160K			1	Units	160000.00000	100		160,0
X Gravel Road				0.00	Total Acres			Total Est. Land Value =	160,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	80,000	27,700	107,700			72,712C
X Rolling	2023	75,000	22,400	97,400			69,250C
X Low	2022	55,000	19,200	74,200			65,953C
X High	2021	40,000	31,600	71,600			63,847C

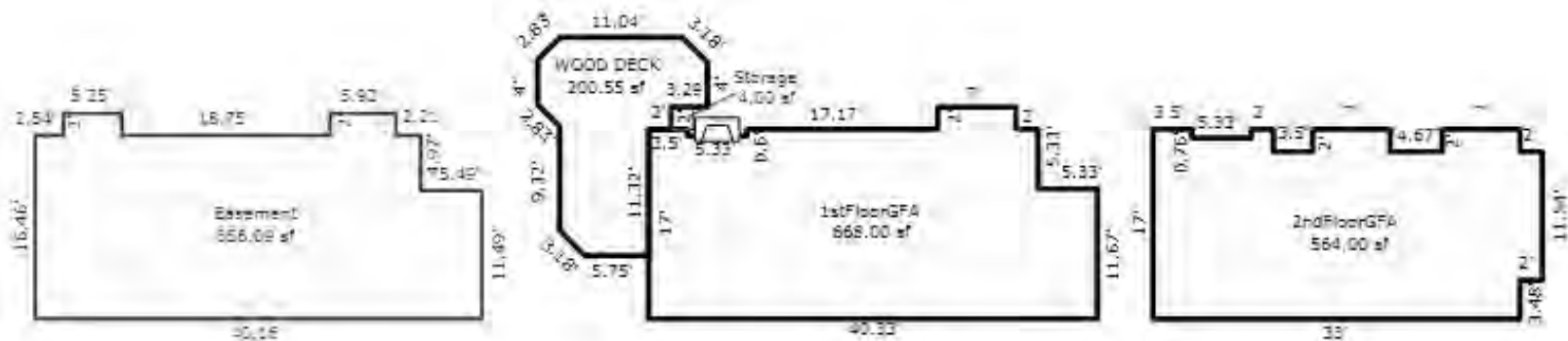
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/23/2022	INSPECTED	2024	80,000	27,700	107,700			72,712C
TPC	04/26/2017	INSPECTED	2023	75,000	22,400	97,400			69,250C
WAS	12/23/2007	INSPECTED	2022	55,000	19,200	74,200			65,953C
			2021	40,000	31,600	71,600			63,847C

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

Building Type		(3) Roof (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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,232 Total Base New : 222,776 Total Depr Cost: 24,051 Estimated T.C.V: 55,317			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ex.		X	Ord.		Min	
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Building Areas		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			2 Story		Siding	Basement	616	186,437	20,127
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Recreation Room		656	13,041	1,408
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1	1,518	164
(2) Windows		Many	X	Large			2			Deck		Treated Wood		200	4,250	459
X	Avg. Few	X	Avg. Small	(8) Basement			1			Water/Sewer		Public Water		1	1,536	166
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Built-Ins		Public Sewer		1	1,536	166
(3) Roof		656	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			1			Fireplaces		Interior 2 Story		1	6,836	738
X	Gable Hip Flat	Gambrel Mansard Shed		1			1			Unit-in-Place Cost Items		Average Fixture(s)		1	0	0
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:		3 Fixture Bath		1	4,777	516
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			1			Totals:		222,776		24,051	* ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCv: 55,317	

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



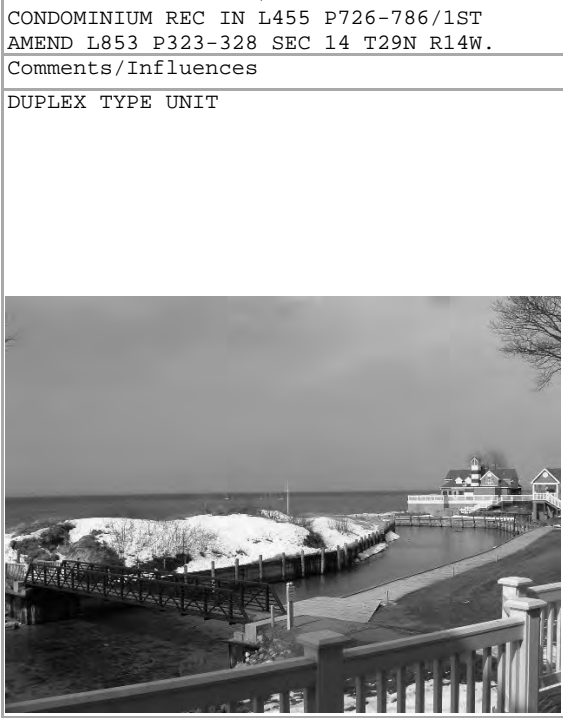
UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTO PATRICIA R TRUST	CHRISTO PATRICIA R TRUST	0	06/18/2023	OTH	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0
HISTORIC PROP	CHRISTO	161,655	01/30/1998	WD	03-ARM'S LENGTH	471:135	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 FISH HOUSE 1F	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CHRISTO PATRICIA R TRUST C/O CHRISTO KENDRA LEE 1015 S HARRISON ST BATAVIA IL 60510	MAP #: 17					
	2024 Est TCV 215,317 TCV/TFA: 174.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L471 P135 L472 P771/98 UNIT 1F FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.	X		Dirt Road								
Comments/Influences			Gravel Road								
DUPLEX TYPE UNIT	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			* Factors *								
			H604 FISHH FISH HOUSE 160K 1 Units160000.00000 100								160,0
			0.00 Total Acres Total Est. Land Value =								160,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	80,000	27,700	107,700			72,712C
Rolling							
Low							
X High	2023	75,000	22,400	97,400			69,250C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	55,000	19,200	74,200			65,953C
Ravine							
Wetland							
Flood Plain	2021	40,000	31,600	71,600			63,847C

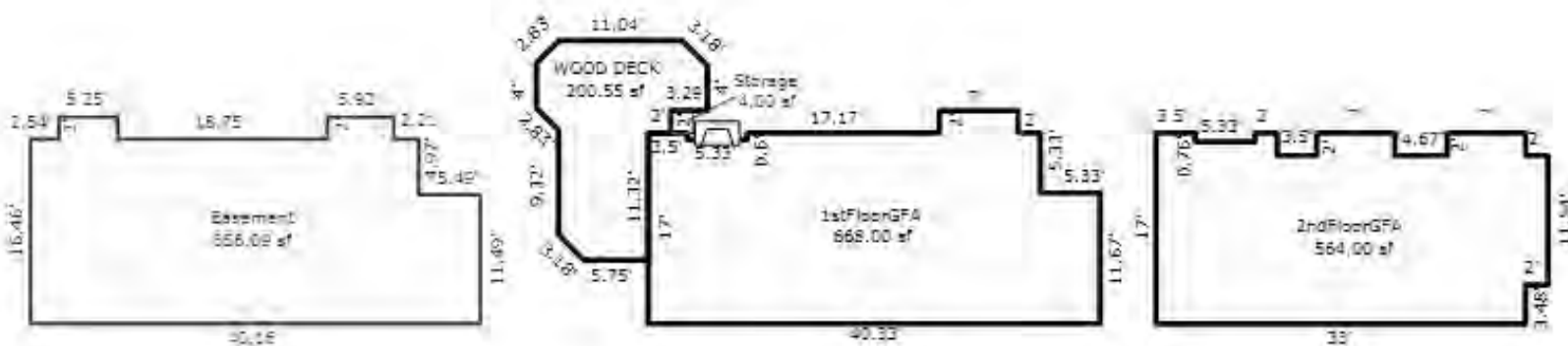
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/23/2022	INSPECTED	2023	75,000	22,400	97,400			69,250C
TPC	04/26/2017	INSPECTED	2022	55,000	19,200	74,200			65,953C
WAS	12/23/2007	INSPECTED	2021	40,000	31,600	71,600			63,847C

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

Building Type		(3) Roof (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 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1998	Remodeled 0	Ex	X Ord	Min												
Condition: Average		Size of Closets														
Room List		Doors	Solid	X H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	656	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
				(12) Electric												
				0 Amps Service												
				No./Qual. of Fixtures												
				Ex. X Ord. Min												
				No. of Elec. Outlets												
				Many X Ave. Few												
				(13) Plumbing												
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
				(14) Water/Sewer												
				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998 (11) Heating System: Forced Heat & Cool Ground Area = 616 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
2 Story Siding Basement 616										Total:	186,437	20,127				
Other Additions/Adjustments																
Recreation Room 656 13,041 1,408																
Plumbing																
Average Fixture(s) 1 1,518 164																
3 Fixture Bath 1 4,777 516																
Deck																
Treated Wood 200 4,250 459																
Water/Sewer																
Public Water 1 1,536 166																
Public Sewer 1 1,536 166																
Built-Ins																
Appliance Allow. 1 2,845 307																
Fireplaces																
Interior 2 Story 1 6,836 738																
Unit-in-Place Cost Items																
										1	0	0	*			
Notes:										Totals:	222,776	24,051				
ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:												55,317				

\*\*\* 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.
WENTZEL GLENN E & SUSAN K	DODGE FISH HOUSE LLC	137,500	07/27/2018	WD	03-ARM'S LENGTH	1336P103	PROPERTY TRANSFER	100.0
FERRARI MICHAEL R & JANIC	WENTZEL GLENN E & SUSAN K	175,000	12/27/2002	WD	03-ARM'S LENGTH	694:619	PROPERTY TRANSFER	0.0
HISTORIC PROP	FERRARI	82,900	01/30/1998	WD	03-ARM'S LENGTH	469:140	OTHER	0.0

Property Address: 1 FISH HOUSE 1G  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: DODGE FISH HOUSE LLC  
 200 OTTAWA AVE NW SUITE 401  
 GRAND RAPIDS MI 49503  
 2024 Est TCV 215,317 TCV/TFA: 174.77

X Improved Vacant Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Public Improvements: \* Factors \*  
 Description Frontage Depth Front Rate %Adj. Reason Value  
 H604 FISHH FISH HOUSE 160K 1 Units 160000.00000 100 160,000  
 0.00 Total Acres Total Est. Land Value = 160,000

Tax Description: L469 P140/98 L694 P619/02 UNIT 1G FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	80,000	27,700	107,700			77,899C
2023	75,000	22,400	97,400			74,190C
2022	55,000	19,200	74,200			70,658C
2021	40,000	31,600	71,600			68,401C

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

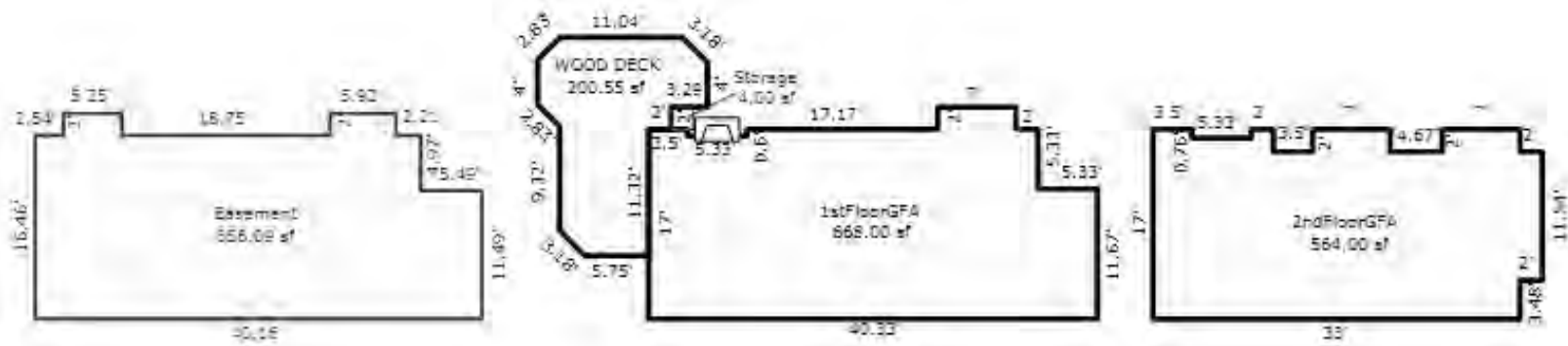
Who When What  
 TPC 06/23/2022 INSPECTED  
 TPC 04/26/2017 INSPECTED  
 WAS 12/23/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family 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 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1998	Remodeled 0	Ex	X Ord	Min												
Condition: Average		Size of Closets														
Room List		Doors	Solid	X H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	656	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		0 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X Ord.	Min												
		No. of Elec. Outlets														
		Many	X Ave.	Few												
		(13) Plumbing														
		1	Average Fixture(s)													
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer														
		1	Public Water													
		1	Public Sewer													
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Class: C +10 Effec. Age: 10 Floor Area: 1,232 Total Base New : 222,776 Total Depr Cost: 24,051 Estimated T.C.V: 55,317														
		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998 (11) Heating System: Forced Heat & Cool Ground Area = 616 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 616 Total: 186,437 20,127 Other Additions/Adjustments Recreation Room 656 13,041 1,408 Plumbing Average Fixture(s) 1 1,518 164 3 Fixture Bath 1 4,777 516 Deck Treated Wood 200 4,250 459 Water/Sewer Public Water 1 1,536 166 Public Sewer 1 1,536 166 Built-Ins Appliance Allow. 1 2,845 307 Fireplaces Interior 2 Story 1 6,836 738 Unit-in-Place Cost Items 1 0 0 * Totals: 222,776 24,051 Notes: ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV: 55,317														

\*\*\* 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.
CHRISTO KALIOPE	SWEET REALTY LLC	220,000	01/31/2006	WD	03-ARM'S LENGTH	889:903	OTHER	100.0
HISTORIC PROP	CHRISTO	82,900	06/24/1998	WD	03-ARM'S LENGTH	481:238	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 FISH HOUSE 1H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SWEET REALTY LLC 15689 SADDLE RIDGE LN GRANGER IN 46536	MAP #: 17					
	2024 Est TCV 215,317 TCV/TFA: 174.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST							
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value		
L481 P238/98 DC L889 P902/06 L889 P903/06 UNIT 1H FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			H604 FISHH FISH HOUSE 160K	1 Units	160000.00000	100				160,0
			0.00 Total Acres			Total Est. Land Value =				160,000

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
DUPLEX TYPE UNIT	X	X	X				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	80,000	27,700	107,700			76,757C
Rolling							
Low							
X High	2023	75,000	22,400	97,400			73,102C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2022	55,000	19,200	74,200			69,621C
Ravine							
Wetland							
Flood Plain	2021	40,000	31,600	71,600			67,397C

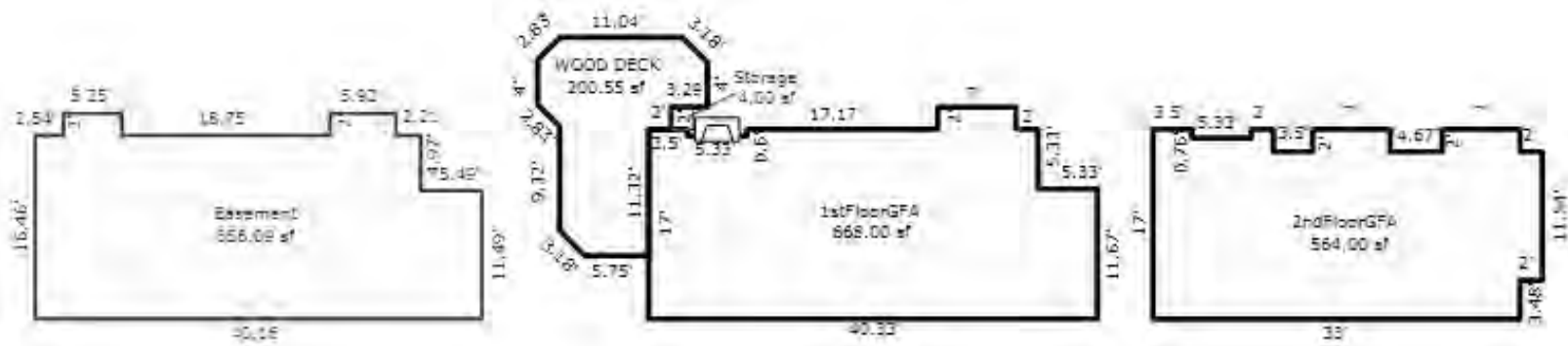
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/23/2022	INSPECTED	2023	75,000	22,400	97,400			73,102C
TPC	04/26/2017	INSPECTED	2022	55,000	19,200	74,200			69,621C
WAS	12/23/2007	INSPECTED	2021	40,000	31,600	71,600			67,397C

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

Building Type		(3) Roof (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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,232 Total Base New : 222,776 Total Depr Cost: 24,051 Estimated T.C.V: 55,317			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ex. X Ord. Min		Ground Area = 616 SF Floor Area = 1232 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			2 Story Siding Basement			Total: 186,437 20,127		Other Additions/Adjustments		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Recreation Room			656 13,041 1,408		Plumbing	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Average Fixture(s)			1 1,518 164		Deck	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			3 Fixture Bath			2 Fixture Bath			1 4,777 516		Treated Wood	
	Insulation	(8) Basement		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			1 4,250 459		Water/Sewer	
(2) Windows		Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			1 Public Water			1 Public Sewer			1 1,536 166		Public Sewer	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		656 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Water Well			1000 Gal Septic			1 1,536 166		Built-Ins	
(3) Roof		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2000 Gal Septic			Appliance Allow.			1 2,845 307		Fireplaces	
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces			Lump Sum Items:			Interior 2 Story			1 6,836 738		Unit-in-Place Cost Items		
X	Asphalt Shingle	(16) Porches/Decks		Chimney: Brick			Notes:			ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:			1 0 0 *		Totals: 222,776 24,051	
Chimney: Brick		(17) Garage		Joists: Unsupported Len: Cntr.Sup:			55,317									

\*\*\* 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.
HANSEN ROBERT D & ELEANOR	DOW STEPHEN J & JANET	171,000	08/12/2003	WD	03-ARM'S LENGTH	755:821	OTHER	100.0
KUSHNER	HANSEN	93,000	08/27/1999	WD	03-ARM'S LENGTH	521:618	REALTOR	0.0
HISTORIC PROP	KUSHNER	77,900	01/30/1998	WD	03-ARM'S LENGTH	465:29	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 FISH HOUSE 2A	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DOW STEPHEN J & JANET 1184 NORTHOVER DR BLOOMFIELD HILLS MI 48304	MAP #: 17					
	2024 Est TCV 215,580 TCV/TFA: 173.85					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L465 P029 L521 P618/99 L755 P821/03 UNIT 2A FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H604 FISHH FISH HOUSE 160K	1	Units	160000.00000	100	160,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 160,000					
DUPLEX TYPE UNIT									



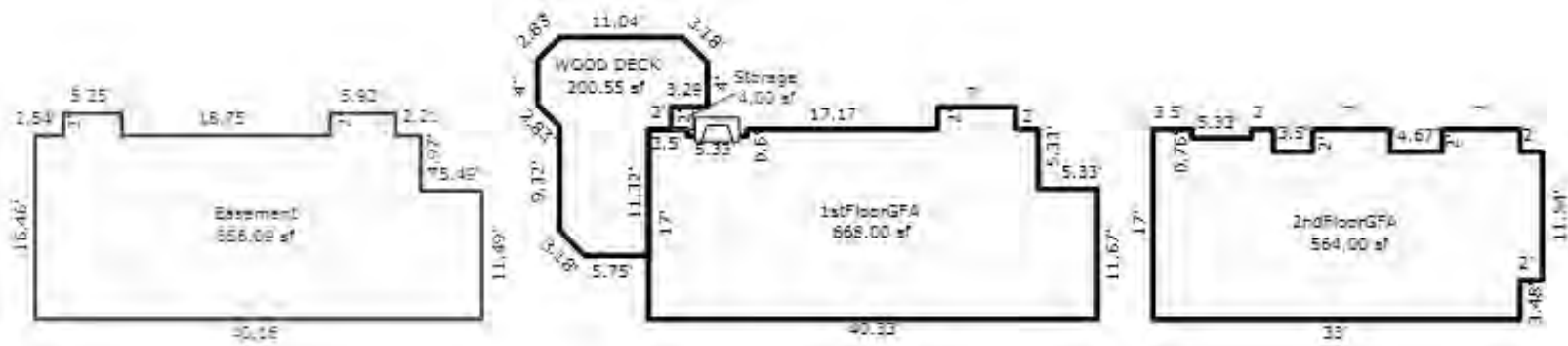
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	80,000	27,800	107,800			76,877C
Who When What	2023	75,000	22,500	97,500			73,217C
TPC 04/26/2017 INSPECTED	2022	55,000	19,300	74,300			69,731C
WAS 12/23/2007 INSPECTED	2021	40,000	31,800	71,800			67,504C

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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 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1998	Remodeled 0	Ex	X Ord	Min												
Condition: Average		Trim & Decoration														
Room List		Doors	Lg	X Ord	Small											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	656	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		0 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X Ord.	Min												
		No. of Elec. Outlets														
		Many	X Ave.	Few												
		(13) Plumbing														
		1	Average Fixture(s)													
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer														
		1	Public Water													
		1	Public Sewer													
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998														
		(11) Heating System: Forced Heat & Cool														
		Ground Area = 620 SF Floor Area = 1240 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8														
		Building Areas														
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
		2 Story	Siding	Basement	620											
		Other Additions/Adjustments			Total:	187,463	20,241									
		Recreation Room			656	13,041	1,408									
		Plumbing														
		Average Fixture(s)			1	1,518	164									
		3 Fixture Bath			1	4,777	516									
		Deck														
		Treated Wood			200	4,250	459									
		Water/Sewer														
		Public Water			1	1,536	166									
		Public Sewer			1	1,536	166									
		Built-Ins														
		Appliance Allow.			1	2,845	307									
		Fireplaces														
		Interior 2 Story			1	6,836	738									
		Unit-in-Place Cost Items														
					1	0	0	*								
		Totals:				223,802	24,165									
		Notes:														
		ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:					55,580									

\*\*\* 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.
RABAUT ROBERT & SANDRA	RABAUT ROBERT & SANDRA	1	07/13/2018	QC	09-FAMILY	1345P635	OTHER	0.0
ROBINSON	RABAUT	170,000	08/30/2001	WD	03-ARM'S LENGTH	598:731	PROPERTY TRANSFER	0.0
KUSHNER	ROBINSON	130,000	10/23/2000	WD	03-ARM'S LENGTH	558:55	OTHER	0.0
HISTORIC PROP	KUSHNER	77,900	01/30/1998	WD	03-ARM'S LENGTH	465:30	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 FISH HOUSE 2B	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RABAUT ROBERT & SANDRA 248 RIDGEMONT GROSSE POINTE MI 48236	MAP #: 17					
	2024 Est TCV 215,580 TCV/TFA: 173.85					

X	Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H604 FISHH FISH HOUSE 160K	1	Units	160000	0.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =		160,000

Tax Description  
L465 P030/98 L558 P55/00 L598 P731/01  
UNIT 2B FISH HOUSE CONDOMINIUM REC IN  
L455 P726-786/1ST AMEND L853 P323-328 SEC  
14 T29N R14W.

Comments/Influences  
DUPLEX TYPE UNIT



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	80,000	27,800	107,800			76,877C
2023	75,000	22,500	97,500			73,217C
2022	55,000	19,300	74,300			69,731C
2021	40,000	31,800	71,800			67,504C

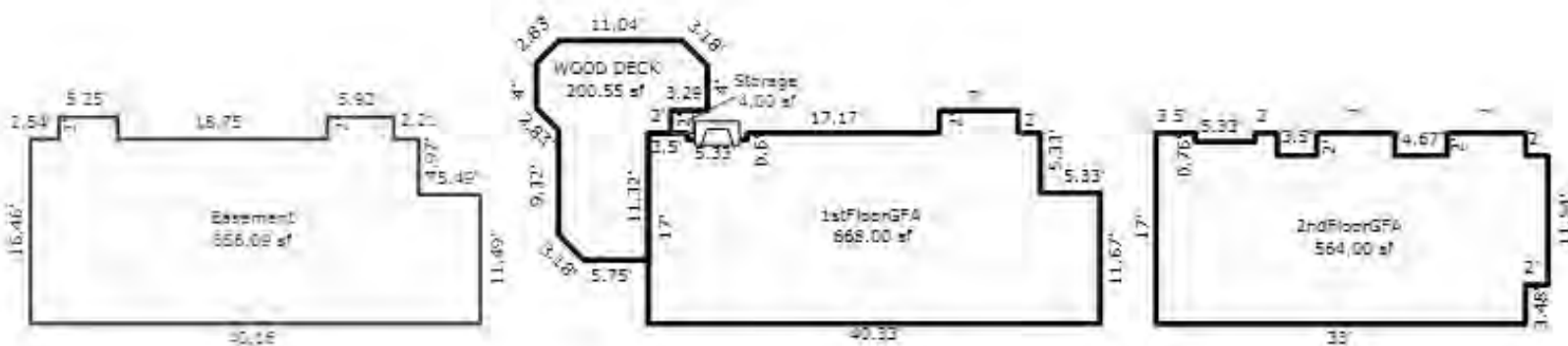
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,240 Total Base New : 223,802 Total Depr Cost: 24,165 Estimated T.C.V: 55,580			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998			
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ex. X Ord. Min		Ground Area = 620 SF Floor Area = 1240 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8			
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric			2 Story Siding Basement			Total: 187,463 20,241		Other Additions/Adjustments			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Recreation Room			656 13,041 1,408		Plumbing		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Average Fixture(s)			1 1,518 164		Deck		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			3 Fixture Bath			2 Fixture Bath			1 4,777 516		Treated Wood		
	Insulation	Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			Softener, Auto			Softener, Manual			1 1,536 166		Water/Sewer		
(2) Windows		Many	X	Large	No Plumbing			Extra Toilet			Public Water			1 1,536 166		Built-Ins	
X	Avg. X Avg. Few Small	(8) Basement		3 Fixture Bath			Extra Sink			Ceramic Tile Floor			1 2,845 307		Fireplaces		
	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			Ceramic Tile Wains			Ceramic Tub Alcove Vent Fan			1 6,836 738		Interior 2 Story		
(3) Roof		(9) Basement Finish		1			Ceramic Tub Alcove Vent Fan			Unit-in-Place Cost Items			1 0 0		Notes:		
X	Gable Hip Flat	Gambrel Mansard Shed	656 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water			Recreation Room			1 0 0		ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV: 55,580	
X	Asphalt Shingle	(10) Floor Support		1			Public Sewer			Plumbing			1 1,518 164		Totals: 223,802 24,165		
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1			Water Well			Average Fixture(s)			1 4,777 516		Lump Sum Items:		
				1			1000 Gal Septic 2000 Gal Septic			3 Fixture Bath			1 4,777 516				

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



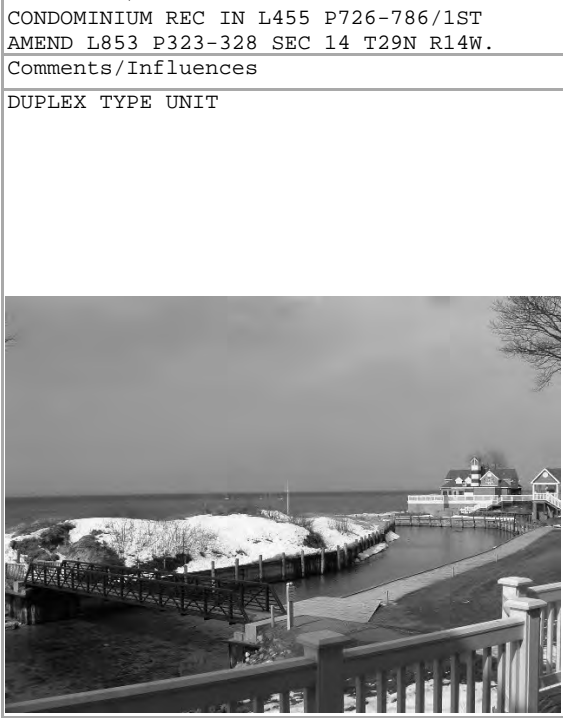
UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KREBS FRANC J & MARY ANN	JACOBS LISA R & DANNY E	134,000	04/18/2014	WD	03-ARM'S LENGTH	1196P443	PROPERTY TRANSFER	100.0
HISTORIC PROP	KREBS	77,900	01/30/1998	WD	03-ARM'S LENGTH	464:479	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 FISH HOUSE 2C	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JACOBS LISA R & DANNY E 5898 ORCHARD WOODS DR WEST BLOOMFIELD MI 48324	MAP #: 17					
	2024 Est TCV 215,580 TCV/TFA: 173.85					

X	Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
H604 FISHH FISH HOUSE 160K			1	Units	160000.00000	100	160,0	
			0.00	Total Acres	Total Est. Land Value =		160,000	



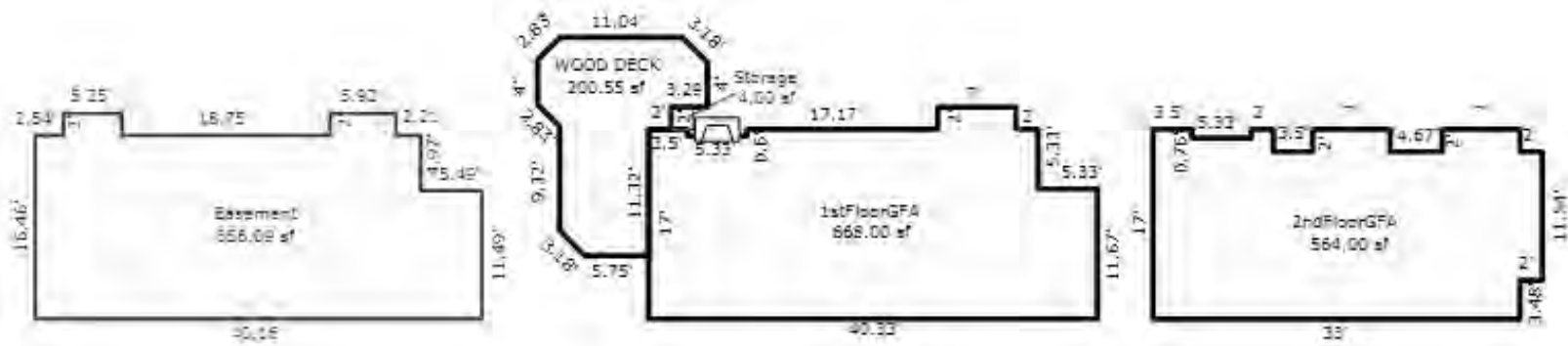
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	80,000	27,800	107,800			76,877C
	2023	75,000	22,500	97,500			73,217C
	2022	55,000	19,300	74,300			69,731C
	2021	40,000	31,800	71,800			67,504C

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

Building Type		(3) Roof (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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,240 Total Base New : 223,802 Total Depr Cost: 24,165 Estimated T.C.V: 55,580			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:						
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998					
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ex.		X	Ord.		Min				
Condition: Average		Size of Closets		Lg	X	Ord		Small	Plumbing			Average Fixture(s)		1					
Room List		Doors		Solid	X	H.C.	(12) Electric			0		Amps Service	2		3 Fixture Bath				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0			Amps Service		No. of Elec. Outlets		Many		X	Ave.		Few
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing		1		Average Fixture(s)	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3		Fixture Bath		2		Fixture Bath		Softener, Auto	
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			1		Public Water		1		Public Sewer		Water Well	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			1		Public Water		1		Public Sewer		Water Well	
(3) Roof		656	Recreation	SF			(14) Water/Sewer			1		Public Water		1		Public Sewer		Water Well	
X	Gable Hip Flat		Gambrel Mansard Shed	Living	SF	Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			1		Public Water		1		Public Sewer		Water Well	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			1		Public Water		1		Public Sewer		Water Well	
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			1		Public Water		1		Public Sewer		Water Well	

\*\*\* 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.
KREBS FRANC J & MARY ANN	WITTE JAMES L & PAMELA G	128,000	10/09/2015	WD	03-ARM'S LENGTH	1242P376	PROPERTY TRANSFER	100.0
MACDONALD	KREBS	110,000	01/03/2000	WD	03-ARM'S LENGTH	533:101	PROPERTY TRANSFER	0.0
HISTORIC PROP	HARRISON	74,122	09/08/1998	WD	03-ARM'S LENGTH	487:676	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 FISH HOUSE 2D	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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WITTE JAMES L & PAMELA G TRUST	MAP #: 17					
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3563 ZOE LANE NE	2024 Est TCV 215,580 TCV/TFA: 173.85					
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GRAND RAPIDS MI 49525	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST			
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Tax Description	Public Improvements	* Factors *				
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L487 P676 L533 L101/00 UNIT 2D FISH HOUSE	Dirt Road	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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CONDOMINIUM REC IN L455 P726-786/1ST	Gravel Road	H604 FISHH FISH HOUSE 160K	1	Units	160000.00000	100		160,0
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AMEND L853 P323-328 SEC 14 T29N R14W.	Paved Road	0.00 Total Acres Total Est. Land Value = 160,000					
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Comments/Influences	Storm Sewer							
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DUPLEX TYPE UNIT	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	80,000	27,800	107,800	76,877C
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TPC 04/26/2017 INSPECTED			2023	75,000	22,500	97,500	73,217C
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WAS 12/23/2007 INSPECTED			2022	55,000	19,300	74,300	69,731C
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			2021	40,000	31,800	71,800	67,504C
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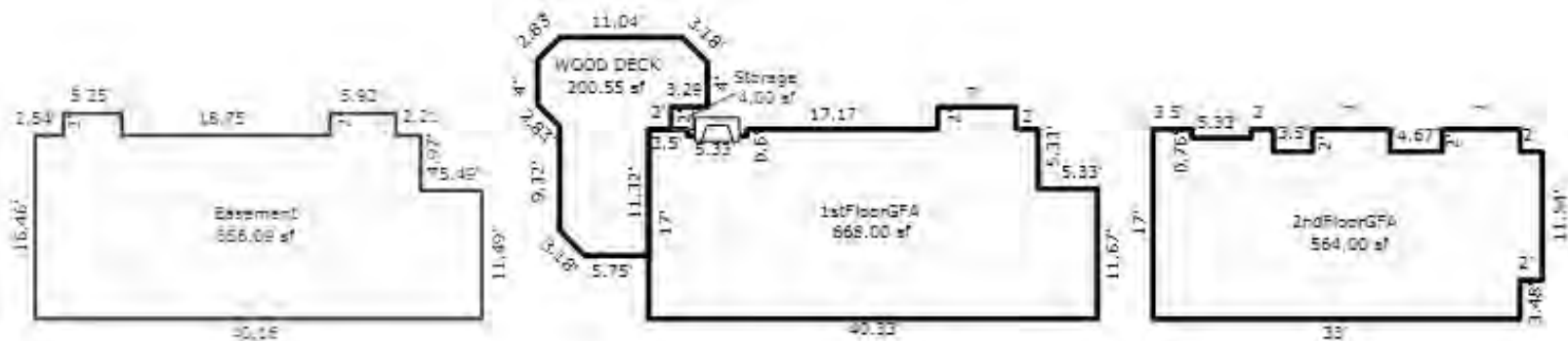
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 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,240 Total Base New : 223,802 Total Depr Cost: 24,165 Estimated T.C.V: 55,580			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998			
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ex. X Ord. Min		Ground Area = 620 SF Floor Area = 1240 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8			
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric			2 Story Siding Basement			Total: 187,463 20,241		Other Additions/Adjustments			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Recreation Room			656 13,041 1,408		Plumbing		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Average Fixture(s)			1 1,518 164		Deck		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			3 Fixture Bath			Treated Wood			1 4,777 516		Water/Sewer		
(2) Windows		(8) Basement		Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water			1 1,536 166		Built-Ins		
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Sewer			Public Sewer			1 1,536 166		Fireplaces	
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			1000 Gal Septic			Appliance Allow.			1 2,845 307		Interior 2 Story		
(3) Roof		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2000 Gal Septic			Fireplaces			1 6,836 738		Unit-in-Place Cost Items		
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Garage		Lump Sum Items:			1 Public Water			Interior 2 Story			1 0 0 *		Notes:	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		656 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water			Interior 2 Story			1 0 0 *		ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV: 55,580		
Chimney: Brick		Totals:		656 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water			Interior 2 Story			1 0 0 *		ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV: 55,580		

\*\*\* 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.
GIROUX CARL L & MARSHA J	CINCINNATUS LLC	159,900	05/30/2019	WD	03-ARM'S LENGTH	1360P426	PROPERTY TRANSFER	100.0
HISTORIC PROP	GIROUX	77,900	01/30/1998	WD	03-ARM'S LENGTH	472:382	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 FISH HOUSE 2E	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CINCINNATUS LLC 1429 DEVONSHIRE RD GROSSE POINTE MI 48230	MAP #: 17					
	2024 Est TCV 215,580 TCV/TFA: 173.85					

	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Rate %Adj. Reason Value
			H604 FISHH FISH HOUSE 160K	1	Units	160000.00000 100 160,0
			0.00 Total Acres			Total Est. Land Value = 160,000

Tax Description  
L472 P382/98 UNIT 2E FISH HOUSE  
CONDOMINIUM REC IN L455 P726-786/1ST  
AMEND L853 P323-328 SEC 14 T29N R14W.  
Comments/Influences

DUPLEX TYPE UNIT



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

Topography of Site

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

Who	When	What
TPC	04/26/2017	INSPECTED
WAS	12/23/2007	INSPECTED

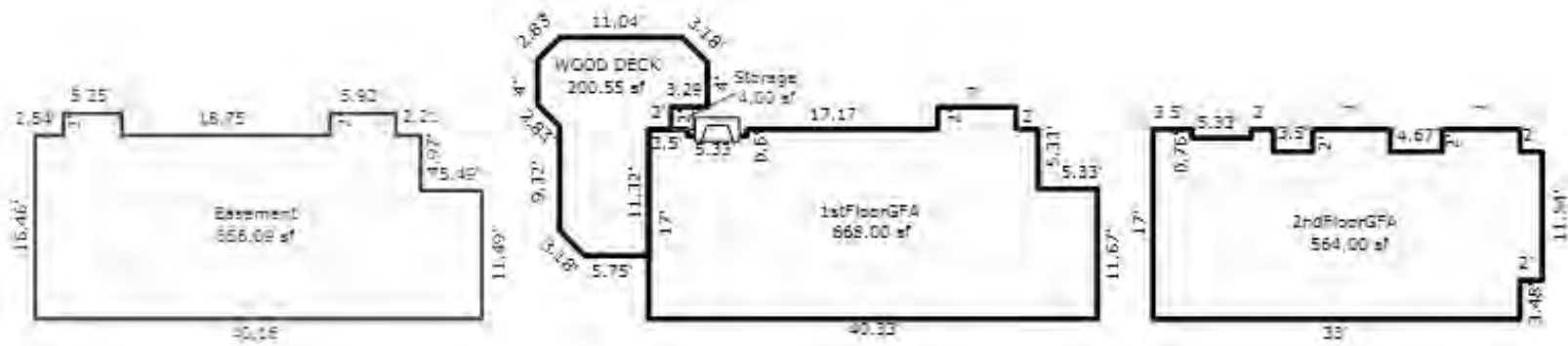
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	80,000	27,800	107,800			80,027C
2023	75,000	22,500	97,500			76,217C
2022	55,000	19,300	74,300			72,588C
2021	40,000	31,800	71,800			70,270C

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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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,240 Total Base New : 223,802 Total Depr Cost: 24,165 Estimated T.C.V: 55,580			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:					
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets				
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ex.		X	Ord.		Min			
Condition: Average		Size of Closets			No. of Elec. Outlets			Plumbing			Lg		X	Ord		Small		
Room List		Doors		Solid	X	H.C.	(12) Electric			Lg		X	Ord		Small			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Average Fixture(s)			Lg		X	Ord		Small		
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			2			Lg		X	Ord		Small		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.		Few				
	Insulation	(7) Excavation			Plumbing			1			Lg		X	Ord		Small		
(2) Windows		Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			2			Lg		X	Ord		Small		
X	Many Avg. Few	X	Large Avg. Small	(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			2			Lg		X	Ord		Small
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Water/Sewer			1			Lg		X	Ord		Small		
(3) Roof		656 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			1			Lg		X	Ord		Small		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Sewer			1			Lg		X	Ord		Small	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Water Well			1000 Gal Septic 2000 Gal Septic			Lg		X	Ord		Small		
	Chimney: Brick	Lump Sum Items:			Notes:			ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:			Lg		X	Ord		Small		

\*\*\* 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.
HISTORIC PROP	COHN	77,900	01/30/1998	WD	03-ARM'S LENGTH	465:31	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 FISH HOUSE 2F	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BERGER COHN JANET M TRUST 30755 MISTY PINES FARMINGTON MI 48336	MAP #: 17					
	2024 Est TCV 215,580 TCV/TFA: 173.85					

X	Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST					
			* Factors *					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
			H604 FISHH FISH HOUSE 160K	1	Units	160000.00000	100	160,0
			0.00 Total Acres Total Est. Land Value = 160,000					

Tax Description  
L465 P031 L537 P776/00 UNIT 2F FISH HOUSE  
CONDOMINIUM REC IN L455 P726-786/1ST  
AMEND L853 P323-328 SEC 14 T29N R14W.

Comments/Influences  
DUPLEX TYPE UNIT



- 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	80,000	27,800	107,800			72,712C
2023	75,000	22,500	97,500			69,250C
2022	55,000	19,300	74,300			65,953C
2021	40,000	31,800	71,800			63,847C

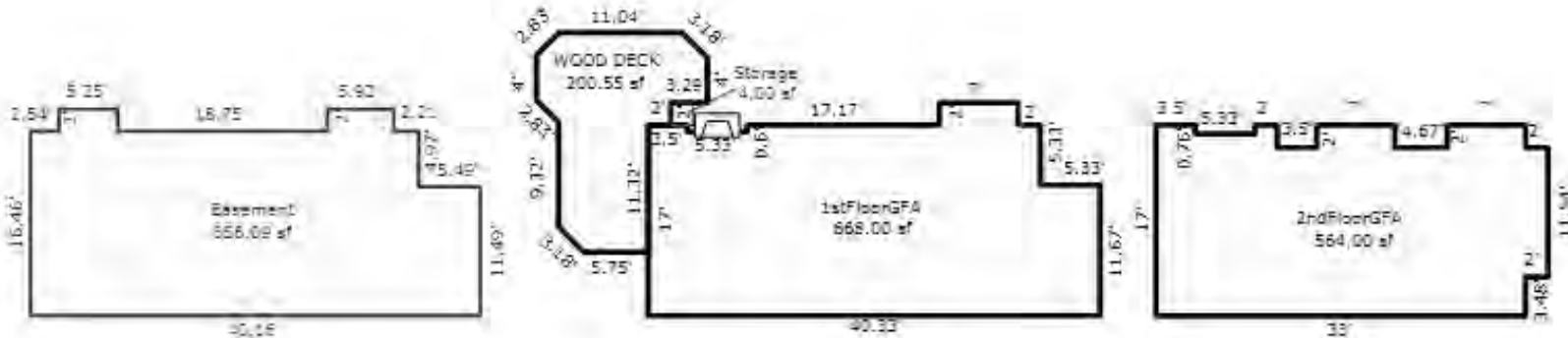
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Who	When	What
TPC	04/26/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 200	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			Class: C +10 Effec. Age: 10 Floor Area: 1,240 Total Base New : 223,802 Total Depr Cost: 24,165 Estimated T.C.V: 55,580			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:							
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998 (11) Heating System: Forced Heat & Cool Ground Area = 620 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas						
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost				
Condition: Average		Size of Closets		Lg	X	Ord		Small	Amps Service			Siding		Basement	Total:	187,463	20,241			
Room List		Doors		Solid	X	H.C.	(12) Electric			2 Story		Other Additions/Adjustments		Recreation Room		656	13,041	1,408		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0			Plumbing		Average Fixture(s)		Average Fixture(s)		1	1,518	164		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Deck		Treated Wood		200	4,250	459
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Public Water		1	1,536	166	
(2) Windows		Many	X	Large			Plumbing			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
X	Avg. Few	X	Avg. Small	(8) Basement			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
(3) Roof		656	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
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			Fireplaces		Interior 2 Story		1	6,836	738	
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
		Notes:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
		ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
		223,802		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
		24,165		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	
		55,580		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			3 Fixture Bath			Fireplaces		Interior 2 Story		1	6,836	738	

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



UNIT 1

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

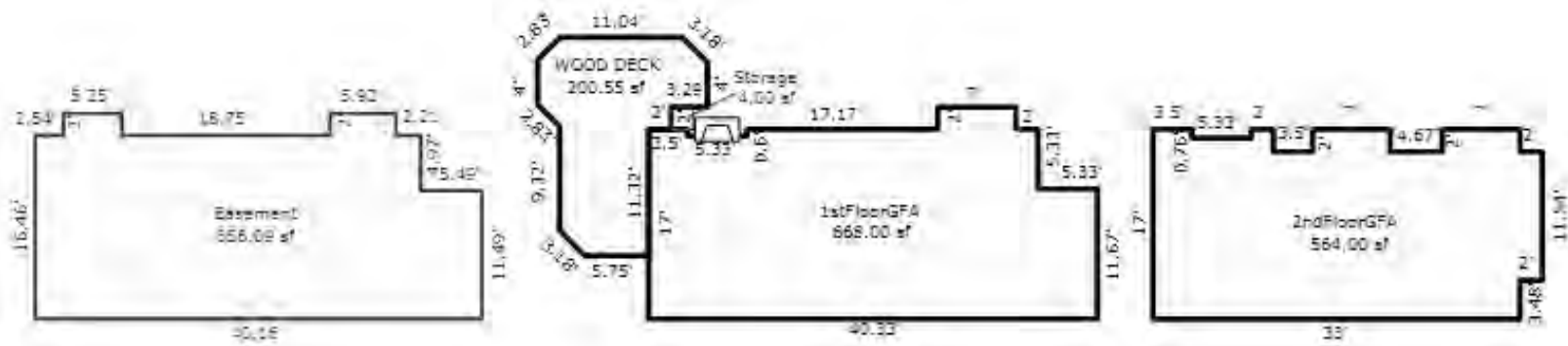
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LAMPHERE CARLA D TRUST	LAMPHERE GORDON W JR TRUS	0	12/12/2014	CD	09-FAMILY	1217P144	DEED	0.0			
LAMPHERE GORDON W & CARLA	LAMPHERE CARLA D	0	04/12/2010	WD	03-ARM'S LENGTH	2010 1045_214Q	DEED	0.0			
MUZZIN	LAMPHERE	175,000	09/24/2001	WD	03-ARM'S LENGTH	602:299	PROPERTY TRANSFER	0.0			
HISTORIC PROP	MUZZIN	77,900	01/30/1998	WD	03-ARM'S LENGTH	465:151	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
2 FISH HOUSE 2G		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
LAMPHERE GORDON W JR TRUST 1153 BRAEBURY WAY TRAVERSE CITY MI 49686		MAP #: 17		2024 Est TCV 215,580 TCV/TFA: 173.85							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST							
L465 P151/98 L602 P299/01 UNIT 2G FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.		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
DUPLICATE TYPE UNIT		Topography of Site		H604 FISHH FISH HOUSE 160K	1	Units	160000.00000	100			160,0
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est. Land Value =					160,000
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who When What		2024	80,000	27,800	107,800			76,877C	
		TPC 04/26/2017 INSPECTED		2023	75,000	22,500	97,500			73,217C	
		WAS 12/23/2007 INSPECTED		2022	55,000	19,300	74,300			69,731C	
				2021	40,000	31,800	71,800			67,504C	

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

Building Type		(3) Roof (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 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1998	Remodeled 0	Ex	X Ord	Min												
Condition: Average		Trim & Decoration			(12) Electric											
Room List		Doors	Solid	X H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service											
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Ex.	X Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998 (11) Heating System: Forced Heat & Cool Ground Area = 620 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 620 Total: 187,463 20,241								
(2) Windows		(7) Excavation			Many	X Ave.	Few	Other Additions/Adjustments Recreation Room 656 13,041 1,408 Plumbing Average Fixture(s) 1 1,518 164 3 Fixture Bath 1 4,777 516 Deck Treated Wood 200 4,250 459 Water/Sewer Public Water 1 1,536 166 Public Sewer 1 1,536 166 Built-Ins Appliance Allow. 1 2,845 307 Fireplaces Interior 2 Story 1 6,836 738 Unit-in-Place Cost Items 1 0 0 *								
X	Many Avg. X Few	Large Avg. Small	Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Notes: ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV: 55,580								
	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			Totals: 223,802 24,165								
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	656 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\*\*\*





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.
MUZZIN	THIEME	175,000	11/05/2001	WD	03-ARM'S LENGTH	610:392	PROPERTY TRANSFER	0.0
HISTORIC PROP	MUZZIN	77,900	01/30/1998	WD	03-ARM'S LENGTH	465:150	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 FISH HOUSE 2H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
THIEME R KEVIN & BRIDGIT H 3885 FOXGLOVE DR NE GRAND RAPIDS MI 49525	MAP #: 17					
	2024 Est TCV 215,580 TCV/TFA: 173.85					

	X Improved	Vacant	Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Rate %Adj. Reason Value
			H604 FISHH FISH HOUSE 160K	1	Units	160000.00000 100 160,0
			0.00 Total Acres			Total Est. Land Value = 160,000

Tax Description  
L465 P150/98 L610 P392/01 UNIT 2H FISH HOUSE CONDOMINIUM REC IN L455 P726-786/1ST AMEND L853 P323-328 SEC 14 T29N R14W.

Comments/Influences  
DUPLICATE TYPE UNIT



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

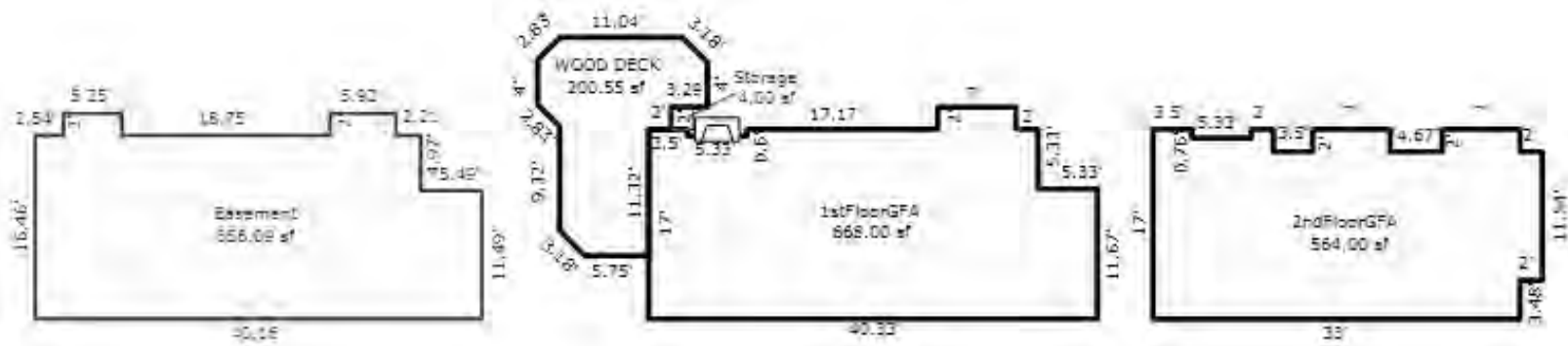
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	80,000	27,800	107,800			76,877C
2023	75,000	22,500	97,500			73,217C
2022	55,000	19,300	74,300			69,731C
2021	40,000	31,800	71,800			67,504C

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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 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1998		Remodeled 0			Ex	X	Ord	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors			Lg	X	Ord	Small								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No./Qual. of Fixtures			0 Amps Service											
(2) Windows		No. of Elec. Outlets			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls C 10 Blt 1998 (11) Heating System: Forced Heat & Cool Ground Area = 620 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas							
	Many Avg. Few				Many	X	Ave.	Few	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	(7) Excavation			(13) Plumbing				2	2 Story	Siding	Basement	620	187,463	20,241	
	Avg. Few				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Recreation Room 656 13,041 1,408 Plumbing Average Fixture(s) 1 1,518 164 3 Fixture Bath 1 4,777 516 Deck Treated Wood 200 4,250 459 Water/Sewer Public Water 1 1,536 166 Public Sewer 1 1,536 166 Built-Ins Appliance Allow. 1 2,845 307 Fireplaces Interior 2 Story 1 6,836 738 Unit-in-Place Cost Items 1 0 0 *							
(3) Roof		(8) Basement			(14) Water/Sewer				Notes: ECF (H604 FISH HOUSE 1/8TH INTEREST) 2.300 => TCV: 55,580							
X	Gable Hip Flat		Basement: 620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 223,802 24,165							
	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support			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.
KORKUS PATRICIA M TRUST A	DECONINCK DERIK & LISA	700,000	03/29/2017	WD	19-MULTI PARCEL ARM'S LE	1291P255	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5772 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/07/2014	PM14-0016	
Owner's Name/Address	P.R.E. 0%		GARAGE	09/28/1993	93001758	100% FINIS
DECONINCK DERIK & LISA 1980 HILLWOOD CT BLOOMFIELD HILLS MI 48304	MAP #: 43		WELL/SEPTIC	09/21/1989	1989-1820	100% FINIS
	2024 Est TCV 1,298,365 TCV/TFA: 900.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements			* Factors *							
1291P255 L306P118 LOT 1, FISHER SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGES 41 AND 42 LEELANAU COUNTY RECORDS. EXCEPT THAT PORTION COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1 OF THE PLAT OF FISHER SHORES, AS THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 73°14'35" EAST 57.21 FEET; THENCE SOUTH 37°08'30" WEST 71.61 FEET; THENCE NORTH 64°48'55" WEST TO THE WESTERLY LINE OF LOT 1; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 29°03'15"	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road		GROUP A 7000/	100.00	200.00	0.9064	0.7953	7000	100		504,590
	X	Paved Road		GROUP A 7000/	100.00	200.00	0.9064	0.7953	7000	50	SURPLUS: DRAIN FIELD & WEL	
	X	Storm Sewer		200 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =			756,886

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
1291P255 L306P118 LOT 1, FISHER SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGES 41 AND 42 LEELANAU COUNTY RECORDS. EXCEPT THAT PORTION COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1 OF THE PLAT OF FISHER SHORES, AS THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 73°14'35" EAST 57.21 FEET; THENCE SOUTH 37°08'30" WEST 71.61 FEET; THENCE NORTH 64°48'55" WEST TO THE WESTERLY LINE OF LOT 1; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 29°03'15"	X	Water		Residential Local Cost Land Improvements				
	X	Sewer		Description	Rate	Size	% Good	Cash Value
	X	Electric		LAND IMPROVEMENTS 5				
	X	Gas			5,000.00	1	100	5,000
		Curb		Total Estimated Land Improvements True Cash Value =				
		Street Lights						5,000
		Standard Utilities						
		Underground Utils.						

Tax Description	X	Improved	Vacant	Topography of Site				
				Level	Rolling	Low	High	Landscaped
1291P255 L306P118 LOT 1, FISHER SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGES 41 AND 42 LEELANAU COUNTY RECORDS. EXCEPT THAT PORTION COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1 OF THE PLAT OF FISHER SHORES, AS THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 73°14'35" EAST 57.21 FEET; THENCE SOUTH 37°08'30" WEST 71.61 FEET; THENCE NORTH 64°48'55" WEST TO THE WESTERLY LINE OF LOT 1; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 29°03'15"	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						



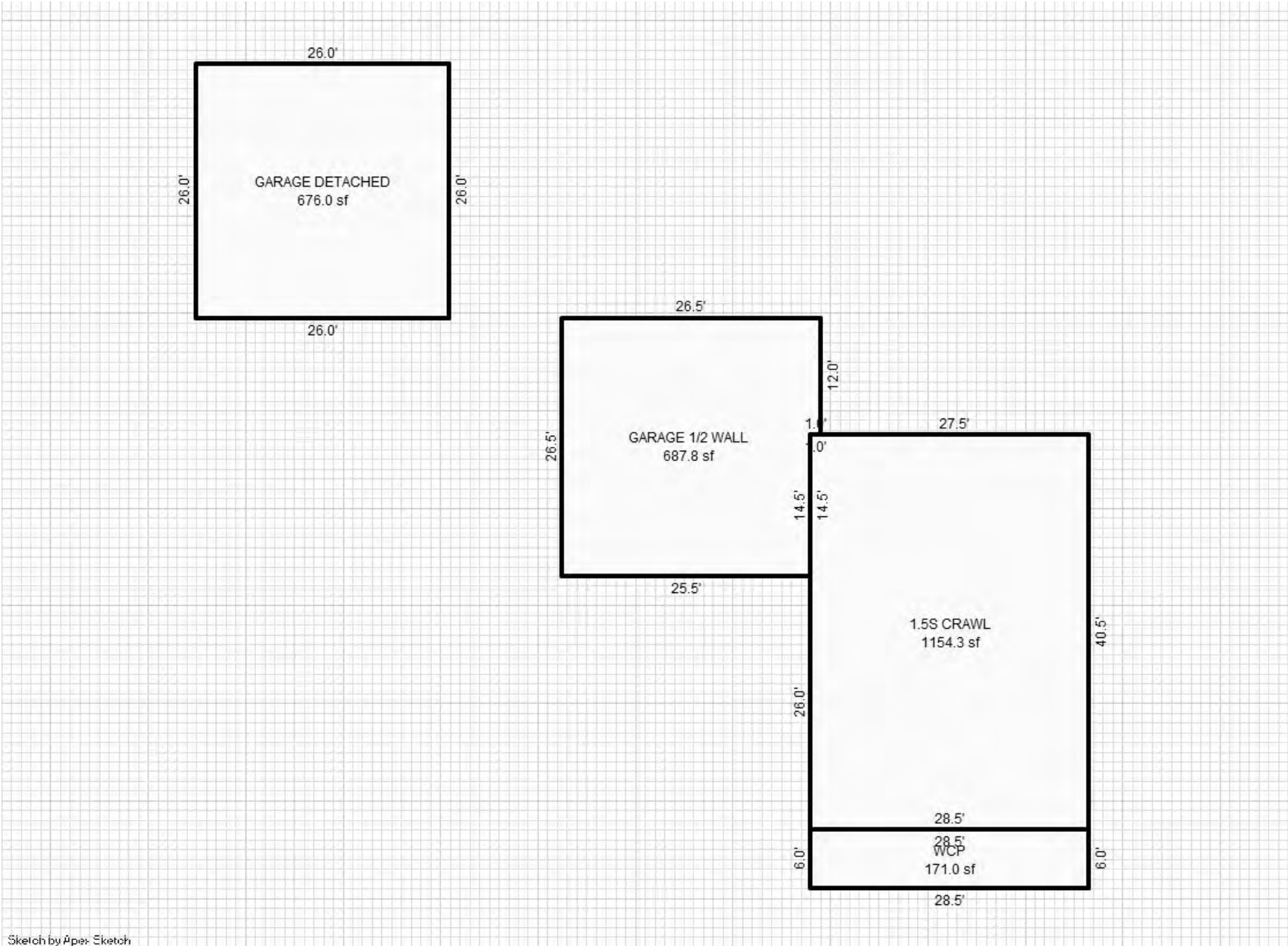
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	378,400	270,800	649,200			299,562C
2023	205,400	204,200	409,600			285,298C
2022	199,800	167,400	367,200			271,713C
2021	173,500	161,900	335,400			263,033C

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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 171	Type WCP (1 Story)	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 687 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	X Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C Effec. Age: 25 Floor Area: 1,442 Total Base New : 275,119 Total Depr Cost: 206,338 Estimated T.C.V: 536,479	E.C.F. X 2.600	Bsmnt Garage:	Carpport Area: Roof:						
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Hot Water Ground Area = 1154 SF Floor Area = 1442 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls C Blt 1990			Total: 186,545 139,909					
Yr Built 1990	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size 1.25 Story Siding Crawl Space 1,154			Cost New Depr. Cost							
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			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 Porches WCP (1 Story) 171 7,432 5,574 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 687 28,895 21,671 Common Wall: 1/2 Wall 1 -1,381 -1,036 Door Opener 2 1,124 843 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 676 28,568 21,426 Door Opener 1 562 421 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Prefab 2 Story 1 3,259 2,444 Totals: 275,119 206,338			Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>					
Room List		Doors Solid X H.C.		(12) Electric 150 Amps Service			Plumbing 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											
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(13) Plumbing			Plumbing 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 X Drywall		(14) Water/Sewer			Plumbing 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/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 1154 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing 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	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing 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	(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing 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 X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Plumbing 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	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Plumbing 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											

\*\*\* 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.
ROSKAM MILTON C & MARY A	DECONINCK ARTHUR TIMOTHY	25,000	09/29/1982	WD	03-ARM'S LENGTH	233P90	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5780 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/17/2009	PM09-0359	
Owner's Name/Address	P.R.E. 0%		LAND USE	06/01/2009	LU09-2163	100% FINIS
DECONINCK ARTHUR TIMOTHY & BIRUTA 3629 WINDING BROOK CIRCLE ROCHESTER HILLS MI 48309	MAP #: 44,43		Mechanical	10/07/2008	PM08-0441	
	2024 Est TCV 1,666,441 TCV/TFA: 457.44		Plumbing	09/11/2007	PP07-0209	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L190P947 L233 P90/82 LOT 2 FISHER SHORES SEC 24 T29N R14W.	X		GROUP A 7000/	100.00	300.00	0.9372	0.8801	7000	100		577,377
Comments/Influences			GROUP A 7000/	75.00	300.00	0.9372	0.8801	7000	50	SURPLUS: ZONING 100'	216,
			175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 793,894								

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Description	Rate	Size	% Good	Cash Value
X	Electric				
X	Gas	5,000.00	1	100	5,000
X	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				
	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	2024	396,900	436,300	833,200
			2023	215,500	328,600	544,100			212,779C											
			2022	192,800	269,100	461,900			202,647C											
			2021	167,900	260,200	428,100			196,174C											



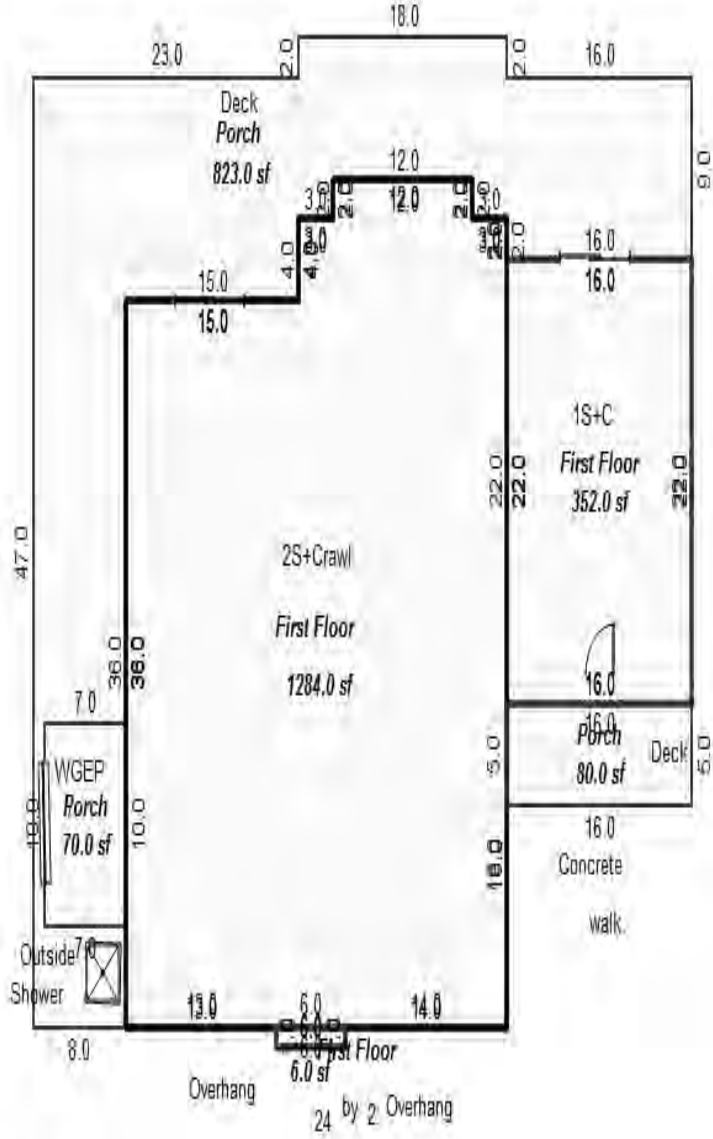
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 70 823 80	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: 2008 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: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 3,643 Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600		Bsmnt Garage:																																																																																																																				
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600		Carpport Area: Roof:																																																																																																																		
Yr Built 1983	Remodeled 1993	Ex	X	Ord	Min	Size of Closets			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																				
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																				
Room List		Doors	Solid	X	H.C.	(12) Electric			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																				
Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			200 Amps Service			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																				
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																					
X	Insulation	X	Drywall	No. of Elec. Outlets			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																						
(2) Windows		(7) Excavation			(13) Plumbing			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																					
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small	Basement: 0 S.F. Crawl: 1636 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																				
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 513,267 Total Depr Cost: 333,672 Estimated T.C.V: 867,547			E.C.F. X 2.600																																																																																																																					
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<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1983</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1636 SF Floor Area = 3643 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,284</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>352</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>48</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>419,125</td> <td>272,479</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</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>987</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>9,555</td> <td>6,211</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,197</td> <td>2,078</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1,398</td> <td>909</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>3,251</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>3,882</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>70</td> <td>7,807</td> <td>5,075</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>80</td> <td>2,328</td> <td>1,513</td> </tr> <tr> <td>Treated Wood</td> <td>823</td> <td>10,987</td> <td>7,142</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>896</td> <td>42,408</td> <td>27,565</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,124</td> <td>731</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,284			1 Story	Siding	Crawl Space	352			0.5 Story	Siding	Overhang	6			1 Story	Siding	Overhang	48			1 Story	Siding	Overhang	672			Total:				419,125	272,479	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	1,518	987	3 Fixture Bath	2	9,555	6,211	2 Fixture Bath	1	3,197	2,078	Separate Shower	1	1,398	909	Water/Sewer				1000 Gal Septic	1	5,002	3,251	Water Well, 100 Feet	1	5,973	3,882	Porches				WGEP (1 Story)	70	7,807	5,075	Deck				Treated Wood	80	2,328	1,513	Treated Wood	823	10,987	7,142	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	896	42,408	27,565	Door Opener	2	1,124	731
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Sketch by Apex Media™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAULSTICH GEROG L JR & A	FAULSTICH KENDALL P ET AL	10	11/30/2001	WD	09-FAMILY	616P719	DEED	100.0
ROSKAM MILTON C & MARY A	FAULSTICH GEORGE L JR & A	20,000	04/19/1985	WD	03-ARM'S LENGTH	253P794	OTHER	0.0
ROSKAM MILTON C & MARY A	FAULSTICH GEORGE L JR & A	0	06/01/1982	MLC	03-ARM'S LENGTH	230P804	OTHER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 44

Owner's Name/Address: FAULSTICH KENDALL P ET AL  
 C/O FAULSTICH GEORGE L JR  
 267 BROAD ST  
 PORTSMOUTH NH 03801  
 2024 Est TCV 753,705

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

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

L230 P804/82 L253 P794/85 L616 P719/01  
 LOT 3 FISHER SEC 24 T29N R14W.  
 130 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 753,705

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	376,900	0	376,900			116,062C
2023	204,600	0	204,600			110,536C
2022	155,300	0	155,300			105,273C
2021	129,400	0	129,400			101,910C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSKAM MILTON C & DIANE	FAULSTICH GEORGE L JR & A	40,000	09/23/1978	WD	03-ARM'S LENGTH	204P214	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5816 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/05/2022	PM21-1088	100% FINIS
Owner's Name/Address	P.R.E. 100% 09/01/2021		Plumbing	01/05/2022	PP21-0407	100% FINIS
FAULSTICH GEORGE L JR & ANNE S 267 BROAD ST PORTSMOUTH NH 03801	MAP #: 44		Res. Add/Alter/Repair	12/02/2021	PB21-0578	100% FINIS
	2024 Est TCV 1,854,103 TCV/TFA: 437.49		Electrical	11/09/2021	PE21-0810	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
				* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L190P947 L204P214 LOT 4 FISHER SHORES SEC 24 T29N R14W.	X	Dirt Road		GROUP A 7000/	100.00	425.00	1.0299	0.9602	7000	100		692,215
		Gravel Road		GROUP A 7000/	20.00	425.00	1.0299	0.9602	7000	50	SURPLUS: ZONING 100'	69,
		Paved Road		120 Actual Front Feet, 1.17 Total Acres Total Est. Land Value = 761,436								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description					Rate	Size	% Good	Cash Value
		Water		D/W/P: Asphalt Paving					3.71	10000	0	0
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description					Rate	Size	% Good	Cash Value
		Gas		LAND IMPROVEMENTS 75					7,500.00	1	100	7,500
		Curb		Total Estimated Land Improvements True Cash Value = 7,500								
		Street Lights										
		Standard Utilities										
		Underground Utils.										



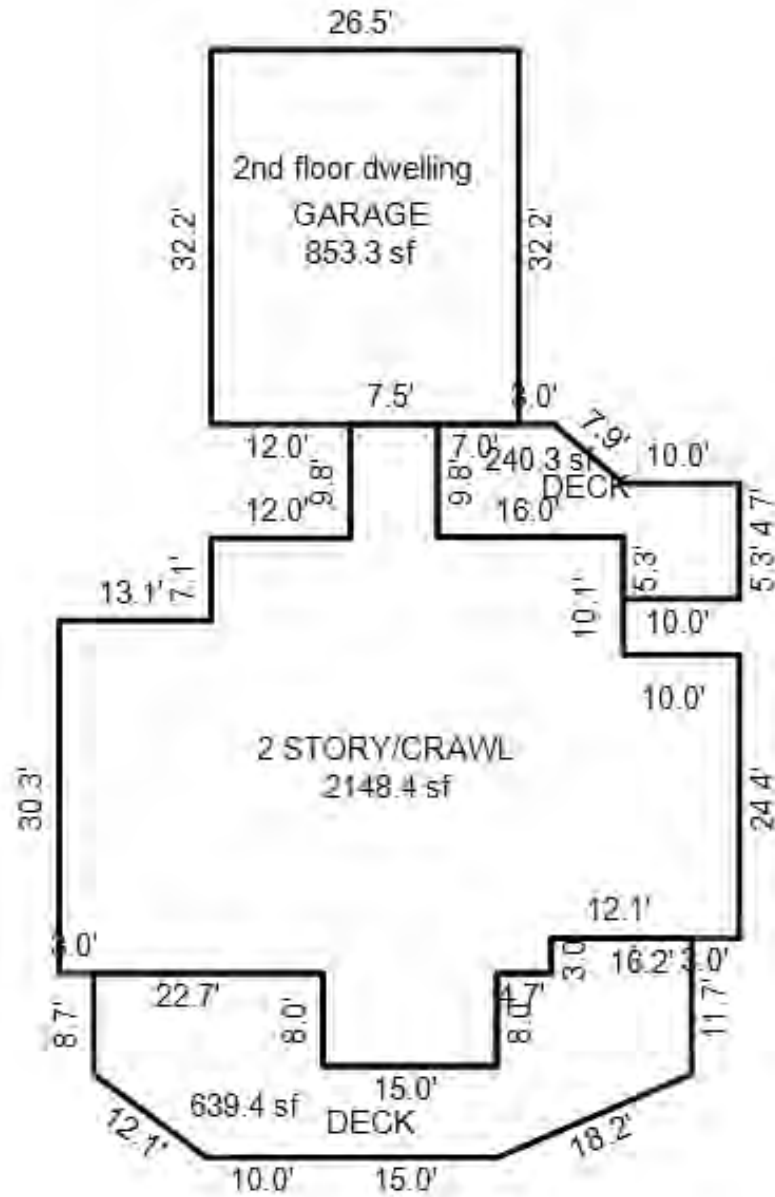
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	380,700	546,400	927,100			282,246C
	Rolling		2023	206,700	411,700	618,400			268,806C
	Low		2022	176,400	317,500	493,900			225,816C
	High		2021	154,900	304,900	459,800		459,800W	217,182C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC 05/13/2022	INSPECTED							
	TPC 11/16/2021	INSPECTED							
	TPC 04/20/2017	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	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 1 Direct-Vented Ga	Area 88 639 240	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Class: C +10 Effec. Age: 30 Floor Area: 4,238 Total Base New : 596,237 Total Depr Cost: 417,372 Estimated T.C.V: 1,085,167		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			200		Amps Service		No./Qual. of Fixtures								
Yr Built 1980	Remodeled 2022	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls		C 10 Blt 1980									
Condition: Average		Size of Closets		200			Amps Service			Ground Area = 2148 SF		Floor Area = 4238 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Basement	1st Floor	(5) Floors		Kitchen:			Average Fixture(s)			2 Story		Siding		Crawl Space		1,237		498,199		348,747		
2nd Floor	3 Bedrooms	Kitchen:		Other: Carpeted			3 Fixture Bath			1 Story		Siding		Crawl Space		911						
(1) Exterior		Other: Hardwood		2			2 Fixture Bath			1 Story		Siding		Overhang		853		Total:				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1			Softener, Auto			Other Additions/Adjustments		Average Fixture(s)		1		1,518		1,063				
X	Insulation	(7) Excavation		2			Softener, Manual			Plumbing		3 Fixture Bath		1		4,777		3,344				
(2) Windows		Basement: 0 S.F.		1			Solar Water Heat			Plumbing		2 Fixture Bath		1		3,197		2,238				
X	Many Avg. Few	X	Large Avg. Small	Crawl: 2148 S.F.			No Plumbing			Water/Sewer		1000 Gal Septic		1		5,002		3,501				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Slab: 0 S.F.			Extra Toilet			Porches		Ceramic Tile Floor		1		5,973		4,181				
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Height to Joists: 0.0			Extra Sink			Deck		Water Well, 100 Feet		1		7,210		5,047				
(3) Roof		(9) Basement Finish		1			Separate Shower			Treated Wood		Ceramic Tile Wains		1		9,112		6,378				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Ceramic Tub Alcove Vent Fan			Treated Wood		Ceramic Tile Floor		240		4,802		3,361			
X	Asphalt Shingle	(10) Floor Support		1			Public Water			Garages		1000 Gal Septic		1		43,857		30,700				
Chimney: Metal		Joists: 2X12X16 Unsupported Len: 12 Cntr.Sup:		1			Public Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		2000 Gal Septic		1		-1,603		-1,122				
				Lump Sum Items:						Base Cost				2		1,405		983				
										Door Opener				1		2,845		1,991				
										Appliance Allow.				1		2,845		1,991				
										<<<<< 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.
FAULSTICH GEROG E L JR & A	FAULSTICH KENDALL P ET AL	0	11/30/2001	WD	09-FAMILY	616P716	DEED	100.0
ROSKAM MILTON C & DIANE	FAULSTICH GEORGE L JR & A	40,000	09/23/1978	WD	03-ARM'S LENGTH	204P214	DEED	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 44

Owner's Name/Address: FAULSTICH KENDALL P & FAULSTICH BLAIR & BARTON AMY  
 267 BROAD ST  
 PORTSMOUTH NH 03801  
 2024 Est TCV 747,570

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	100.00	436.00	1.0525	0.9663	7000	100		711,971
Gravel Road	10.00	436.00	1.0525	0.9663	7000	50	SURPLUS: ZONING 100'	35,
110 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value = 747,570

Tax Description: L616 P716/01 LOT 5 FISHER SHORES  
 ACCORDING TO THE PLAT THEREOF AS RECORDED  
 IN LIBER 7 OF PLATS ON PAGES 41 AND 42  
 SEC 24 T29N R14W.

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	373,800	0	373,800			98,206C
2023	202,900	0	202,900			93,530C
2022	173,200	0	173,200			89,077C
2021	152,500	0	152,500			86,232C

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HASSELBECK MICHAEL E & ED	HASSELBECK MICHAEL E & ED	0	02/16/2023	PTA	09-FAMILY	2023000756	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5868 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/15/2005	PE05-0463	
	P.R.E. 100% 05/10/1994		Res. Garage, Attached	07/22/2005	PB05-0385	
Owner's Name/Address	MAP #: 44		GARAGE	07/07/2005	2021/05	
HASSELBECK MICHAEL E & EDNA M 5868 S DUNNS FARM RD MAPLE CITY MI 49664	2024 Est TCV 1,207,968 TCV/TFA: 428.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE											
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L233 P185 L283 P323 L345 P597/92 2003 INTEREST REVISED (REF: INT SPLIT 006-605-006-01) 2006 INTEREST REVISED (FROM COMBINATION OF 006-605-006-01) LOT 6 FISHER SHORES SEC 24 T29N R14W.	X		Dirt Road											
	X		Gravel Road											
	X		Paved Road											
	X		Storm Sewer											
	X		Sidewalk											
	X		Water											
	X		Sewer											
	X		Electric											
TO LOW TO BUILD NEAR LAKE	X		Gas											
	X		Curb											
	X		Street Lights											
	X		Standard Utilities											
	X		Underground Utils.											



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	213,100	390,900	604,000			316,299C
	Rolling		2023	159,800	294,600	454,400			301,238C
	Low		2022	153,400	258,400	411,800			286,894C
	High		2021	127,800	249,800	377,600			277,729C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What							
TPC	04/20/2017	INSPECTED							
WAS	10/28/2007	INSPECTED							

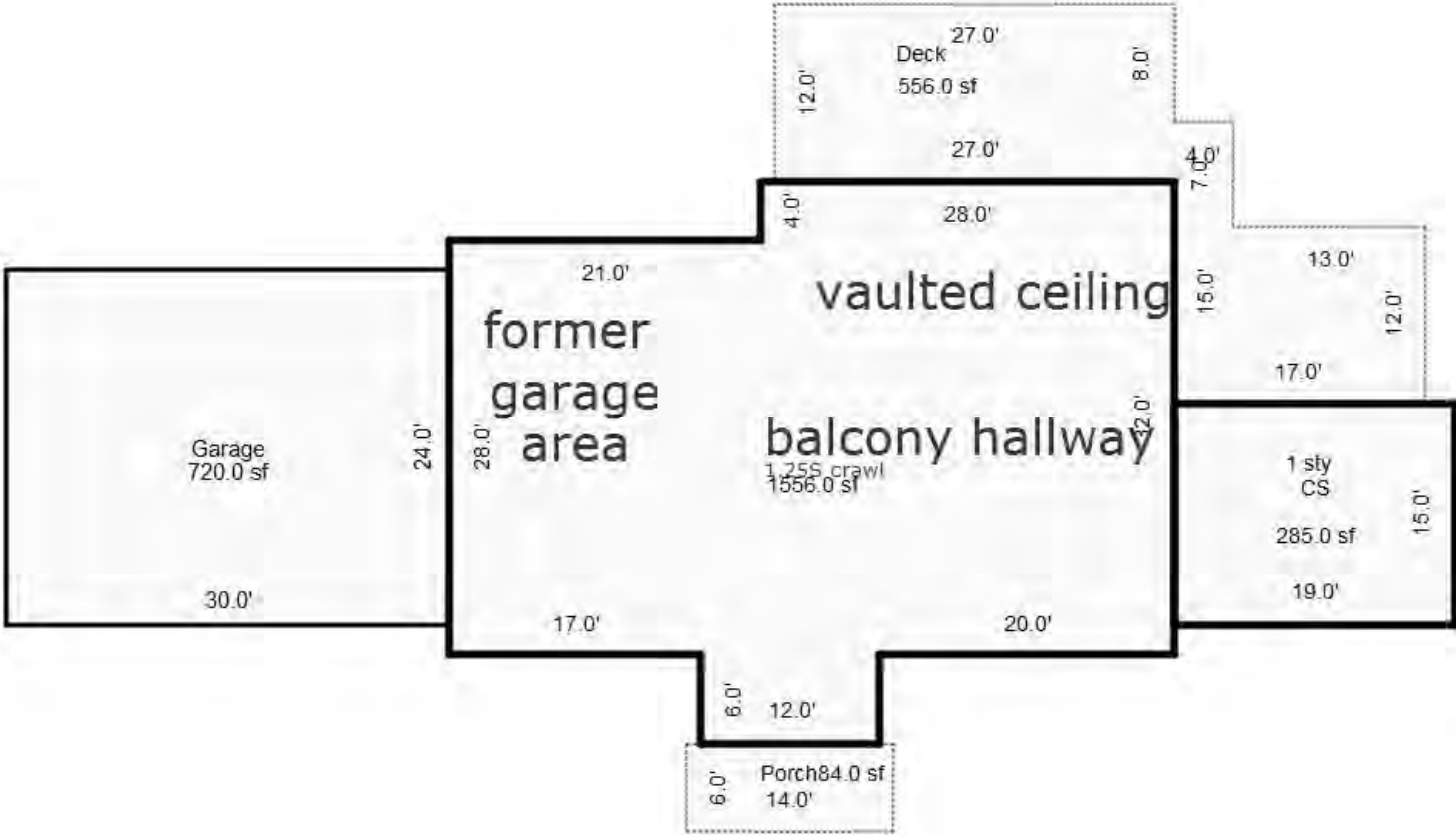
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 556	Type Treated Wood Treated Wood	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 588 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																				
Building Style: 2 STORY		X	Drywall Paneled		Plaster Wood T&G																																																																																																																				
Yr Built 1992	Remodeled 0	X	Ex	Ord	Min																																																																																																																				
Condition: Average		Size of Closets			X	Lg	Ord	Small																																																																																																																	
Room List		Doors	Solid	X	H.C.																																																																																																																				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																																																																																																																							
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:			(12) Electric																																																																																																																				
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X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets	Many	X	Ave.	Few																																																																																																																
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		Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Heat Pump Ground Area = 1841 SF Floor Area = 2818 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>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,556</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>285</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>588</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>357,195</td> <td>250,030</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>1,518</td> <td>1,518</td> <td>1,063</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4,777</td> <td>4,777</td> <td>3,344</td> </tr> <tr> <td>2 Fixture Bath</td> <td>3,197</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>5,002</td> <td>5,002</td> <td>3,501</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>5,973</td> <td>5,973</td> <td>4,181</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>84</td> <td>2,397</td> <td>1,678</td> </tr> <tr> <td>Treated Wood</td> <td>556</td> <td>8,323</td> <td>5,826</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>588</td> <td>28,506</td> <td>19,954</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,282</td> <td>-1,597</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,124</td> <td>787</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> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Exterior 2 Story</td> <td>1</td> <td>8,251</td> <td>5,776</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,556			1 Story	Siding	Crawl Space	285			1 Story	Siding	Overhang	588			Total:				357,195	250,030	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1,518	1,518	1,063	3 Fixture Bath	4,777	4,777	3,344	2 Fixture Bath	3,197	3,197	2,238	Water/Sewer				1000 Gal Septic	5,002	5,002	3,501	Water Well, 100 Feet	5,973	5,973	4,181	Deck				Treated Wood	84	2,397	1,678	Treated Wood	556	8,323	5,826	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Finished)				Base Cost	588	28,506	19,954	Common Wall: 1 Wall	1	-2,282	-1,597	Door Opener	2	1,124	787	Built-Ins				Appliance Allow.	1	2,845	1,991	Fireplaces				Exterior 2 Story	1	8,251	5,776
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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.
KIRKPATRICK LUMBER CO	ELLIOTT REAL ESTATE LLC	805,000	11/16/2021	WD	03-ARM'S LENGTH	2021009401	DEED	100.0
KIRKPATRICK LUMBER CO		0	01/15/2014	AFF	07-DEATH CERTIFICATE	CINCINNATI OBI	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7255 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	03/27/2023	PB22-0275	100% FINIS
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	10/16/2015	L12 -164	100% FINIS
ELLIOTT REAL ESTATE LLC 5685 CHESTNUT RIDGE DR CINCINNATI OH 45230	MAP #: 67		WELL/SEPTIC	10/16/2012	L12 - 164	100% FINIS
	2024 Est TCY 1,689,637 TCY/TFA: 1547.2					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
L248 P811/84 PRT LOT 1 BEG NE COR LOT 1 TH N 41 DEG 04' W 35 FT TH S 15 DEG 08' 30" W 244.5 FT TH N 22 DEG 30' 30" E 226.87 FT TO POB ALSO LOT 2 PLAT OF FOREST GLEN SEC 33 T29N R14W.			GROUP A 14500	100.00	244.50	1.0000 0.8956	14500 100	1,298,649
			100 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 1,298,649					

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: Crushed Rock	2.33	312 0	0
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Total Estimated Land Improvements True Cash Value =			5,000

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	649,300	195,500	844,800			404,838C
		2023	313,500	148,000	461,500			385,560C
		2022	254,900	112,300	367,200			367,200S
		2021	212,400	103,300	315,700			309,823C

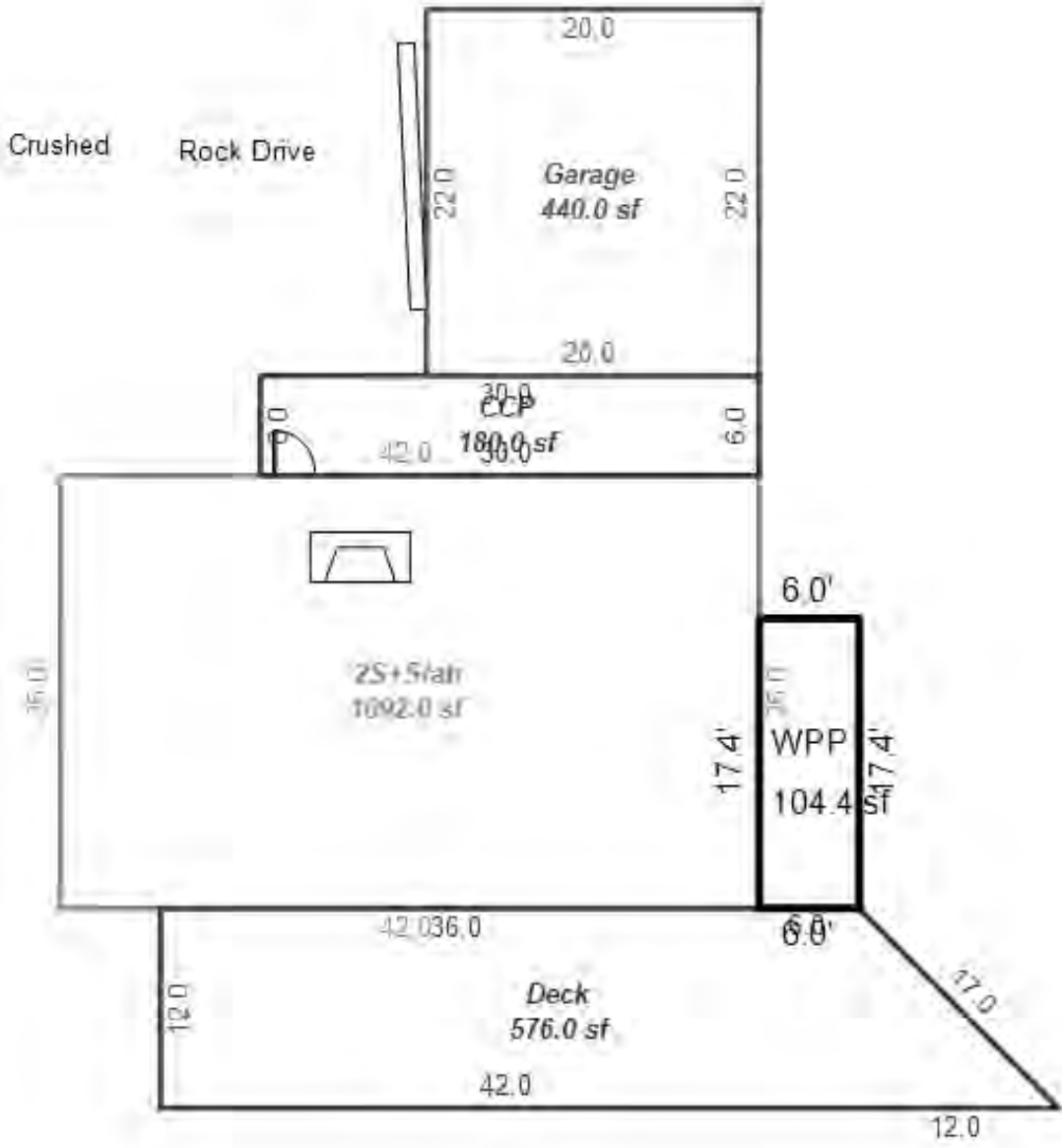


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 104 576	Type CPP WPP Treated Wood	Year Built: 1960 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,092 Total Base New : 228,395 Total Depr Cost: 148,457 Estimated T.C.V: 385,988		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: BI-LEVEL		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL		Cls C Blt 1960			
Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL			Cls C Blt 1960					
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1092 SF Floor Area = 1092 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			150 Amps Service			Bi-Level Siding Slab			Total: 153,219 99,593				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Basement, Outside Entrance, Above Grade		1 1,923 1,250		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Plumbing			Average Fixture(s)		1 1,518 987		
	Insulation	(8) Basement		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Water/Sewer			3 Fixture Bath		1 4,777 3,105		
(2) Windows		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Porches			2000 Gal Septic		1 9,941 6,462		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 S.F. Height to Joists: 0.0			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Water Well, 100 Feet		1 5,973 3,882		
X	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			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Water Well, 100 Feet		1 5,973 3,882		
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			2000 Gal Septic		1 9,941 6,462		
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost			2000 Gal Septic		1 440 18,986 12,341	
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Door Opener			2000 Gal Septic		1 562 365		
Chimney: Brick		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			2000 Gal Septic		1 2,845 1,849		
		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			2000 Gal Septic		1 2,845 1,849		
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			2000 Gal Septic		2 13,671 8,886		
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:			2000 Gal Septic		228,395 148,457		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BEGHIN JOHN L & DENISE	BEGHIN JOHN L & MARY DENI	0	05/17/2023	WD	09-FAMILY	2023002114	PROPERTY TRANSFER	0.0			
BEAVER DAM TRUST	BEGHIN JOHN L & DENISE	1	06/11/2018	WD	09-FAMILY	1332P222	PROPERTY TRANSFER	100.0			
SODERHOLM JOHN & KAREN TR	BEAVER DAM TRUST	1,125,000	02/08/2018	WD	03-ARM'S LENGTH	1321P896	PROPERTY TRANSFER	100.0			
SODERHOLM JOHN C & KAREN	SODERHOLM JOHN C DEC OF T	0	08/03/2006	WD	03-ARM'S LENGTH	911:834	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7259 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/27/2011	PM11-0359				
		P.R.E. 100% 06/19/2018		HOUSE		09/30/1994	94002533				
Owner's Name/Address		MAP #: 67		DEMOLITION		09/12/1994	94002480				
BEGHIN JOHN L & MARY DENISE 7259 W DAY FOREST RD EMPIRE MI 49630		2024 Est TCV 2,335,900 TCV/TFA: 1219.1									
		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
				GROUP A 14500	100.00	213.64	1.0000	0.8659	14500	100	1,255,572
				100 Actual Front Feet, 0.49 Total Acres				Total Est. Land Value =		1,255,572	
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: Patio Blocks	19.40	163	0	0			
				D/W/P: Patio Blocks	19.40	81	0	0			
				D/W/P: Patio Blocks	19.40	151	0	0			
				D/W/P: Asphalt Paving	3.71	800	0	0			
				Wood Frame	37.89	101	50	1,913			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value = 6,913							
		Topography of Site									
		X Level									
		X 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	627,800	540,200	1,168,000			590,028C
		TPC 02/18/2018	INSPECTED		2023	303,100	407,000	710,100			561,932C
		TPC 11/29/2012	INSPECTED		2022	251,500	333,300	584,800			535,174C
		WAS 09/24/2007	INSPECTED		2021	209,600	325,100	534,700			518,078C



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EICHSTADT JOHN L JR	EICHSTADT JOHN L JR LIVIN	0	04/20/2012	AFF	07-DEATH CERTIFICATE	LEELANAU ENTER	OTHER	100.0
EICHSTADT J JR & SHARON E	EICHSTADT JOHN L JR LIVIN	1	10/29/1992	QC	09-FAMILY	356P440	DEED	0.0
EICHSTADT JOHN L FR & SHA	EICHSTADT JOHN L JR & SHA	1	03/04/1991	QC	09-FAMILY	321P200	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7267 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/21/2023	PE23-0565	100% FINIS
Owner's Name/Address	P.R.E. 0%					
EICHSTADT JOHN L JR LIVING TRUST 2856 E KASBEN RD CEDAR MI 49621-9791	MAP #: 67					
	2024 Est TCV 1,802,058 TCV/TFA: 780.79					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			* Factors *							
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			L321 P200 L356 P440-442/93 LOT 4 PLAT OF FOREST GLEN SEC 33 T29N R14W.			GROUP A 14500	100.00	240.00	1.0000	0.8915
			100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 1,292,632							
Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value			
	X	Dirt Road	D/W/P: Crushed Rock	2.25	2800	0	0			
	X	Gravel Road	Wood Frame	26.68	98	50	1,307			
	X	Paved Road	Residential Local Cost Land Improvements							
		Storm Sewer	Description	Rate	Size <td>% Good</td> <td colspan="2">Cash Value</td>	% Good	Cash Value			
		Sidewalk	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
		Water	Total Estimated Land Improvements True Cash Value = 3,807							
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								



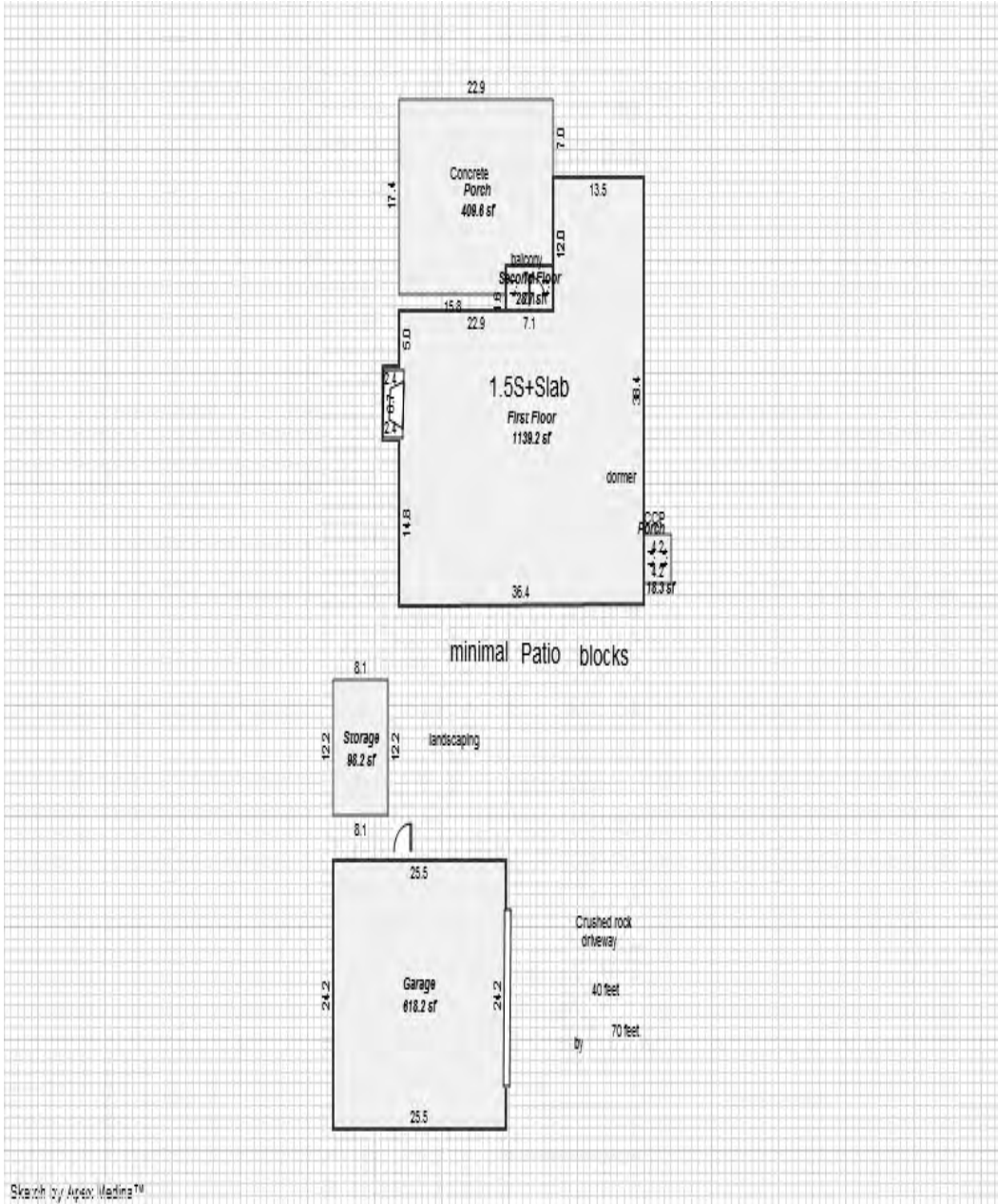
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	646,300	254,700	901,000			383,239C
X	Rolling		2023	312,000	192,000	504,000			364,990C
	Low		2022	254,400	157,200	411,600			347,610C
	High		2021	212,000	144,400	356,400			336,506C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	09/27/2023	INSPECTED							
WAS	06/20/2008	DATA ENTER							
WAS	04/03/2008	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 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: 618 % 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							308	CPP 18 CCP (1 Story) 28 Wood Balcony			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 36 Floor Area: 1,708 Total Base New : 231,021 Total Depr Cost: 147,853 Estimated T.C.V: 384,418			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1950	Remodeled 1991	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Hot Water Ground Area = 1139 SF Floor Area = 1708 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas			Cls CD Blt 1950				
Condition: Average		Size of Closets		1510 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			1.5 Story Siding Slab 1,139			Total: 179,150 114,655				
5	Basement	(5) Floors		(12) Electric			Other Additions/Adjustments									
2	1st Floor	Kitchen:		1			Plumbing									
3	2nd Floor	Other:		2			Average Fixture(s)									
(1) Exterior		Other:		3			3 Fixture Bath									
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings		2			2 Fixture Bath									
(2) Windows		X Tile		Softener, Auto			Softener, Manual									
X	Many Avg. X Large Avg. Small	(7) Excavation		Solar Water Heat			No Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1139 S.F. Height to Joists: 0.0		Extra Toilet			Extra Sink									
(3) Roof		(8) Basement		Separate Shower			Water/Sewer									
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor			1000 Gal Septic									
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tile Wains			Water Well, 100 Feet									
Chimney: Block		(10) Floor Support		Ceramic Tub Alcove Vent Fan			Porches									
		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			CPP CCP (1 Story)									
				Public Water Public Sewer Water Well			Balcony									
				1 1000 Gal Septic 1 2000 Gal Septic			Wood Balcony									
				Lump Sum Items:			Garages									
							Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)									
							Base Cost									
							Door Opener									
							Built-Ins									
							Appliance Allow.									
							Fireplaces									
							Exterior 1 Story									
							Notes:									
							ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:					384,418				

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

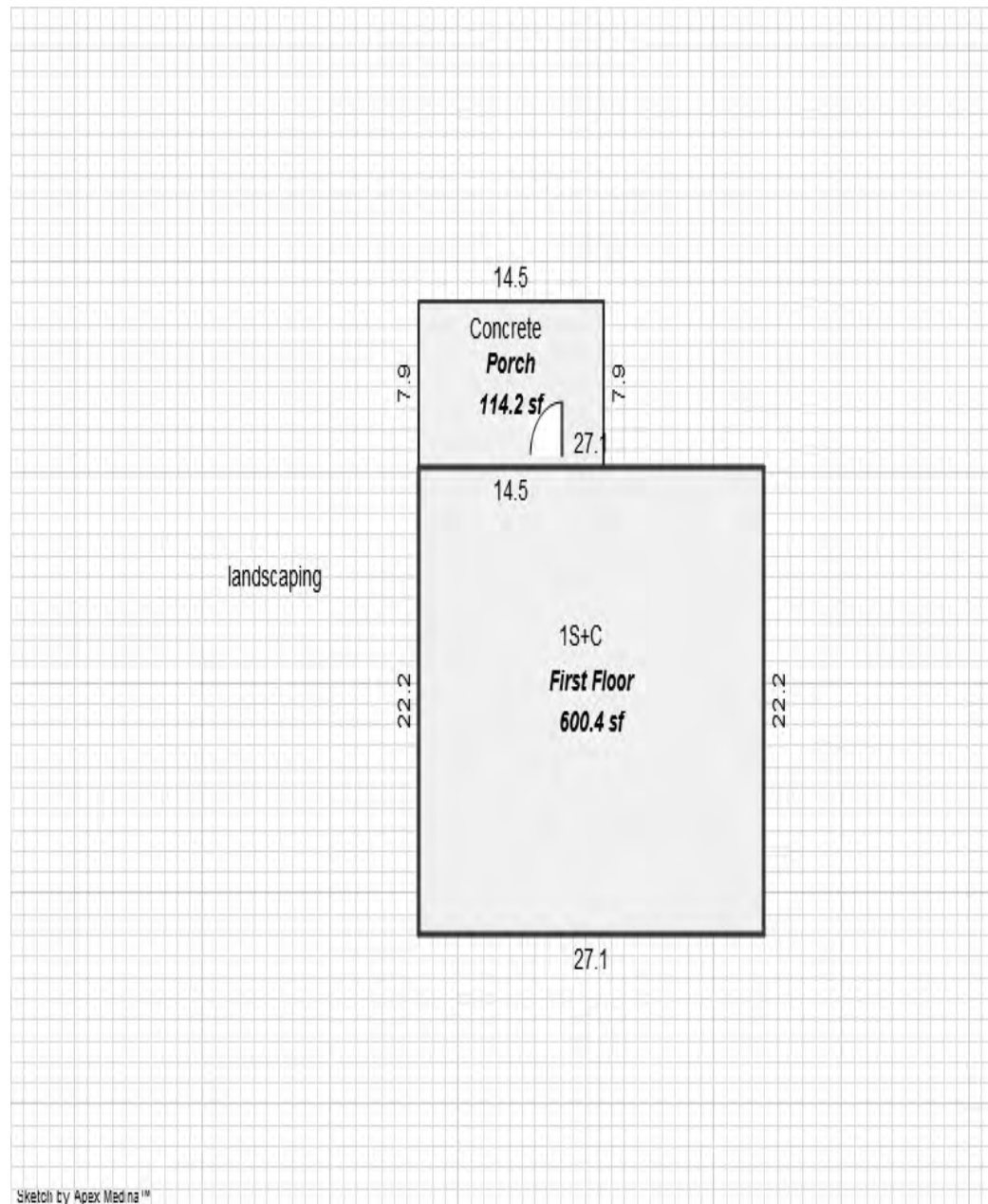


Sketch by Apex Medians™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 114	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 600 Total Base New : 84,754 Total Depr Cost: 46,616 Estimated T.C.V: 121,201			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1960	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. Ord. X Min			Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1960 (11) Heating System: Electric Baseboard Ground Area = 600 SF Floor Area = 600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. X Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space		Total: 77,195 42,459					
	Basement 3 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing Average Fixture(s) 1 1,265 696 Porches CPP 114 2,095 1,152 Built-Ins Appliance Allow. 1 1,989 1,094 Fireplaces Wood Stove 1 2,210 1,215 Totals: 84,754 46,616				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Notes: HAS LOFT		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCv: 121,201				
X	Insulation	X	Tile	Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(7) Excavation		(8) Basement			Lump Sum Items:									
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support												
(3) Roof		Joists: 2X8X16 Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Metal																

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONZELMAN JAMES H & PATRI	CONZELMAN JAMES H & PATRI	0	11/01/2023	WD	09-FAMILY	2023005271	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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7271 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/15/2016	PM16-0453	
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	P.R.E. 0%		Mechanical	01/10/2011	PM11-0019	
--	-----------	--	------------	------------	-----------	--

Owner's Name/Address	MAP #: 67	REMODEL	01/31/2000	20000012	100% FINIS
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CONZELMAN JAMES H & PATRICIA A 49201 PLUM TREE DR PLYMOUTH MI 48170	2024 Est TCV 2,502,907 TCV/TFA: 1000.3	HOUSE	09/03/1992	1992-1001	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 *					Value
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
--	-------------	----------	-------	-------	-------	------------	--------	-------

	GROUP A 14500	100.00	246.00	1.0000	0.8970	14500	100	1,300,636
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	100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	1,300,636
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Tax Description		Land Improvement Cost Estimates					Cash Value
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L340 P98-99/92 L341 P972-973/92 LOT 5 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X	Dirt Road						
--	---	-----------	--	--	--	--	--	--

Comments/Influences	X	Gravel Road						
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	X	Paved Road						
--	---	------------	--	--	--	--	--	--

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

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

	X	Water						
--	---	-------	--	--	--	--	--	--

	X	Sewer						
--	---	-------	--	--	--	--	--	--

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

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

	X	Curb						
--	---	------	--	--	--	--	--	--

	X	Street Lights						
--	---	---------------	--	--	--	--	--	--

	X	Standard Utilities						
--	---	--------------------	--	--	--	--	--	--

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level	2024	650,300	601,200	1,251,500		438,801C
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	X	Rolling	2023	313,900	452,700	766,600		417,906C
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	X	Low	2022	255,000	373,500	628,500		398,006C
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	X	High	2021	212,500	364,400	576,900		385,292C
--	---	------	------	---------	---------	---------	--	----------

	X	Landscaped						
--	---	------------	--	--	--	--	--	--

	X	Swamp						
--	---	-------	--	--	--	--	--	--

	X	Wooded						
--	---	--------	--	--	--	--	--	--

	X	Pond						
--	---	------	--	--	--	--	--	--

	X	Waterfront						
--	---	------------	--	--	--	--	--	--

	X	Ravine						
--	---	--------	--	--	--	--	--	--

	X	Wetland						
--	---	---------	--	--	--	--	--	--

	X	Flood Plain						
--	---	-------------	--	--	--	--	--	--

	X	Who	When	What	2024	650,300	601,200	1,251,500		438,801C
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	X	TPC 07/30/2019	INSPECTED		2023	313,900	452,700	766,600		417,906C
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	X	TPC 01/04/2016	INSPECTED		2022	255,000	373,500	628,500		398,006C
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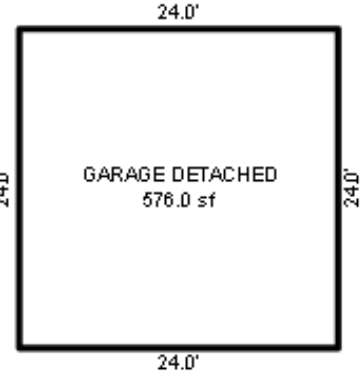
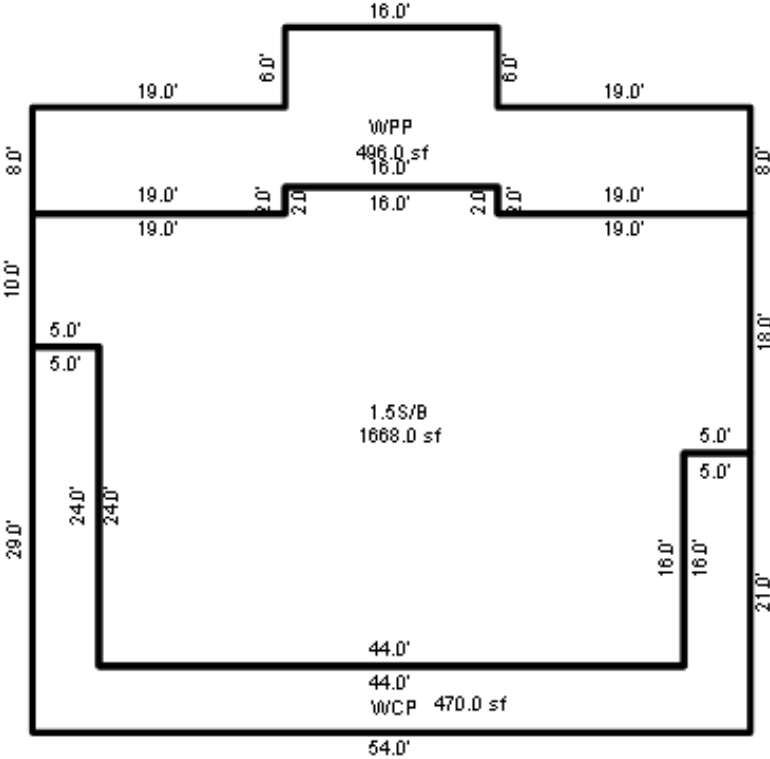
	X	TPC 04/04/2013	INSPECTED		2021	212,500	364,400	576,900		385,292C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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



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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7277 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	DEQ WATER RESOURCES DIVISI	02/06/2019	DE19-0121	100% FINIS	
Owner's Name/Address	P.R.E. 100% 06/10/2009	Mechanical	10/14/2015	PM15-0492		
MILLER DEBORAH TRUST 7277 W DAY FOREST RD EMPIRE MI 49630	MAP #: 67	Res. Add/Alter/Repair	02/26/2015	PB15-0031	100% FINIS	
	2024 Est TCV 2,413,636 TCV/TFA: 998.20	Plumbing	01/13/2015	PP15-0005		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L298 P414/89 L329 P390 L437 P873/97 LOT 6 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		Dirt Road	100.00	258.00	1.0000	0.9077	14500	100	1,316,216	
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.59 Total Acres						Total Est. Land Value =	1,316,216

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
	X	Water	D/W/P: Crushed Rock	2.55	240	0	0	
	X	Sewer	D/W/P: 4in Concrete	8.38	500	0	0	
	X	Electric	D/W/P: Patio Blocks	19.40	72	0	0	
	X	Gas	D/W/P: Flagstone/Sand	26.87	300	0	0	
		Curb	Residential Local Cost Land Improvements					
		Street Lights	Description	Rate	Size	% Good	Cash Value	
		Standard Utilities	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				7,500	



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	658,100	548,700	1,206,800			410,546C
X Low		2023	317,700	413,600	731,300			390,997C
X High		2022	256,300	341,500	597,800			372,379C
Landscaped		2021	213,500	314,100	527,600			360,484C
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								

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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/01/2019	INSPECTED	2023	317,700	413,600	731,300			390,997C
TPC	01/04/2016	INSPECTED	2022	256,300	341,500	597,800			372,379C
TPC	12/31/2015	INSPECTED	2021	213,500	314,100	527,600			360,484C

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

Building Type		(3) Roof (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 79 1345	Type WCP (1 Story) WPP	Year Built: 2008 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 801 % Good: 0 Storage Area: 400 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: BC Effec. Age: 25 Floor Area: 2,418 Total Base New : 558,936 Total Depr Cost: 419,200 Estimated T.C.V: 1,089,920		E.C.F. X 2.600		Bsmnt Garage:			
Building Style: 1.5 STORY		X	Drywall	Plaster											Carport Area:		
Yr Built 1989		Remodeled 2015		Ex	X	Ord	Min							Roof:			
Condition: Average		Size of Closets		Lg	X	Ord	Small										
Room List		Doors	Solid		X	H.C.											
1 Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Tile Other: Carpeted Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC		Blt 1989			
(1) Exterior							200 Amps Service			Ground Area = 1981 SF		Floor Area = 2418 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Insulation		X	Wood	Ex.	X	Ord.	Min		Many	X	Ave.	Few					
(2) Windows		(7) Excavation		(13) Plumbing						Building Areas							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1981 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			1.5 Story Siding 1 Story Siding 1 Story Siding		Foundation Basement Basement Basement		Size 873 438 670			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish			(14) Water/Sewer			Other Additions/Adjustments							
X	Asphalt Shingle Wood Shake	991 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP		991 2 1 1 79 1345		27,847 7,390 2,234 7,025 5,796 6,421 5,521 28,312		20,885 5,542 1,675 5,269 4,347 4,816 4,141 21,234	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish						Garages							
X	Chimney: Brick	(10) Floor Support								Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Base Cost Storage Over Garage Door Opener		801 400 2		49,149 7,392 1,405		36,862 5,544 1,054	
										Built-Ins		1		4,088		3,066	
										Fireplaces							

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

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIXEN EBERHARDT R TRUST	FRIXEN EBERHARDT R & MARY	1	03/26/2013	WD	03-ARM'S LENGTH	1160P59	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7279 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	04/30/1996	96003546	
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 67					
FRIXEN EBERHARDT R & MARY F TRUST 7279 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,144,299 TCV/TFA: 947.13					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN									
			* Factors *				LOT 7 & E 1/2 LOT 8					
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L525 P133/99 ACT 136 OF 1976 LOT 7 & ELY 1/2 LOT 8 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		Dirt Road	100.00	290.00	0.9036	0.9347	14500	100		1,224,613	
	X		Gravel Road	50.00	290.00	0.9036	0.9347	14500	50	SURPLUS: 1/2 LOT 8	306,15	
	X		Paved Road	150 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	1,530,766
	X		Storm Sewer	Land Improvement Cost Estimates								
	X		Sidewalk	Description		Rate		Size % Good		Cash Value		
	X		Water	D/W/P: Brick on Sand		18.53		198 0		0		
	X		Sewer	D/W/P: Asphalt Paving		3.19		5000 0		0		
	X		Electric	Residential Local Cost Land Improvements								
	X		Gas	Description		Rate		Size % Good		Cash Value		
	X		Curb	LAND IMPROVEMENTS 5		5,000.00		1 100		5,000		
	X		Street Lights	Total Estimated Land Improvements True Cash Value =								5,000
	X		Standard Utilities									
	X		Underground Utils.									



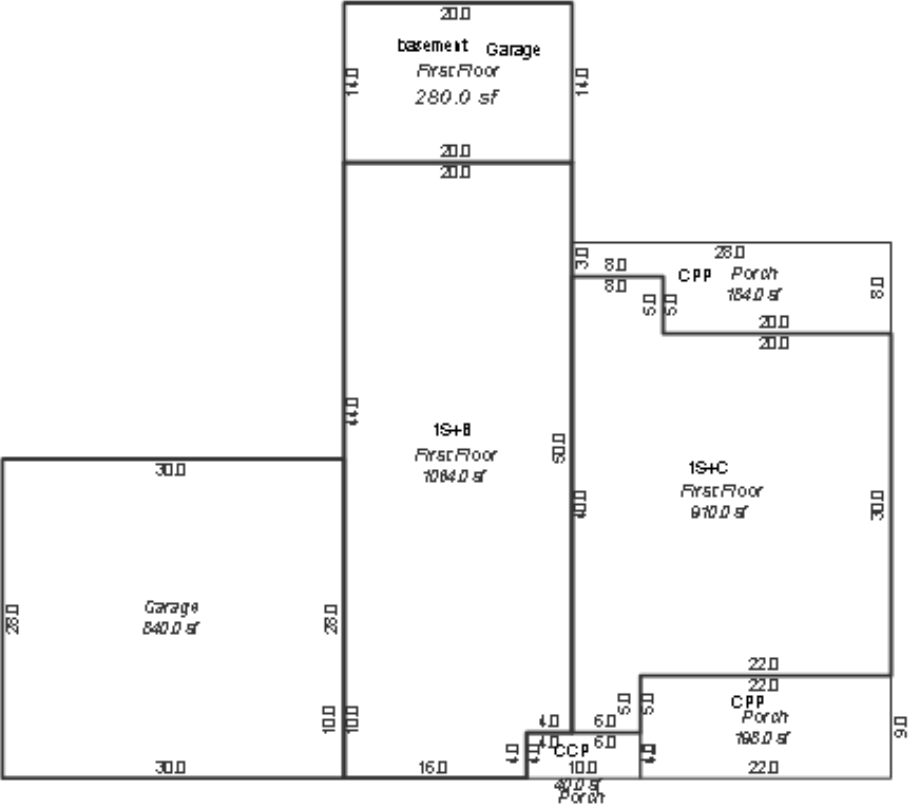
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	765,400	306,700	1,072,100			401,748C
X Rolling	2023	369,500	231,300	600,800			382,618C
X Low	2022	281,200	192,400	473,600			364,399C
X High	2021	244,000	177,100	421,100			352,758C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	765,400	306,700	1,072,100			401,748C
TPC 03/26/2018 INSPECTED	2023	369,500	231,300	600,800			382,618C
WAS 01/24/2009 INSPECTED	2022	281,200	192,400	473,600			364,399C
WAS 06/21/2008 DATA ENTER	2021	244,000	177,100	421,100			352,758C

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: 1965 Car Capacity: Class: C																																																																																							
		0	Front Overhang							1	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub		40 198 184	CCP (1 Story) CPP CPP		Class: C Effec. Age: 45 Floor Area: 2,264 Total Base New : 425,543 Total Depr Cost: 234,051 Estimated T.C.V: 608,533																																																																																							
X	Wood Frame		Other Overhang							1	Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System						Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																						
Building Style: 1 STORY		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																			
Yr Built 1965	Remodeled 0	X	Drywall	X	Ex		Ord		Min																																																																																														
Condition: Average		Trim & Decoration		Central Air Wood Furnace																																																																																																			
Room List		Size of Closets		(12) Electric																																																																																																			
1 Basement 1st Floor 2nd Floor 3 Bedrooms		X Lg		200 Amps Service																																																																																																			
(1) Exterior		X Ord		No./Qual. of Fixtures																																																																																																			
Wood/Shingle Aluminum/Vinyl Brick		X Small		Ex. X Ord. Min																																																																																																			
X Insulation		X Tile		No. of Elec. Outlets																																																																																																			
(2) Windows		X Suspends		Many X Ave. Few																																																																																																			
X Many Avg. Few		X Large Avg. Small		(13) Plumbing																																																																																																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1354 S.F. Crawl: 910 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																																																																																																			
(3) Roof		(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic																																																																																																			
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																																																																																			
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:																																																																																																			
Chimney: Stone		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																			
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965</p> <p>(11) Heating System: Heat Pump</p> <p>Ground Area = 2264 SF Floor Area = 2264 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</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>Brick</td> <td>Basement</td> <td>1,354</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Brick</td> <td>Crawl Space</td> <td>910</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>326,576</td> <td>179,617</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>2</td> <td>5,265</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>40</td> <td>1,297</td> </tr> <tr> <td>CPP</td> <td>198</td> <td>3,681</td> </tr> <tr> <td>CPP</td> <td>184</td> <td>3,478</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>840</td> <td>30,013</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,282</td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>780</td> <td>28,423</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> </tr> <tr> <td>Dishwasher</td> <td>1</td> <td>801</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Brick	Basement	1,354			1 Story	Brick	Crawl Space	910			Total:				326,576	179,617	Item	Quantity	Cost	Basement, Outside Entrance, Below Grade	2	5,265	Plumbing			Average Fixture(s)	1	1,518	3 Fixture Bath	1	4,777	Water/Sewer			1000 Gal Septic	1	5,002	Water Well, 100 Feet	1	5,973	Porches			CCP (1 Story)	40	1,297	CPP	198	3,681	CPP	184	3,478	Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost	840	30,013	Common Wall: 1 Wall	1	-2,282	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost	780	28,423	Built-Ins			Appliance Allow.	1	2,845	Dishwasher	1	801
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POLOMSKY JOHN V & ANN V	POLOMSKY JOHN V R L TRUST	1	08/28/2012	WD	03-ARM'S LENGTH	1134P714	DEED	0.0
POLOMSKY JOHN V		0	08/18/2011	CD	07-DEATH CERTIFICATE	1124P347	DEED	0.0
J & A CHALETS LLC	POLOMSKY JOHN V & ANN V	0	02/11/2004	QC	09-FAMILY	790:426	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7349 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		DEQ WATER RESOURCES DIVISI	07/15/2016	WP16-3376	100% FINIS
	P.R.E. 75% 10/30/2019		Res. Utility Building	12/31/2008	PB08-0482	
Owner's Name/Address	MAP #: 67		LAND USE	12/29/2008	LU08-2161	100% FINIS
POLOMSKY JOHN V & ANN V 3195 VETERANS DR TRAVERSE CITY MI 49684-8902	2024 Est TCV 1,928,003 TCV/TFA: 736.72		UTILITY BUILDING	12/01/2008	BP08-0482	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			Description	Frontage	Depth	Rate %Adj.	Reason	Value		
L296 P414/89 L565 P467/01 L790 P426/04 LOT 11 EXCEPT W 3 FT PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		GROUP A 14500	97.00	375.00	1.0076	0.9967	14500	100	1,412,566
Comments/Influences			97 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 1,412,566							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: Crushed Rock	2.18	1200	0	0			
			Wood Frame	21.80	150	50	1,635			
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
			Total Estimated Land Improvements True Cash Value =				4,135			



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	706,300	257,700	964,000			229,563C
X	Rolling		2023	341,000	194,200	535,200			218,632C
	Low		2022	309,100	159,100	468,200			208,221C
	High		2021	260,000	146,200	406,200			201,570C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	10/30/2019	INSPECTED							
TPC	04/23/2009	INSPECTED							
WAS	01/29/2009	INSPECTED							

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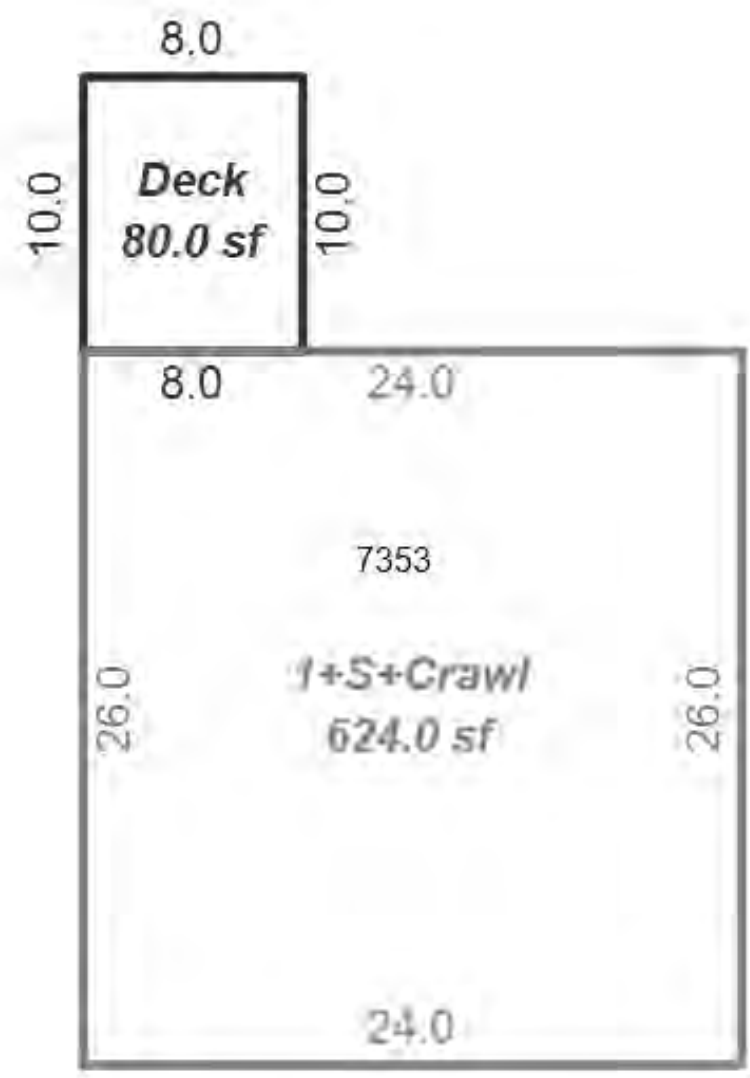




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### little Glen

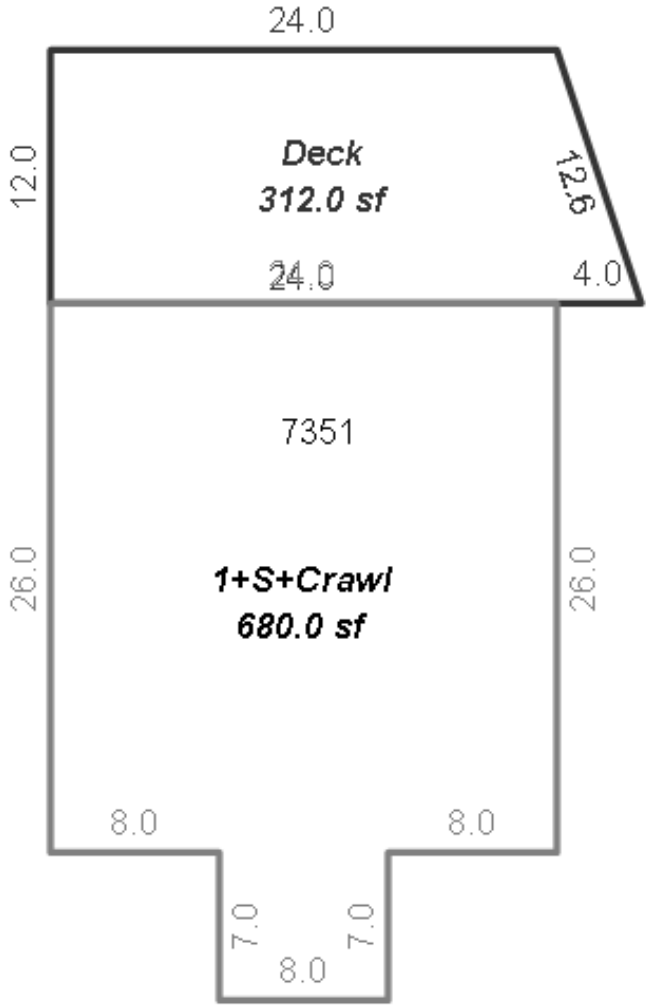


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	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 312	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 680 Total Base New : 92,425 Total Depr Cost: 50,834 Estimated T.C.V: 132,168			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:														
Building Style: 1+ STORY		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration			Central Air Wood Furnace																				
Yr Built 1950	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Cost Est. for Res. Bldg: 3 Single Family 1+ STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 680 SF Floor Area = 680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1950													
Condition: Average		Size of Closets		No./Qual. of Fixtures			60 Amps Service			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1+ Story			Siding		Crawl Space		680		Total:		85,292		46,911					
	Basement 3 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Deck Treated Wood Built-Ins Appliance Allow.			1		1,685		927		Totals:		92,425		50,834	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			Notes: 7351 EAST COTTAGE AT BEACH ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:																	
X	Wood/Shingle Aluminum/Vinyl Brick Stucco Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 680 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ave.			X			Few														
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Lump Sum Items:																	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
(3) Roof		Chimney:		Joists: Unsupported Len: Cntr.Sup:																							
X	Gable Hip Flat	Gambrel Mansard Shed																									
X	Asphalt Shingle																										

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little Glen



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POLOMSKY JOHN V & ANN V	POLOMSKY JOHN V R L TRUST	1	08/28/2012	WD	03-ARM'S LENGTH	1134P712	DEED	0.0
POLOMSKY JOHN V		0	08/18/2011	CD	07-DEATH CERTIFICATE	1124P347	DEED	0.0
J & A CHALETS LLC	POLOMSKY JOHN V & ANN V	0	12/19/2003	QC	09-FAMILY	793:452	OTHER	0.0
MOWBRAY CARL & LOIS A H&W	POLOMSKY JOHN V & ANN V H	93,000	02/19/1985	WD	03-ARM'S LENGTH	296P414	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7355 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 10/30/2019					
Owner's Name/Address	MAP #: 67					
POLOMSKY JOHN V R L TRUST 3195 VETERANS DR TRAVERSE CITY MI 49684-8902	2024 Est TCV 1,550,862 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L296 P414/89 L565 P466/01 L793 P452/04 LOT 12 ALSO W 3 FT LOT 11 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		Dirt Road	103.00	385.00	0.9926	1.0033	14500	100	1,487,357
Comments/Influences			Gravel Road	103 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,487,357						
GARAGE	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			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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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	743,700	31,700	775,400			168,487C
TPC 06/30/2023	INSPECTED		2023	359,000	23,900	382,900			160,464C
TPC 05/01/2021	INSPECTED		2022	322,200	19,600	341,800			152,823C
TPC 10/30/2019	INSPECTED		2021	272,700	17,900	290,600			147,941C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIFE SUSAN	RIFE ROBERT A & SUSAN B	0	07/08/2021	QC	09-FAMILY	2021005799	DEED	0.0
WRIGHT NANCY	RIFE SUSAN	0	07/06/2020	QC	09-FAMILY	2020004052	PROPERTY TRANSFER	0.0
STIFF GERTRUDE A	WRIGHT JUNE ESTATE	0	06/19/2020	QC	09-FAMILY	2020003792	PROPERTY TRANSFER	0.0
WRIGHT JUNE ESTATE	WRIGHT NANCY & RIFE SUSAN	0	06/19/2020	QC	09-FAMILY	2020003794	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7377 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	09/07/2022	PP22-0288	100% FINIS
	P.R.E. 0%		Mechanical	03/25/2022	PM22-0263	100% FINIS
Owner's Name/Address	MAP #: 67		Res. Add/Alter/Repair	10/18/2021	PB21-0497	100% FINIS
RIFE ROBERT A & SUSAN B 16515 ORANGE AVE ORLAND PARK IL 60467	2024 Est TCV 3,022,890 TCV/TFA: 1185.4		Electrical	09/12/2021	PE21-0599	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 14500	100.00	394.00	0.8694	1.0091	14500	100		1,272,145	
GROUP A 14500	75.00	394.00	0.8694	1.0091	14500	50	SURPLUS: ZONING 100' MIN		
175 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								1,749,200	

Tax Description  
DC L775 P713/03 LOT 13 PLAT OF FOREST  
GLEN SEC 33 T29N R14W.  
Comments/Influences

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	10.56	100 50	528
D/W/P: Flagstone/Sand	26.87	250 50	3,359
Wood Frame	30.83	320 20	1,973
Total Estimated Land Improvements True Cash Value =			5,860



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

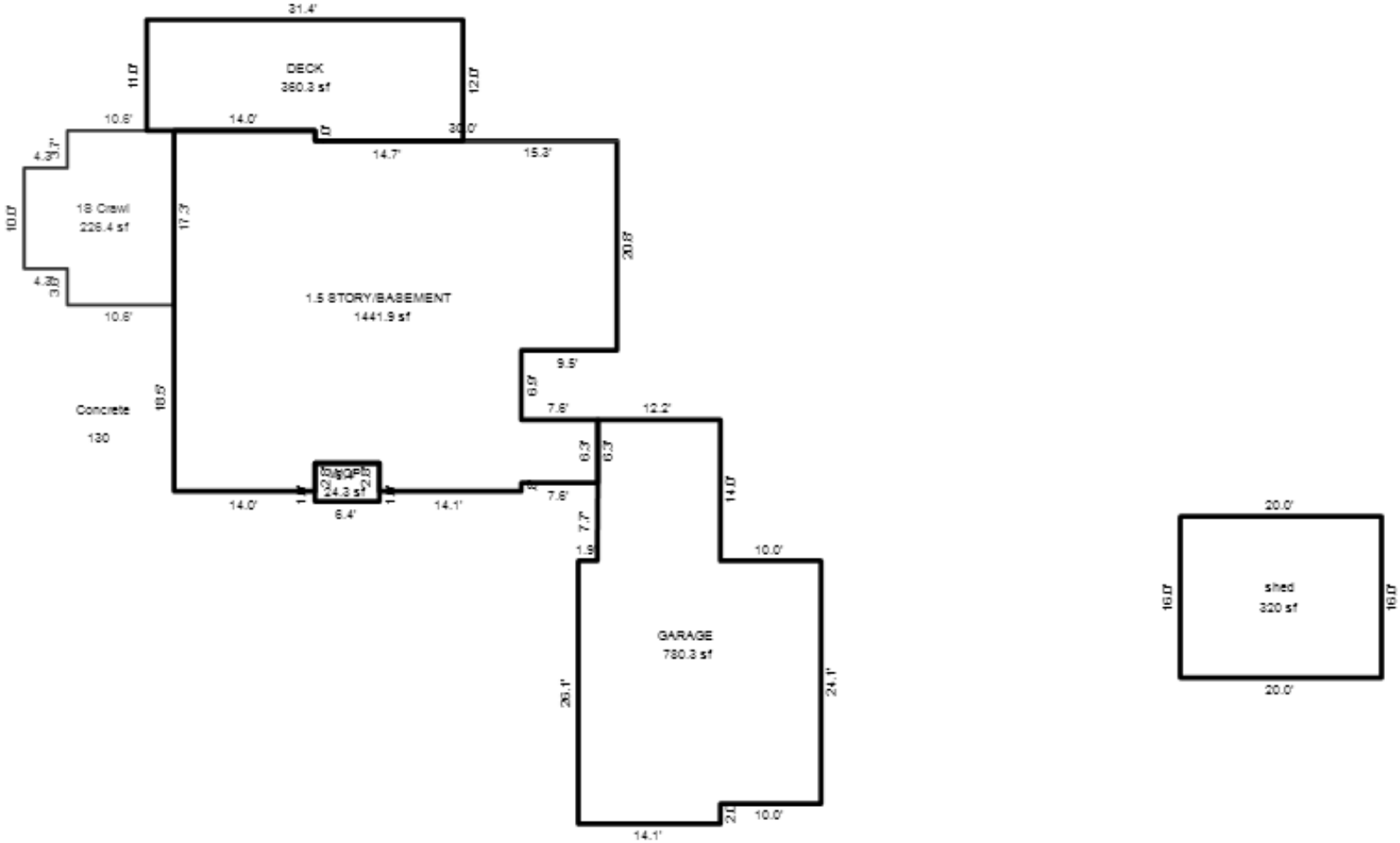
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	874,600	636,800	1,511,400			758,463C
2023	422,200	286,100	708,300			476,069C
2022	358,200	33,900	392,100			220,161C
2021	319,600	59,700	379,300			221,468C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 24 WCP (1 Story) 20 CCP (1 Story) 360 Treated Wood		Year Built: 2022 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 780 % 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: 1 Floor Area: 2,550 Total Base New : 492,552 Total Depr Cost: 487,627 Estimated T.C.V: 1,267,830		E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1667 SF Floor Area = 2550 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99		Cls BC		Blt 2023		
Yr Built 2023	Remodeled 0	Ex	Ord		Min	0 Amps Service			No./Qual. of Fixtures			Building Areas		Depr. Cost			
Condition: Average		Size of Closets			No. of Elec. Outlets			Plumbing			Stories		Cost New		Depr. Cost		
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Plumbing			1.5 Story		Total:		392,155		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)			1 Story		396,117		
(1) Exterior		(6) Ceilings		Other:			Ave.			2 Fixture Bath			1 Story		4,214		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Few			3 Fixture Bath			1 Story		7,025		
(2) Windows		(8) Basement		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
	Many Avg. Few	Large Avg. Small		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
(3) Roof		(10) Floor Support		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
X	Gable Hip Flat	Gambrel Mansard Shed		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
Chimney: Stone		Joints: Unsupported Len: Cntr.Sup:		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		(14) Water/Sewer		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Lump Sum Items:		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Treated Wood		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Garages		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Base Cost		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Common Wall: 1/2 Wall		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Door Opener		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Fireplaces		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Exterior 2 Story		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		Porches		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Basement: 1441 S.F. Crawl: 226 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			2 Fixture Bath			1 Story		4,707		

\*\*\* 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.
HARE ROSS H & JAYNE M	HARE ROSS H & JAYNE M	0	01/20/2019	WD	03-ARM'S LENGTH	1352P250	PROPERTY TRANSFER	0.0
VRATANINA DOROTHEA TRUST	HARE ROSS H & JAYNE M	723,500	11/09/2018	WD	03-ARM'S LENGTH	1346P674	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7397 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/14/2021	PE21-0382	100% FINIS
	P.R.E. 0%		Electrical	01/21/2021	PE21-0041	100% FINIS
Owner's Name/Address	MAP #: 67		Mechanical	12/28/2020	PM20-0922	100% FINIS
HARE ROSS H & JAYNE M 4670 CARLTON DUNES DR UNIT 10 FERNANDINA BEACH FL 32034	2024 Est TCV 3,465,835 TCV/TFA: 914.95		Res. Garage Detached	12/07/2020	PB20-0439	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			* Factors *							
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			L498 P311/98 LOT 14 PLAT OF FOREST GLEN SEC 33 T29N R14W.			GROUP A 14500	100.00	400.00	1.0000	1.0129
			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,468,714							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
			D/W/P: Asphalt Paving	3.19	2000	0	0
			Wood Frame	28.79	120	50	1,727
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Curb	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
		Street Lights	Total Estimated Land Improvements True Cash Value =				6,727
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X													2023	354,500	751,800	1,106,300		1,106,300C	895,305C
	X													2022	317,300	615,200	932,500		932,500C	852,672C
														2021	267,700	506,500	774,200			762,703C

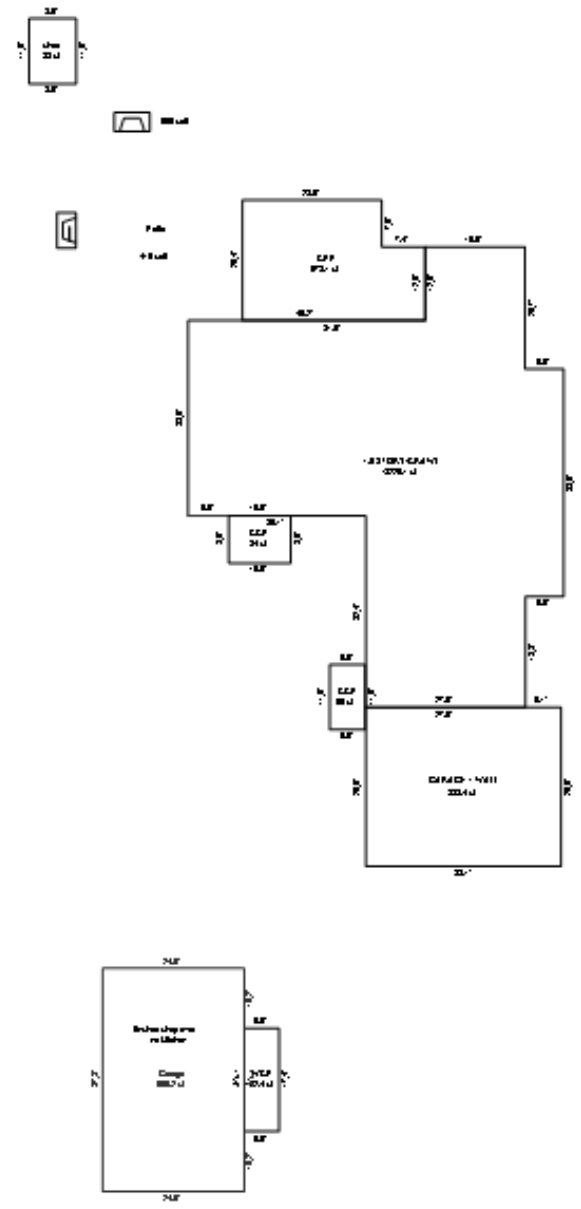


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	3	Area 573 84 66 102	Type CPP CCP WCP	(1 Story) (1 Story) (1 Story)	Year Built: 2020 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 905 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2681 SF Floor Area = 3788 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls BC		Blt 2020				
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. Few			1.25 Story Siding Crawl Space 2,681 1 Story Siding Overhang 437		Total: 556,983 551,415				
Wood Frame		Ex Ord Min		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Average Fixture(s) 1 2,234 2,212 3 21,076 20,865 2 4,707 4,660						
Building Style: 1.25 STORY		Size of Closets		Lg Ord Small			(14) Water/Sewer			Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 50 Feet 1 3,004 2,974						
Yr Built Remodeled 2020 202 0		Doors Solid H.C.		(5) Floors			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CPP 573 11,569 11,453 CCP (1 Story) 84 3,164 3,132 CCP (1 Story) 66 2,538 2,513 WCP (1 Story) 102 6,350 6,286						
Condition: Average		Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 1 2,234 2,212 2 Fixture Bath 1 4,707 4,660			Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 50 Feet 1 3,004 2,974						
Room List		(7) Excavation		Basement: 0 S.F. Crawl: 2681 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 50 Feet 1 3,004 2,974			Porches CPP 573 11,569 11,453 CCP (1 Story) 84 3,164 3,132 CCP (1 Story) 66 2,538 2,513 WCP (1 Story) 102 6,350 6,286						
Basement 1st Floor 2nd Floor 4 Bedrooms		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 905 54,164 53,622 Common Wall: 1 Wall 1 -3,205 -3,173 Door Opener 2 1,405 1,391			Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 50 Feet 1 3,004 2,974						
(1) Exterior		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 905 54,164 53,622 Storage Over Garage 905 16,724 16,557			Porches CPP 573 11,569 11,453 CCP (1 Story) 84 3,164 3,132 CCP (1 Story) 66 2,538 2,513 WCP (1 Story) 102 6,350 6,286						
Wood/Shingle Aluminum/Vinyl Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Porches CPP 573 11,569 11,453 CCP (1 Story) 84 3,164 3,132 CCP (1 Story) 66 2,538 2,513 WCP (1 Story) 102 6,350 6,286						
Insulation		Chimney:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINDNER ROBERT H TRUSTEE	LINDNER ROBERT W REVOC TR	0	10/17/2006	QC	09-FAMILY	918:297	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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7421 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	08/12/2011	PE11-0268		
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 67					
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LINDNER ROBERT W REVOC TRUST ET AL LINDNER STEVEN J TRUST 6301 MIDDLE LAKE RD CLARKSTON MI 48346	2024 Est TCV 1,869,674 TCV/TFA: 1171.4					
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X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
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Public Improvements		* Factors *				Value
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	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
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	GROUP A 14500	100.00	408.00	1.0000	1.0179	14500 100	1,476,003
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	100 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =	1,476,003
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Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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	Description				
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	D/W/P: 3.5 Concrete	6.77	150	0	0
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	D/W/P: Crushed Rock	2.33	2400	0	0
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Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value
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	Description				
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	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
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	Total Estimated Land Improvements True Cash Value =				1,500
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X Level							
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	X Rolling							
--	-----------	--	--	--	--	--	--	--

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

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

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

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

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

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

	X Waterfront							
--	--------------	--	--	--	--	--	--	--

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

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

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

	Who	When	What	2024	738,000	196,800	934,800		217,153C
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	TPC 11/04/2020	INSPECTED		2023	356,300	148,200	504,500		206,813C
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	TPC 03/23/2017	INSPECTED		2022	318,000	121,300	439,300		196,965C
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	WAS 06/14/2007	INSPECTED		2021	268,300	111,400	379,700		190,673C
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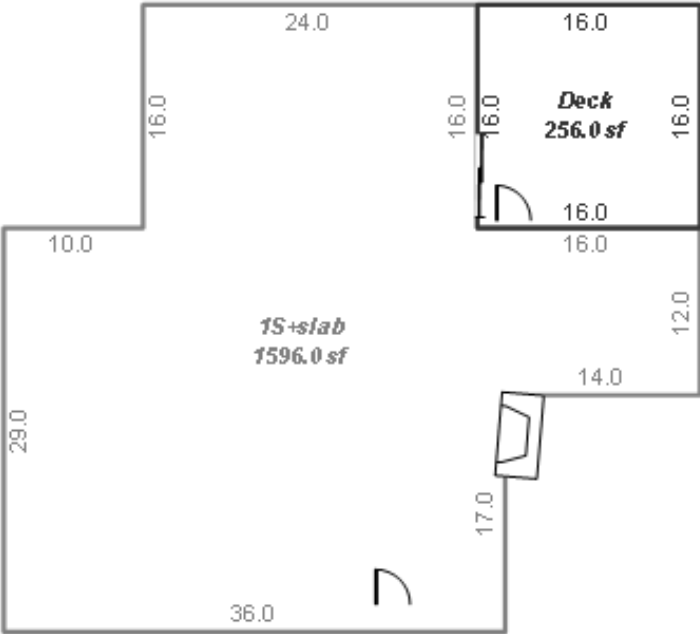
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

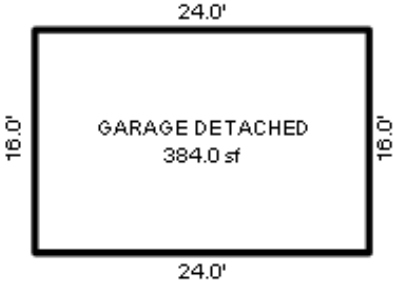
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type Treated Wood	Year Built: 1968 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		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G																										
Yr Built 1950		Remodeled 1986		Ex	X Ord																										
Condition: Average		Size of Closets		Lg	Ord	X	Small																								
Room List		Doors		Solid	X	H.C.																									
6	Basement	(5) Floors		(12) Electric																											
3	1st Floor	Kitchen:		100	Amps Service																										
3	2nd Floor	Other:		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 Pine/Cedar Insulation				Many	X Ave.		Few																							
(2) Windows		(7) Excavation		(13) Plumbing																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1596 S.F. Height to Joists: 0.0	1	Average Fixture(s)																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	3 Fixture Bath																										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
(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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																											
	Chimney: Stone	Joists: Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1596 SF Floor Area = 1596 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <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>Pine Logs</td> <td>Slab</td> <td>1,596</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>203,257</td> <td>121,954</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Slab	1,596			Total:				203,257	121,954	E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Pine Logs	Slab	1,596																												
Total:				203,257	121,954																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 911 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 256 5,007 3,004 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 17,334 10,400 Door Opener 1 562 337 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Exterior 1 Story 1 6,698 4,019 Totals: 251,393 150,835										ECF (4083 LITTLE GLEN AREA ) 2.600 => TCY:		392,171																			

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





Concrete walk around house 1 to 2 feet by 100feet



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

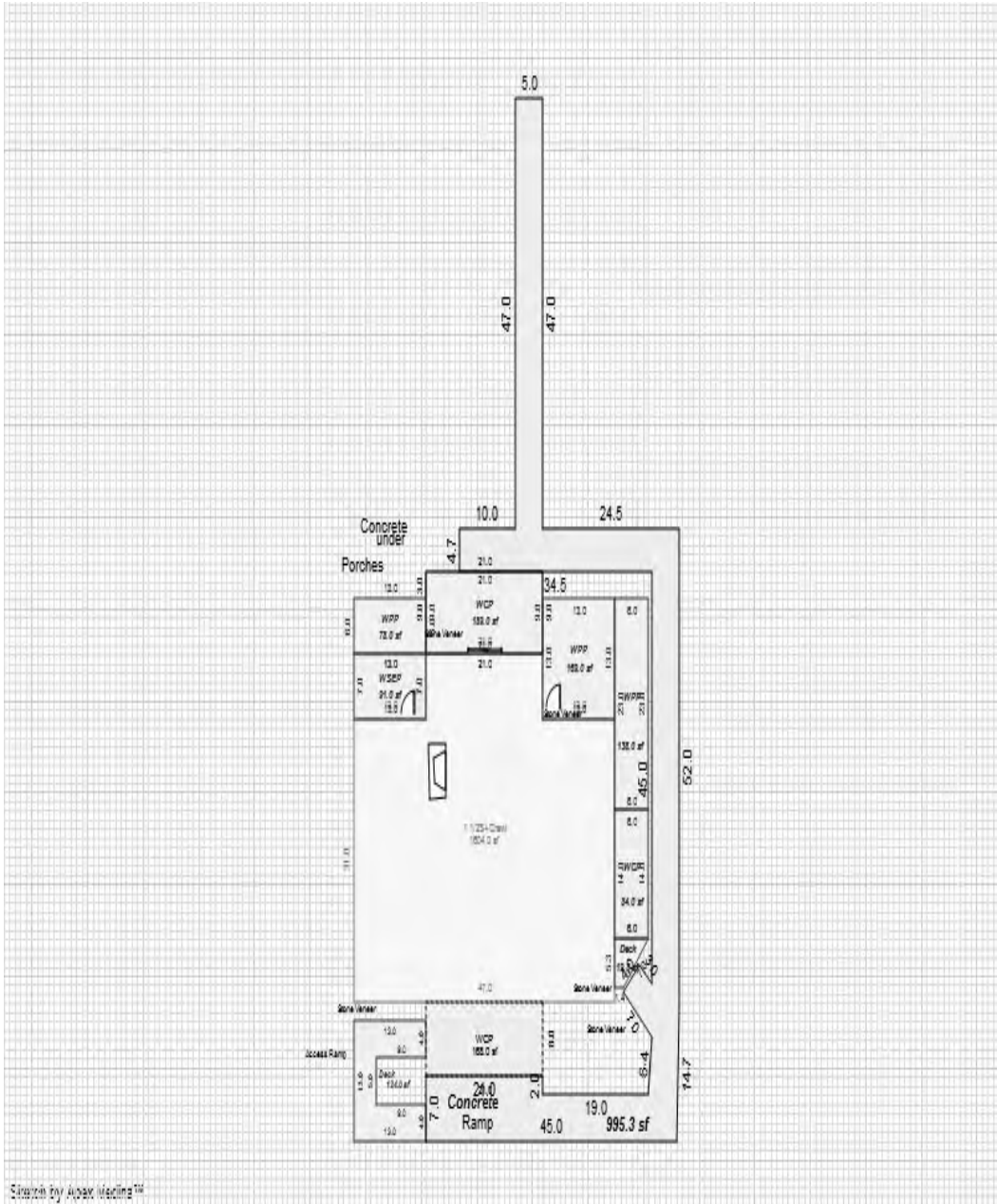
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
REID DOUGLAS L	REID DOUGLAS L QPT	0	03/31/2010	PTA	03-ARM'S LENGTH		DEED	0.0				
REID DOUGLAS L	REID DOUGLAS L QPT	0	03/31/2010	WD	03-ARM'S LENGTH	2010 1046_786W	DEED	0.0				
REID BETH	REID DOUGLAS L	0	03/30/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0				
REID BETH A	REID DOUGLAS L	0	03/30/2010	WD	03-ARM'S LENGTH	2010 1046_785W	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
7439 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		06/12/2012	PE12-0214					
Owner's Name/Address		P.R.E. 0%		Mechanical		11/30/2006	PM06-0732					
REID DOUGLAS L QPT 124 RANDOLPH ST NORTHVILLE MI 48167		MAP #: 67		Electrical		10/09/2006	PE06-0607					
		2024 Est TCY 2,962,978 TCY/TFA: 1055.5		Plumbing		07/07/2006	PP06-0202					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L226 P388 L380 P602&603 L381 P677/94 L791 P925/04 L850 P422/05 LOT 16 PLAT OF FOREST GLEN SEC 33 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	414.00	1.0000	1.0217	14500	100		1,481,399
		Paved Road		100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 1,481,399								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	8.47	995	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
		Curb		Total Estimated Land Improvements True Cash Value = 10,000								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X 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	740,700	740,800	1,481,500			705,504C				
		2023	357,600	558,300	915,900			671,909C				
		2022	318,400	457,400	775,800			639,914C				
		2021	268,700	444,700	713,400			619,472C				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What								
		WAS	07/09/2007	APPRAISAL								
			08/23/2005	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	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	0	Front Overhang Other Overhang									168	WCP (1 Story)					
	Building Style: 1.75 STORY		(4) Interior									84	WCP (1 Story)					
	Yr Built 2006	Remodeled 0	Drywall Paneled									189	WCP (1 Story)					
	Condition: Average		Plaster X Wood T&G									91	WSEP (1 Story)					
	Room List		Trim & Decoration									78	WPP					
	Basement 1 1st Floor 2nd Floor 4 Bedrooms		Ex Ord X Min									307	WPP					
	(1) Exterior		Size of Closets									124	Treated Wood					
	Wood/Shingle Aluminum/Vinyl Brick		Lg Ord X Small									19	Treated Wood					
	(2) Windows		Doors Solid X H.C.															
	Many Avg. Few		(5) Floors															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Kitchen: Tile Other: Carpeted Other:															
	X Gable Hip Flat		(6) Ceilings															
	X Asphalt Shingle		X Wood															
	Chimney: Stone		(7) Excavation															
			Basement: 1604 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 3 Walkout Doors (B) No Floor SF Walkout Doors (A)															
			(10) Floor Support															
			Joists: Unsupported Len: Cntr.Sup:															
			(11) Heating/Cooling															
			Central Air Wood Furnace															
			(12) Electric															
			60 Amps Service															
			No./Qual. of Fixtures															
			Ex. Ord. X Min															
			No. of Elec. Outlets															
			Many Ave. X 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:															
			(15) Fireplaces															
			Class: B Effec. Age: 15 Floor Area: 2,807 Total Base New : 665,873 Total Depr Cost: 565,992 Estimated T.C.V: 1,471,579															
			(16) Porches/Decks															
			E.C.F. X 2.600															
			(17) Garage															
			Bsmnt Garage: Carport Area: Roof:															
			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF Floor Area = 2807 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 1,604 Total: 508,292 432,048 Other Additions/Adjustments Exterior Stone Veneer 240 12,763 10,849 Basement, Outside Entrance, Below Grade 3 13,135 11,165 Plumbing Average Fixture(s) 1 3,407 2,896 3 Fixture Bath 2 21,498 18,273 2 Fixture Bath 1 7,166 6,091 Water/Sewer 2000 Gal Septic 1 12,259 10,420 Water Well, 100 Feet 1 6,732 5,722 Porches WCP (1 Story) 168 10,606 9,015 WCP (1 Story) 84 6,377 5,420 WCP (1 Story) 189 11,555 9,822 WSEP (1 Story) 91 8,340 7,089 WPP 78 3,819 3,246 WPP 307 7,758 6,594 Deck Treated Wood 124 3,429 2,915 Treated Wood 19 980 833 Built-Ins <<<<< 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.
COGHLIN JOHN F	JOSEPH CHRISTOPHER & STEP	2,100,000	08/28/2019	WD	03-ARM'S LENGTH	2019004783	PROPERTY TRANSFER	100.0
COGHLIN DIANE L	COGHLIN JOHN F	0	12/15/2014	QC	09-FAMILY	1218P7	DEED	0.0
ADAIR JOHN W	COUGHLIN JOHN F & DIANE L	950,000	07/08/2005	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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7457 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/03/2011	PM11-0367	
	P.R.E. 100% 09/11/2019		Electrical	10/10/2011	PE11-0353	

Owner's Name/Address	MAP #: 67	Mechanical	Date	Number	Status
JOSEPH CHRISTOPHER & STEPHANIE G 7457 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 3,548,514 TCV/TFA: 1049.8	Electrical	08/14/2007	PM07-0349	
		Electrical	06/20/2007	PE07-0288	

X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
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Public Improvements	* Factors *							Value	
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	GROUP A 14500	100.00	421.00	1.0000	1.0259	14500	100		1,487,622
	100 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	1,487,622

Tax Description	Land Improvement Cost Estimates							Cash Value
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L138 P268 L300 P835 L384 P94/94 L861 P323/05 LOT 17 PLAT OF FOREST GLEN SEC 33 T29N R14W.	Description	Rate	Size	% Good				Cash Value
	Residential Local Cost Land Improvements							

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2024	743,800	1,030,500	1,774,300			970,400C
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X Rolling	2023	359,100	775,800	1,134,900			924,191C
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Low	2022	319,000	635,000	954,000			880,182C
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High	2021	269,100	624,700	893,800			852,064C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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X Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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Who	When	What	2024	743,800	1,030,500	1,774,300		970,400C
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WAS	12/22/2007	INSPECTED	2023	359,100	775,800	1,134,900		924,191C
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WAS	11/24/2007	INSPECTED	2022	319,000	635,000	954,000		880,182C
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WAS	06/16/2007	INSPECTED	2021	269,100	624,700	893,800		852,064C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2007 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: B Effec. Age: 16 Floor Area: 3,380 Total Base New : 940,197 Total Depr Cost: 789,766 Estimated T.C.V: 2,053,392			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25 STORY		X	Drywall Paneled	X	Plaster Wood T&G												
Trim & Decoration		Size of Closets															
Yr Built 2006	Remodeled 0	Ex	X	Ord	Min												
Condition: Average		Lg	X	Ord	Small												
Room List		Doors	X	Solid	H.C.												
	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		X	Wood														
X	Many Avg.	X	Large Avg.														
	Few Small	Basement: 2134 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
X			Conc. Block														
X			Poured Conc.														
X			Stone														
X			Treated Wood														
X			X Concrete Floor														
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	2100	Recreation SF Living SF Walkout Doors (B) No Floor SF 4 Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support															
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup: STEEL BEAM															
		(14) Water/Sewer															
		Public Water															
		Public Sewer															
		Water Well															
		1 1000 Gal Septic															
		1 2000 Gal Septic															
		Lump Sum Items:															
		Deck															
		Treated Wood															
		<<<<< 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.
WAGNER PETER W	WAGNER PETER & DIANA MAE	0	06/05/2023	WD	09-FAMILY	2023002588	PROPERTY TRANSFER	0.0
WAGNER VERNA C/O PNC BANK	WAGNER CHARLES W	0	11/14/2003	AFF	09-FAMILY	776:367	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7475 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	03/31/2014	PP14-0040	
	P.R.E. 0%		Mechanical	01/17/2014	PM14-0046	
Owner's Name/Address	MAP #: 67		ADDITION/ALTERATION	10/31/2012	2012-2246	100% FINIS
WAGNER PETER & DIANA MAE TRUST 390 TOLLHOUSE RD SPRINGFIELD OH 45504	2024 Est TCV 2,333,096 TCV/TFA: 746.83		Electrical	10/31/2012	PE12-0472	

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	422.00	1.0000	1.0266	14500	100	2011 ROL COMB	1,488,505	
100 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	1,488,505	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
L776 P367/03 2006 INTEREST REVISED (REF: 006-610-018-01) LOT 18 PLAT OF FOREST GLEN. PETER W WAGNER AS A TENANT IN COMMON SEC 33 T29N R14W POLLY & TIM - FOR THE 2011 ROLL, PLEASE COMBINE 006-610-018-01 INTO 006-610-018-00. PETER WAGNER ACQUIRED OTHER 1/2 INTEREST IN 2005. THANKS, SUSAN EQUALIZATION DEPT.								
X Electric	2,500.00	1	100	2,500				
X Gas								
Total Estimated Land Improvements True Cash Value =							2,500	

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.



Topography of Site	
X Level	
X 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	744,300	422,200	1,166,500			546,849C
2023	359,300	338,900	698,200			520,809C
2022	319,000	277,400	596,400			496,009C
2021	269,200	254,700	523,900			480,164C

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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	X	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 72 34	Type CCP (1 Story) CCP CCP (1 Story)	Year Built: 1960 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X		X		2		E.C.F. X 2.600		Bsmnt Garage:	
Building Style: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Class: C +5 Effec. Age: 25 Floor Area: 3,124 Total Base New : 431,853 Total Depr Cost: 323,881 Estimated T.C.V: 842,091		X		Carport Area: Roof:	
Yr Built 1960	Remodeled 2014	Ex	Ord	X	Min	Size of Closets		Central Air Wood Furnace		X		Carpport Area: Roof:	
Condition: Average		Lg	Ord	X	Small	No. Heating/Cooling		Central Air Wood Furnace		X		Carpport Area: Roof:	
Room List		Doors	Solid	X	H.C.	(5) Floors		(12) Electric		X		Carpport Area: Roof:	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		150 Amps Service		No./Qual. of Fixtures		X		Carpport Area: Roof:	
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1785 SF Floor Area = 3124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,785 Total: 370,630 277,965		X		Carpport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,197 2,398 Water/Sewer 1000 Gal Septic 1 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Porches CCP (1 Story) 288 7,330 5,497 CPP 72 1,657 1,243 CCP (1 Story) 34 1,135 851 Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 576 23,426 17,569 Common Wall: 1 Wall 1 -2,999 -2,249 Fireplaces Exterior 2 Story 2 16,502 12,376 Totals: 431,853 323,881		X		Carpport Area: Roof:	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1785 S.F. Slab: 0 S.F. Height to Joists: 0.0		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		Notes: ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 842,091		X		Carpport Area: Roof:	
(2) Windows		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		X		Carpport Area: Roof:	
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		X		Carpport Area: Roof:	
	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		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		X		Carpport Area: Roof:	
(3) Roof		X		Gable Hip Flat		Gambrel Mansard Shed		Chimney: Block		X		Carpport Area: Roof:	

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



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

Property Address      Class: RESIDENTIAL-IMPRO      Zoning: R-2 (      Building Permit(s)      Date      Number      Status

7493 W DAY FOREST RD      School: GLEN LAKE COMMUNITY SCH DIST      Electrical      02/24/2017      PE17-0094

Owner's Name/Address      P.R.E. 0%      Mechanical      03/08/2013      PM13-0112

CRETEN RONALD J & MARGARET L      MAP #: 67      Plumbing      02/21/2013      PP13-0029

3701 LAKEPOINTE WAY      2024 Est TCV 2,265,651 TCV/TFA: 893.40      Electrical      10/12/2012      PE12-0435

BONITA SPRINGS FL 34134      X Improved      Vacant      Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Tax Description      Public Improvements      \* Factors \*

LOT 19 PLAT OF FOREST GLEN SEC 33 T29N R14W.      X      Dirt Road      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

Comments/Influences      X      Gravel Road      GROUP A 14500      100.00      400.00      1.0000      1.0129      14500      100           1,468,714

       X      Paved Road      100 Actual Front Feet, 0.92 Total Acres      Total Est. Land Value =      1,468,714

       X      Storm Sewer      Land Improvement Cost Estimates

       X      Sidewalk      Description      Rate      Size      % Good      Cash Value

       X      Water      D/W/P: Asphalt Paving      3.19      2800      0      0

       X      Sewer      Wood Frame      36.07      64      50      1,154

       X      Electric      Residential Local Cost Land Improvements

       X      Gas      Description      Rate      Size      % Good      Cash Value

       X      Curb      LAND IMPROVEMENTS 25      2,500.00      1      100      2,500

       Street Lights      Total Estimated Land Improvements True Cash Value =      3,654

       Standard Utilities

       Underground Utils.

       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	734,400	398,400	1,132,800			360,201C
2023	354,500	300,000	654,500			343,049C
2022	317,300	245,600	562,900			326,714C
2021	267,700	242,600	510,300			316,277C

Who      When      What

TPC 11/20/2013 INSPECTED

TPC 01/03/2013 INSPECTED

WAS 12/23/2007 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	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 976 137 96 166	Type WPP WPP WPP Treated Wood	Year Built: 1999 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: 910 % 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				2	Class: C +10 Effec. Age: 35 Floor Area: 2,536 Total Base New : 467,767 Total Depr Cost: 305,109 Estimated T.C.V: 793,283				Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled				Plaster Wood T&G							
Yr Built 1976 199		Remodeled 2013		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: Carpeted Other:		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Cls C 10 Blt 1976		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets				(11) Heating System: Forced Heat & Cool						
X	Insulation			Many		X	Ave.	Ground Area = 2056 SF Floor Area = 2536 SF.						
(2) Windows		(7) Excavation		Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1296 S.F. Crawl: 760 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Building Areas						
X	Wood Sash Metal Sash Vinyl Sash	(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				Stories Exterior Foundation Size Cost New Depr. Cost						
X	Double Hung			1 1000 Gal Septic				1.5 Story Siding Basement 960						
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			2 2000 Gal Septic				1 Story Siding Crawl Space 760						
(3) Roof		(9) Basement Finish		Lump Sum Items:				1 Story Siding Basement 336						
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)				Total: 360,007 234,012						
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Other Additions/Adjustments						
Chimney: Brick				Joists: 2X8X16 Unsupported Len: Cntr.Sup:				Recreation Room 96 1,908 1,240						
								Exterior Stone Veneer 48 1,874 1,218 Basement, Outside Entrance, Below Grade 2 5,265 3,422						
								Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 1 4,777 3,105						
								Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882						
								Porches WPP 137 3,728 2,423 WPP 96 2,926 1,902 WPP 976 15,909 10,341						
								Deck Treated Wood 166 3,768 3,504 *						
								Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 910 31,968 20,779						
								<<<<< 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.
PAPKE SUZANNE M REV TRUST	ST JULIAN JOSEPH M & JENN	715,000	09/30/2013	WD	03-ARM'S LENGTH	1180P340	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7515 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/28/2019	PE19-0352	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	06/20/2014	PE14-0229	100% FINIS
ST JULIAN JOSEPH M & JENNIFER 6013 RIVERVIEW WAY HOUSTON TX 77057	MAP #: 67		Mechanical	06/05/2014	PM14-0259	
	2024 Est TCV 2,242,748 TCV/TFA: 1076.1		Plumbing	05/02/2014	PP14-0082	

	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			GROUP A 14500	100.00	399.00	1,467,795
			100 Actual Front Feet, 0.92 Total Acres		Total Est. Land Value =	1,467,795

Tax Description		Description	Rate	Size	% Good	Cash Value
L182 P522 L438 P637/97 GA 478-18 LOT 20 PLAT OF FOREST GLEN. SEC 33 T29N R14W.	X	Dirt Road				
Comments/Influences		Gravel Road				
1739399 9/2012 \$799,00 REDUCED \$839,000	X	Paved Road				
		Storm Sewer				
		Sidewalk				
	X	Water	2.55	600	0	0
		Sewer				
	X	Electric	36.85	120	50	2,211
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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



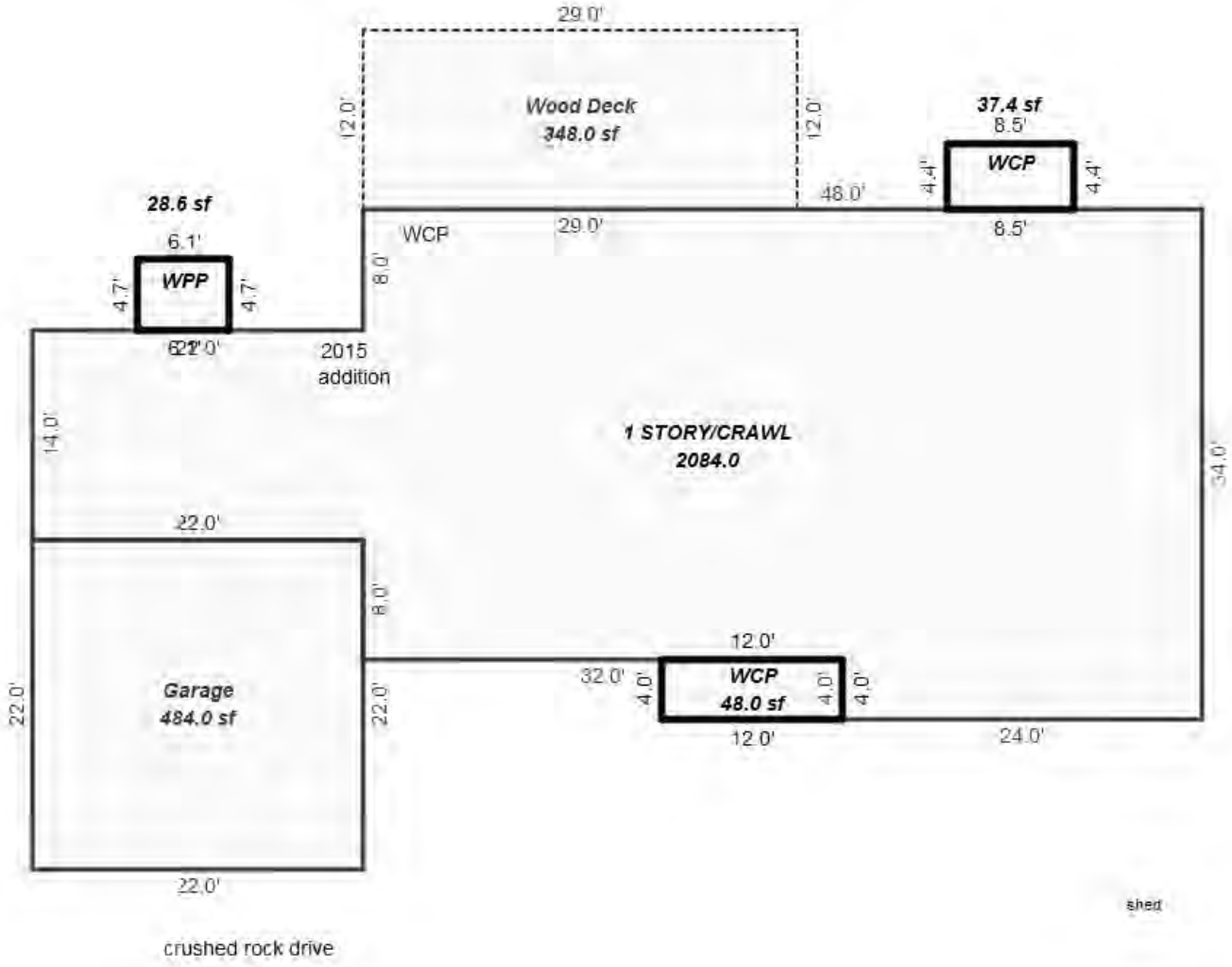
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	733,900	387,500	1,121,400			486,585C
2023	354,300	291,900	646,200			463,415C
2022	317,200	239,000	556,200			441,348C
2021	267,700	219,500	487,200			427,249C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 28 37 348	Type WCP (1 Story) WPP WCP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																	
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Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1978 (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 2084 SF Floor Area = 2084 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,084</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>350,431</td> <td>245,302</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,564</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>4,917</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>4,057</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,421</td> <td>4,495</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>48</td> <td>3,901</td> <td>2,731</td> </tr> <tr> <td>WPP</td> <td>28</td> <td>1,734</td> <td>1,214</td> </tr> <tr> <td>WCP (1 Story)</td> <td>37</td> <td>3,226</td> <td>2,258</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>348</td> <td>6,490</td> <td>4,543</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>484</td> <td>26,775</td> <td>18,742</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,726</td> <td>-1,908</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>703</td> <td>492</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>4,088</td> <td>2,862</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>7,112</td> <td>4,978</td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	2,084			Total:				350,431	245,302	Average Fixture(s)	1	2,234	1,564	3 Fixture Bath	1	7,025	4,917	Water/Sewer				1000 Gal Septic	1	5,796	4,057	Water Well, 100 Feet	1	6,421	4,495	Porches				WCP (1 Story)	48	3,901	2,731	WPP	28	1,734	1,214	WCP (1 Story)	37	3,226	2,258	Deck				Treated Wood	348	6,490	4,543	Garages				Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	484	26,775	18,742	Common Wall: 1 Wall	1	-2,726	-1,908	Door Opener	1	703	492	Built-Ins				Appliance Allow.	1	4,088	2,862	Fireplaces				Interior 1 Story	1	7,112	4,978
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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.
STEVENSON JAMES R D III &	STEVENSON LINDA W	0	07/31/2016	AFF	07-DEATH CERTIFICATE	1271P400	OTHER	0.0
STEVENSON JAMES R D III &	STEVENSON JAMES R D III &	10	11/10/2015	WD	09-FAMILY	1245P939	DEED	0.0
FISHER JAY H & SHIRLEY DE	STEVENSON JAMES R D III &	1	10/31/1983	WD	03-ARM'S LENGTH	241P937	DEED	0.0
GLOCK DORTHY M	FISHER JAY H & SHIRLEY DE	0	09/17/1979	WD	09-FAMILY	211P820	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7529 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	01/09/2024	PP24-0014	
	P.R.E. 0%		Electrical	10/17/2017	PE17-0581	
Owner's Name/Address	MAP #: 67		Res. Add/Alter/Repair	09/08/2017	PB17-0503	100% FINIS
STEVENSON LINDA W 7529 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,899,237 TCV/TFA: 665.57		CARPORIT	08/21/2017	LU17-26	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
L241 P937/83 LOT 21 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		GROUP A 14500	100.00	395.00	1.0000	1.0097	14500	100	1,464,102
Comments/Influences			100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,464,102							

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					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
			Wood Frame	31.26	288	50	4,501
			Total Estimated Land Improvements True Cash Value =			4,501	



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	732,100	717,500	1,449,600			530,941C
Rolling	2023	353,400	540,100	893,500			505,659C
Low	2022	316,900	441,800	758,700			481,580C
High	2021	267,400	432,500	699,900			466,196C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family 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 187 1184	Type CGEP (1 Story) Treated Wood	Year Built: 1992 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior	X Drywall Paneled Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: BC Effec. Age: 25 Floor Area: 4,356 Total Base New : 733,662 Total Depr Cost: 550,244 Estimated T.C.V: 1,430,634		E.C.F. X 2.600		Bsmnt Garage:							
Building Style: 1.25 STORY		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC		Blt 1992									
Yr Built	Remodeled	Size of Closets		200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 3485 SF		Floor Area = 4356 SF.									
1992 201	2002	X Ex	Ord	Min	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas										
Condition: Average		X Lg	Ord	Small	X Many		Ave.	Few	(13) Plumbing										
Room List		Doors	Solid	X H.C.	1 Average Fixture(s)		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost						
Basement	1st Floor	(5) Floors		3 3 Fixture Bath		1.25 Story		Siding	Crawl Space	3,485	Total:	603,722	452,790						
2nd Floor	6 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		2 Fixture Bath		Other Additions/Adjustments		Plumbing											
(1) Exterior		(6) Ceilings		Softener, Auto		Average Fixture(s)		1		2,234		1,675							
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Softener, Manual		3 Fixture Bath		2		14,051		10,538							
X	Insulation	X Ex.		Ord.	Min	(14) Water/Sewer		Water/Sewer											
(2) Windows		(7) Excavation		No Plumbing		Public Water		1000 Gal Septic		1		5,796		4,347					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 3485 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet		Water Well, 100 Feet		1		6,421		4,816					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Sink		Separate Shower		Porches		CGEP (1 Story)		187		15,992		11,994			
(3) Roof		Conc. Block Poured Conc. Stone		Ceramic Tile Floor		Ceramic Tile Wains		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		624		41,278		30,958	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Ceramic Tub Alcove		Vent Fan		Door Opener		2		1,405		1,054				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Public Water		Built-Ins		Appliance Allow.		1		4,088		3,066			
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		1 Public Sewer		1 Water Well		Fireplaces		Prefab 2 Story		1		4,661		3,496			
				1 1000 Gal Septic		2000 Gal Septic		Deck		Treated Wood		1184		16,754		12,565			
				Comp.Shingle		425		8,691		6,518									
				Comp.Shingle		419		8,569		6,427									
				<<<< 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.			
STEVENSON JAMES R III & L	STEVENSON LINDA W	10	08/23/2016	WD	09-FAMILY	1271P404	PROPERTY TRANSFER	0.0			
DELLER JACK E REVOCABLE T	STEVENSON JAMES R & LINDA	750,000	06/29/2012	QC	03-ARM'S LENGTH	1128P994	PROPERTY TRANSFER	100.0			
DELLER JACK E REVOCABLE T		0	08/31/2010	QC	03-ARM'S LENGTH	2010 1060-507T	DEED	0.0			
DELLER JACK TRUST	DELLER JACK E TRUST & DEL	0	02/28/2003	QC	09-FAMILY	718:704&706	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7541 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		01/09/2024	PP24-0013				
Owner's Name/Address		P.R.E. 0%		Res. Porch/Deck		11/29/2016	PB16-0517	100% FINIS			
STEVENS ON LINDA W 7541 W DAY FOREST RD EMPIRE MI 49630		MAP #: 67		DECK/PORCH		10/31/2016	LU16-35	100% FINIS			
		2024 Est TC V 2,182,528 TC V/TFA: 921.68		ADDITION/ALTERATION		04/29/2003	93001375				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	390.00	1.0000	1.0065	14500	100	1,459,447
		Paved Road		100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 1,459,447							
		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 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	729,700	361,600	1,091,300			475,900C	
			Low	2023	352,300	272,500	624,800			453,239C	
			High	2022	316,500	223,300	539,800			431,657C	
			Landscaped	2021	267,100	205,100	472,200			417,868C	
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What							
		TPC 11/14/2017	INSPECTED								
		TPC 03/23/2017	INSPECTED								
		TPC 04/04/2013	INSPECTED								

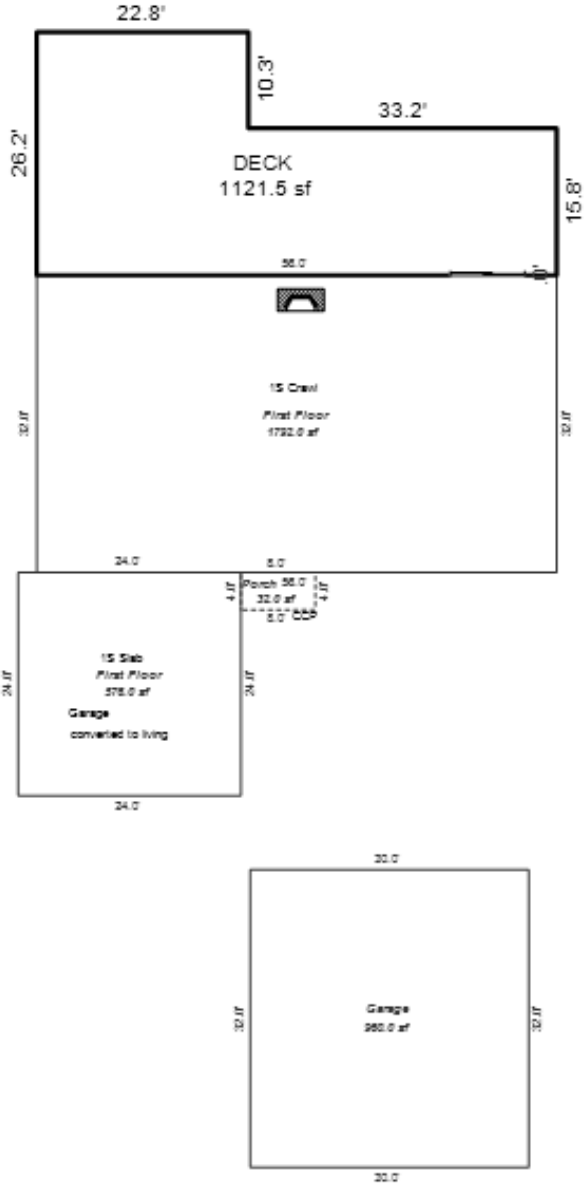


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Oven	Class: C +5 Effec. Age: 30 Floor Area: 2,368 Total Base New : 394,536 Total Depr Cost: 276,185 Estimated T.C.V: 718,081		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			1	Microwave	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Heat Pump Ground Area = 2368 SF Floor Area = 2368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1980				
Yr Built 1980	Remodeled 1993	Ex	X Ord	Min	No./Qual. of Fixtures X Ex. Ord. Min			1	Standard Range	Building Areas					
Condition: Average		Size of Closets		No. of Elec. Outlets			1	Self Clean Range	Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Lg	X Ord	Small	(13) Plumbing			1	Sauna	1 Story Siding Slab 576					
6	Basement	Doors		Solid	X	H.C.	Average Fixture(s)			1 Story Siding Crawl Space 1,792		Total: 316,397 221,490			
1st Floor	(5) Floors		Kitchen: Other: Carpeted Other: Vinyl			3 Fixture Bath			Other Additions/Adjustments						
2nd Floor	Kitchen:		Other: Carpeted			1 2 Fixture Bath			Plumbing						
5 Bedrooms	Other: Vinyl		Other: Vinyl			Softener, Auto			Average Fixture(s)		1 1,518 1,063				
(1) Exterior		X Drywall		(8) Basement			Softener, Manual			3 Fixture Bath		2 9,555 6,688			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing			2 Fixture Bath		1 3,197 2,238			
X	Insulation	X Drywall		Extra Toilet			Extra Sink			Water/Sewer		1 5,002 3,501			
(2) Windows		X Drywall		Extra Sink			Separate Shower			1000 Gal Septic		1 5,973 4,181			
X	Many Avg. Few	X Large Avg. Small		Separate Shower			Ceramic Tile Floor			Water Well, 100 Feet		1 5,973 4,181			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	X Large Avg. Small		Ceramic Tile Wains			Ceramic Tile Floor			Porches		32 904 633			
X	Horiz. Slide Casement	X Large Avg. Small		Ceramic Tub Alcove			Vent Fan			CPP		960 25,008 17,506			
X	Patio Doors Storms & Screens	X Large Avg. Small		Vent Fan			(14) Water/Sewer			Garages		1 562 393			
(3) Roof		X Large Avg. Small		Vent Fan			Public Water			Class: C Exterior: Pole (Unfinished)		960 25,008 17,506			
X	Gable Hip Flat	X Large Avg. Small		Vent Fan			Public Sewer			Base Cost		960 25,008 17,506			
X	Asphalt Shingle	X Large Avg. Small		Vent Fan			Water Well			Door Opener		1 562 393			
Chimney: Brick		X Large Avg. Small		Vent Fan			1000 Gal Septic			Built-Ins		1 2,845 1,991			
		X Large Avg. Small		Vent Fan			2000 Gal Septic			Appliance Allow.		1 2,845 1,991			
		X Large Avg. Small		Vent Fan			Lump Sum Items:			Oven		1 1,381 967			
		X Large Avg. Small		Vent Fan						Microwave		1 435 304			
		X Large Avg. Small		Vent Fan						Standard Range		1 1,305 913			
		X Large Avg. Small		Vent Fan						Fireplaces		1 5,489 3,842			
		X Large Avg. Small		Vent Fan						Interior 1 Story		1 5,489 3,842			
		X Large Avg. Small		Vent Fan						<<<< 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.
JACOBS BRUCE A & JUDITH A	JACOBS FAMILY TRUST	0	08/30/2021	QC	09-FAMILY	2021007097	PROPERTY TRANSFER	0.0
VANARSDALE	JACOBS	770,000	08/26/2002	QC	03-ARM'S LENGTH	663:608	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7547 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		SHED	09/14/2014	2014-22	100% FINIS
Owner's Name/Address	P.R.E. 100% 07/02/2014		Electrical	03/04/2008	PE08-0073	
JACOBS FAMILY TRUST 7547 W DAY FOREST RD EMPIRE MI 49630	MAP #: 67		Electrical	02/26/2008	PE08-0063	
	2024 Est TCV 4,140,753 TCV/TFA: 774.70		Mechanical	02/25/2008	PM08-0099	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
L394 P785/94 L663 P608/02 LOT 23 PLAT OF FOREST GLEN SEC 33 T29N R14W.			* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 14500	100.00	375.00	1.0000 0.9967 14500 100	1,445,207
			100 Actual Front Feet, 0.86 Total Acres				Total Est. Land Value = 1,445,207

Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value
X	Dirt Road	Dock: Light posts		51.48	748	50	19,253
X	Gravel Road	D/W/P: Patio Blocks		21.56	259	0	0
X	Paved Road	D/W/P: 4in Ren. Conc.		11.93	140	0	0
X	Storm Sewer	D/W/P: Patio Blocks		21.56	645	0	0
X	Sidewalk	D/W/P: Asphalt Paving		4.05	2695	0	0
X	Water	Wood Frame		37.20	198	50	3,683
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	LAND IMPROVEMENTS 10		10,000.00	2	100	20,000
X	Street Lights	BOAT HOIST		2,000.00	2	100	4,000
X	Standard Utilities	Total Estimated Land Improvements True Cash Value =					51,936
X	Underground Utils.						

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	722,600	1,347,800	2,070,400			929,991C
X Rolling	2023	348,800	1,029,500	1,378,300			885,706C
X Low	2022	315,300	845,300	1,160,600			843,530C
X High	2021	266,000	818,600	1,084,600			816,583C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 744 % Good: 0 Storage Area: 0 No Conc. Floor: 0	286	WCP (1 Story)	20	Wood Balcony	
	Mobile Home																0
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2329 SF Floor Area = 5345 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls B 5 Blt 2008							
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Building Areas							
A-Frame		Trim & Decoration		X			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost							
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few			2 Story Siding Basement 2,329							
Building Style: 2 STORY		Lg Ord Small		Doors Solid H.C.			(13) Plumbing			2 Story Siding Overhang 132							
Yr Built 2008		Remodeled 0		Basement 1st Floor 2nd Floor 4 Bedrooms			Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 387							
Condition: Average		Lg Ord Small		(5) Floors			Kitchen: Other: Other:			1 Story Siding Overhang 36							
Room List		Doors Solid H.C.		(6) Ceilings			No. of Elec. Outlets			Total: 914,585 777,413							
Basement		(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Other Additions/Adjustments							
1st Floor		Kitchen: Other: Other:		(6) Ceilings			Average Fixture(s)			Basement Living Area 1165 70,075 59,564							
2nd Floor		Kitchen: Other: Other:		(6) Ceilings			3 Fixture Bath			Basement, Outside Entrance, Below Grade 2 8,756 7,443							
4 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			2 Fixture Bath			Plumbing							
(1) Exterior		Kitchen: Other: Other:		(6) Ceilings			Softener, Auto			Average Fixture(s) 1 3,407 2,896							
Wood/Shingle		Kitchen: Other: Other:		(6) Ceilings			Softener, Manual			3 Fixture Bath 3 32,247 27,410							
Aluminum/Vinyl		Kitchen: Other: Other:		(6) Ceilings			Solar Water Heat			2 Fixture Bath 1 7,166 6,091							
Brick		Kitchen: Other: Other:		(6) Ceilings			No Plumbing			Water/Sewer							
Insulation		Kitchen: Other: Other:		(6) Ceilings			Extra Toilet			2000 Gal Septic 1 12,259 10,420							
(2) Windows		Kitchen: Other: Other:		(6) Ceilings			Extra Sink			Water Well, 100 Feet 1 6,732 5,722							
Many Avg. Few		Kitchen: Other: Other:		(6) Ceilings			Separate Shower			Porches							
Large Avg. Small		Kitchen: Other: Other:		(6) Ceilings			Ceramic Tile Floor			WCP (1 Story) 286 14,855 12,627							
Wood Sash		Kitchen: Other: Other:		(6) Ceilings			Ceramic Tile Wains			WPP 231 7,089 6,026							
Metal Sash		Kitchen: Other: Other:		(6) Ceilings			Ceramic Tub Alcove			WSEP (1 Story) 231 17,309 14,713							
Vinyl Sash		Kitchen: Other: Other:		(6) Ceilings			Vent Fan			WPP 796 19,064 16,204							
Double Hung		Kitchen: Other: Other:		(6) Ceilings			(14) Water/Sewer			Deck							
Horiz. Slide		Kitchen: Other: Other:		(6) Ceilings			Public Water			Treated Wood 169 4,210 3,578							
Casement		Kitchen: Other: Other:		(6) Ceilings			Public Sewer			Balcony							
Double Glass		Kitchen: Other: Other:		(6) Ceilings			Water Well			Wood Balcony 20 1,141 970							
Patio Doors		Kitchen: Other: Other:		(6) Ceilings			1000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
Storms & Screens		Kitchen: Other: Other:		(6) Ceilings			2000 Gal Septic										
(3) Roof		Kitchen: Other: Other:		(6) Ceilings			Lump Sum Items:										
Gable		Kitchen: Other: Other:		(6) Ceilings													
Hip		Kitchen: Other: Other:		(6) Ceilings													
Flat		Kitchen: Other: Other:		(6) Ceilings													
Asphalt Shingle		Kitchen: Other: Other:		(6) Ceilings													
Chimney:		Kitchen: Other: Other:		(6) Ceilings													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER DENNIS J & CAROLE	BECKER DENNIS J TRUST AGR	0	01/31/2007	QC	09-FAMILY	929:982	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7559 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	04/19/2023	PB23-0111	100% FINIS
	P.R.E. 100% 05/10/1994		DECK/PORCH	04/14/2023	LU23-06	100% FINIS
Owner's Name/Address	MAP #: 67		Demolish	04/14/2003	PB03-0106	100% FINIS
BECKER DENNIS J TRUST AGREEMENT BECKER CAROLE E TRUST AGREEMENT 7559 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,719,441 TCV/TFA: 773.45		ELECTRICAL	10/17/2002	PE02-0665	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L333 P262 L443 P714/97 L929 P982/07 LOT 24 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		Dirt Road	100.00	355.00	1.0000	0.9831	14500	100	1,425,539
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =						1,425,539

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Residential Local Cost Land Improvements			
	X	Electric	7,500.00	1 100	7,500
	X	Gas	Total Estimated Land Improvements True Cash Value = 7,500		

Comments/Influences	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
	X	Total Estimated Land Improvements True Cash Value = 7,500			

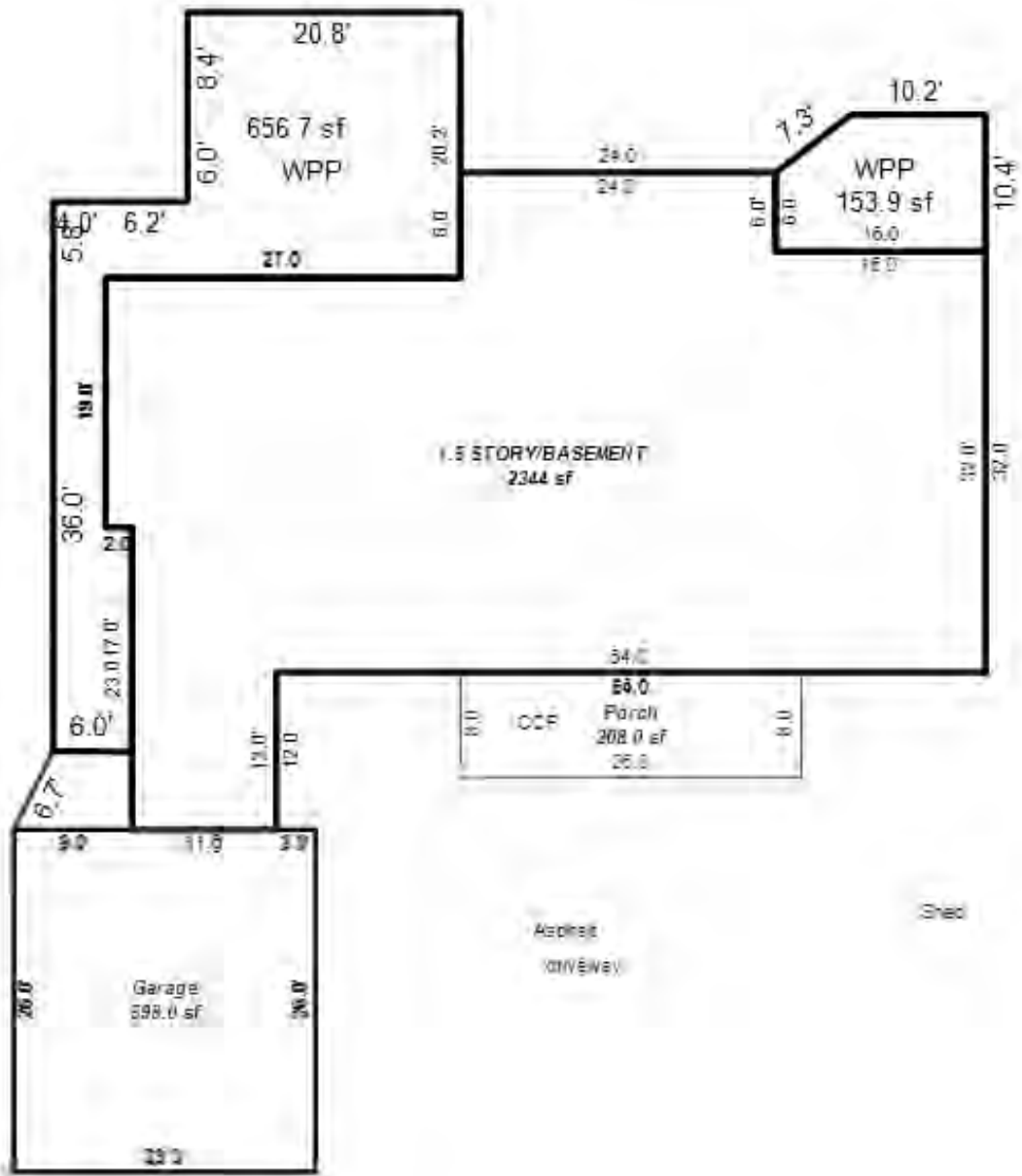
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2024	712,800	646,900	1,359,700			623,713C
	X	High	2023	344,100	480,400	824,500			590,299C
	X	Landscaped	2022	313,600	393,400	707,000			562,190C
	X	Swamp	2021	264,600	406,200	670,800			544,231C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIEL MARTHA C M TRUST	DAINEL MARTHA M	0	10/22/2019	QC	09-FAMILY	2019006224	OTHER	100.0
DANIEL MARTHA M	DANIEL MARTHA M TRUST	0	06/03/2019	WD	09-FAMILY	1361P442	OTHER	100.0
ASHMUM ROBERT & KRISTA	DANIEL ROLLIN	700,000	11/24/2010	WD	03-ARM'S LENGTH	2010 1071-105W	PROPERTY TRANSFER	100.0
BINSFELD PAUL J TRUST	ASHMUN ROBERT & KRISTA	805,000	06/30/2008	WD	03-ARM'S LENGTH	982P841	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7565 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/04/2021	PE21-0001	100% FINIS
	P.R.E. 0%		Mechanical	12/21/2020	PM20-0901	100% FINIS
Owner's Name/Address	MAP #: 67		Mechanical	03/09/2020	PM20-0181	100% FINIS
DAINEL MARTHA M 11100 SANTA MONICA BLVD #400 LOS ANGELES CA 90025-0520	2024 Est TCV 2,153,703 TCV/TFA: 1134.7		Plumbing	03/03/2020	PP20-0063	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 14500	100.00	337.00	1.0000	0.9704	14500 100	1,407,115
100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =						1,407,115

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water	D/W/P: 3.5 Concrete	6.77	72 0	0	
Sewer	D/W/P: Asphalt Paving	3.19	2000 0	0	
Electric	D/W/P: 3.5 Concrete	6.77	24 0	0	
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	
X Wooded	
Pond	
X Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	703,600	373,300	1,076,900			540,601C
2023	339,600	281,400	621,000			514,859C
2022	311,900	233,300	545,200			490,342C
2021	263,200	211,700	474,900			471,968C

Who When What

TPC 11/16/2021 INSPECTED  
 TPC 11/04/2020 INSPECTED  
 TPC 06/01/2020 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 2 Front Overhang 2 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 44	Type Roof Cover Onl	Year Built: 1973 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: 731 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C +10 Effec. Age: 20 Floor Area: 1,898 Total Base New : 356,521 Total Depr Cost: 285,226 Estimated T.C.V: 741,588		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10		Blt 1973						
Yr Built 1973 200	Remodeled 2020	Ex	Ord	Min	(12) Electric		Ground Area = 1898 SF Floor Area = 1898 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		150 Amps Service		Plumbing		1 Story Siding Crawl Space 1,332		273,482		218,796		Total: 273,482 218,796				
Room List		Doors	Solid	H.C.	No. of Elec. Outlets		Other Additions/Adjustments		Plumbing		Water/Sewer		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
8	Basement	(5) Floors		Kitchen: Other: 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		1 Average Fixture(s) 3 Fixture Bath		Average Fixture(s) 3 Fixture Bath		Base Cost 731 27,193		Door Opener 1 562 450		
1	1st Floor	Kitchen: Other: Other:		(6) Ceilings		(13) Plumbing		2000 Gal Septic Water Well, 100 Feet		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
2	2nd Floor	No./Qual. of Fixtures		X Drywall		(14) Water/Sewer		Garages		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
3	Bedrooms	Ex. X Ord. Min		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
(1) Exterior		Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Lump Sum Items:		Base Cost 534 24,249		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Common Wall: 1 Wall Door Opener		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
X	Insulation	Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish		Lump Sum Items:		Built-Ins		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
(2) Windows		Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Appliance Allow.		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support		Lump Sum Items:		Fireplaces		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Lump Sum Items:		Exterior 1 Story		1 1,518 1,214		1 4,777 3,822		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778	
(3) Roof	Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0		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:		Deck		44 920 736		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		Water Well, 100 Feet 1 5,973 4,778	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		w/Roof (Roof portion)		44 920 736		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		Water Well, 100 Feet 1 5,973 4,778	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Lump Sum Items:		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		44 920 736		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		Water Well, 100 Feet 1 5,973 4,778		
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Lump Sum Items:		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		44 920 736		2000 Gal Septic 1 9,941 7,953		Water Well, 100 Feet 1 5,973 4,778		Water Well, 100 Feet 1 5,973 4,778		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KELLEY DEAN W & GLORIA L	KELLEY DEAN W & GLORIA L	0	09/16/2020	QC	09-FAMILY	2020006536	PROPERTY TRANSFER	0.0			
KELLEY KELLY D	KELLEY DEAN W	1	11/12/2015	QC	09-FAMILY	1246P151	PROPERTY TRANSFER	0.0			
KELLEY DEAN W & KELLY D H	KELLEY KELLY D	0	01/20/2005	QC	09-FAMILY	841P319	DEED	0.0			
FREDERICKSON DAPHNE O	KELLEY DEAN W & KELLY D	861,500	01/14/2005	WD	03-ARM'S LENGTH	839P704	REALTOR	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7579 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Detached		01/21/2020	PB19-0605	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		01/09/2020	PM20-0022	100% FINIS			
KELLEY DEAN W & GLORIA L 612 S FIFTH ST SAINT CHARLES IL 60174		MAP #: 67		Plumbing		01/09/2020	PP20-0008	100% FINIS			
		2024 Est TCV 2,043,404 TCV/TFA: 1277.9		Electrical		12/20/2019	PE19-0769	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
DC L676 P321/02 L839 P704/05 L841 P319/05 LOT 26 PLAT OF FOREST GLEN SEC 33 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	330.00	1.0000	0.9653	14500	100	1,399,750
		Paved Road		100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,399,750							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Crushed Rock	2.33	1200	0	0			
		Sewer		D/W/P: Flagstone/Sand	21.61	180	0	0			
		X Electric		Residential Local Cost Land Improvements							
		X Gas		Description	Rate	Size	% Good	Cash Value			
		X Curb		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,000							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	699,900	321,800	1,021,700	469,432C		
		TPC 11/16/2021 INSPECTED			2023	337,900	242,600	580,500	447,079C		
		TPC 11/04/2020 INSPECTED			2022	311,300	198,800	510,100	425,790C		
		TPC 06/01/2020 INSPECTED			2021	262,600	182,800	445,400	412,188C		



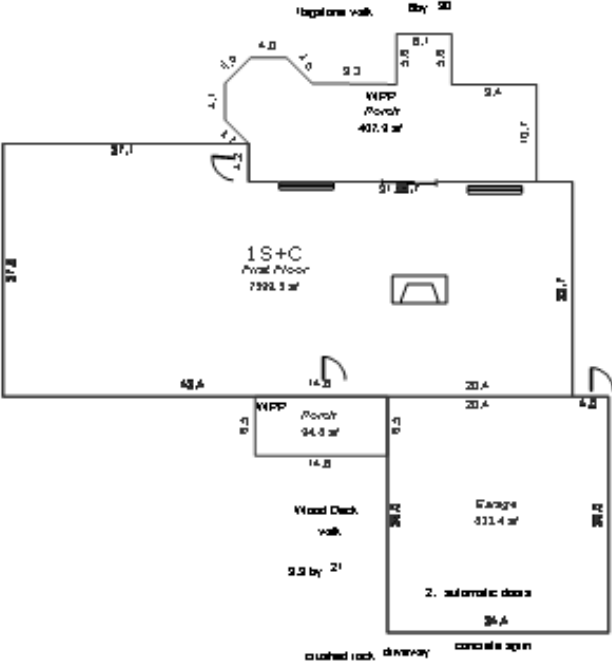
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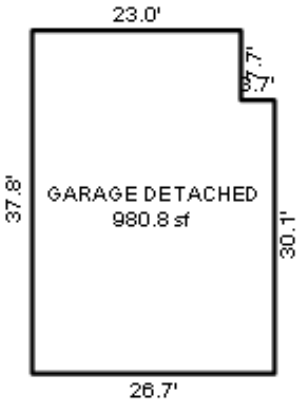


Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 407 94 69	Type WPP WPP Treated Wood	Year Built: 1977 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: 633 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X		Central Air Wood Furnace	Class: C +10 Effec. Age: 30 Floor Area: 1,599 Total Base New : 350,904 Total Depr Cost: 245,636 Estimated T.C.V: 638,654		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Trim & Decoration	Ex	Ex	Ord	Min	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1964					
Yr Built	Remodeled	Size of Closets	Lg	X	Ord	Small	200	Amps Service	Ground Area = 1599 SF Floor Area = 1599 SF.							
Condition: Average		Doors	Solid	H.C.	No./Qual. of Fixtures		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Room List	Basement 5 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Other: Carpeted Other:		Ex. X Ord. Min		Many X Ave. Few		Building Areas							
(1) Exterior	X	(6) Ceilings	X	No. of Elec. Outlets		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 0 S.F. Crawl: 1599 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Crawl Space 1,599		Total: 227,356 159,152							
(2) Windows	X	(8) Basement	Many	X	Large	Plumbing		Other Additions/Adjustments								
X	Avg. X Avg. Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Solar Water Heat No Plumbing 1000 Gal Septic Water Well, 100 Feet		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Water/Sewer							
(3) Roof	X	(10) Floor Support	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Plumbing		Porches							
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Block		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		WPP WPP							
X	Asphalt Shingle	(14) Water/Sewer	Chimney: Block		Lump Sum Items:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Deck							
<p>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 633 27,244 19,071 Common Wall: 1 Wall 1 -2,762 -1,933 Door Opener 2 1,124 787 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 980 45,550 31,885 Storage Over Garage 733 10,357 7,250 Door Opener 2 1,124 787</p>																
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



2.65m x 6.00m  
2.65m x 6.00m



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

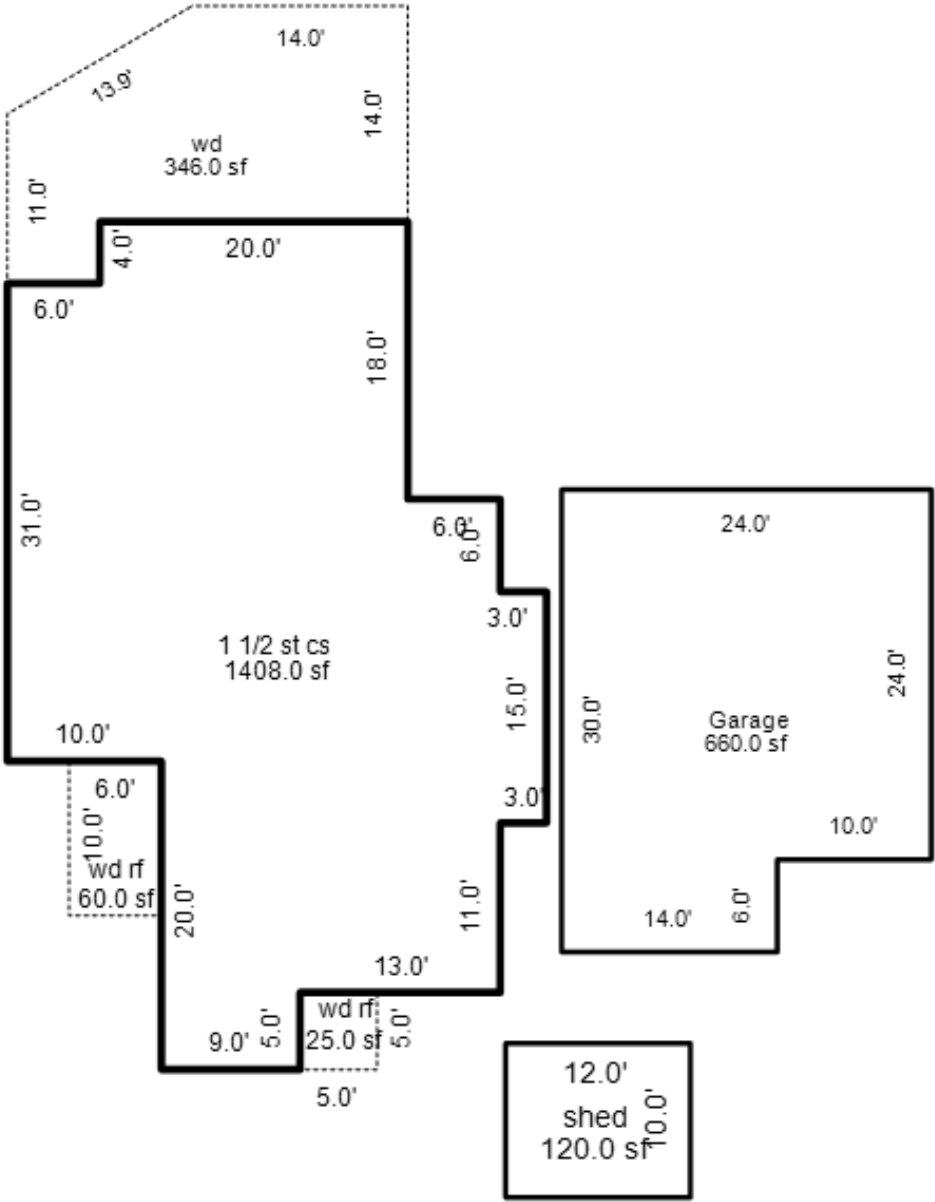
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DUFF COTTAGE LLC	AUCELLO MICHELE	1	10/16/2017	QC	09-FAMILY	1310P700	OTHER	100.0			
DUFF JAMES G REVOCABLE TR	DUFF COTTAGE LLC	0	01/01/2008	WD	03-ARM'S LENGTH	982/415	DEED	0.0			
HELMRICH FAMILY TRUST	DUFF JAMES G REVOCABLE TR	882,500	10/20/2004	WD	03-ARM'S LENGTH	828:740	OTHER	100.0			
HELMRICH FAMILY TRUST	DUFF JAMES G TRUST	882,500	10/20/2004	WD	03-ARM'S LENGTH	828P740	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7587 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/06/2018	PM18-0782	100% FINIS			
Owner's Name/Address		P.R.E. 100% 10/19/2017		Electrical		10/18/2018	PE18-0634	100% FINIS			
AUCELLO MICHELE 7587 W DAY FOREST RD EMPIRE MI 49630		MAP #: 67		Mechanical		05/05/2005	PM05-0277				
		2024 Est TCV 2,010,915 TCV/TFA: 952.14									
		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	326.00	1.0000	0.9624	14500	100	1,395,489
				100 Actual Front Feet, 0.75 Total Acres				Total Est. Land Value =		1,395,489	
Tax Description		Dirt Road		Land Improvement Cost Estimates							
L515 P657/99 DC L828 P732 L828 P740/04		Gravel Road		Description							
LOT 27 PLAT OF FOREST GLEN		Paved Road		Rate							
Comments/Influences		Storm Sewer		Size % Good							
		Sidewalk		Cash Value							
		Water		28.79							
		Sewer		120 50							
		Electric		Residential Local Cost Land Improvements							
		Gas		Description							
		Curb		Rate							
		Street Lights		Size % Good							
		Standard Utilities		Cash Value							
		Underground Utils.		LAND IMPROVEMENTS 5							
				5,000.00							
				1 100							
				5,000							
				Total Estimated Land Improvements True Cash Value =							
				6,727							
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who When What		2024	697,700	307,800	1,005,500			469,186C	
		TPC 12/27/2018 INSPECTED		2023	336,800	232,200	569,000			446,844C	
				2022	310,900	193,200	504,100			425,566C	
				2021	262,300	177,900	440,200			411,971C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 346 25	Type Treated Wood Treated Wood Treated Wood	Year Built: 1982 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: 660 % Good: 0 Storage Area: 330 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(12) Electric	200	Amps Service	No./Qual. of Fixtures	X	Ex.	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Electric Baseboard Ground Area = 1408 SF Floor Area = 2112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,408 Total: 265,587 185,890		
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets		X		Lg	Ord	Small	E.C.F. X 2.600		Bsmnt Garage:						
Yr Built 1980	Remodeled 0	X		Ex	Ord	Min	Central Air Wood Furnace		(12) Electric		200		Amps Service						
Condition: Average		X		Lg	Ord	Small	No./Qual. of Fixtures		X		Ex.	Ord.	Min	No. of Elec. Outlets					
Room List		Doors		Solid	X	H.C.	Many		X	Ave.	Few	(13) Plumbing		Average Fixture(s)					
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:		200		Amps Service		X		Ex.	Ord.	Min	No. of Elec. Outlets					
(1) Exterior	(6) Ceilings		X		Drywall	(13) Plumbing		2		3 Fixture Bath		1		2 Fixture Bath					
X	Wood/Shingle Aluminum/Vinyl Brick	X		Drywall	No./Qual. of Fixtures		X		Ex.	Ord.	Min	No. of Elec. Outlets		Many		X	Ave.	Few	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer			
(2) Windows	X		Many	X	Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer	
X	Wood Sash	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Metal Sash	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Vinyl Sash	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Double Hung	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Horiz. Slide	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Casement	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Double Glass	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Patio Doors	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Storms & Screens	X		Large	Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
(3) Roof	X		Recreation	SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(9) Basement Finish		(14) Water/Sewer		
X	Gable	X		Gambrel	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
X	Hip	X		Gambrel	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
X	Flat	X		Mansard	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
X	Asphalt Shingle	X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF	Walkout Doors (A)		(14) Water/Sewer	
Chimney: Brick		X		Shed	Recreation		SF	Living		SF	Walkout Doors (B)		1	No Floor	SF				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK MARY KATHRIN LIVING	MARTY TERRELL G & BARBARA	1,300,000	09/28/2007	WD	03-ARM'S LENGTH	955:810	PROPERTY TRANSFER	100.0
TERRELL MARTY G & BARBARA		0	08/17/2007	MLC	33-TO BE DETERMINED	955/791	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7595 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/20/2021	PM21-0892	100% FINIS
	P.R.E. 0%		Electrical	06/09/2021	PE21-0367	100% FINIS
Owner's Name/Address	MAP #: 67		ADDITION/ALTERATION	08/13/2001	1886	100% FINIS
TERRELL MARTY G & BARBARA 667 REILY RD CINCINNATI OH 45215	2024 Est TCY 2,743,313 TCY/TFA: 799.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L267 P662/86 L288 P627/88 L577 P632/01 LOT 28 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		Dirt Road	100.00	332.00	1.0000	0.9668	14500	100	1,401,866
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,401,866						

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
							Description
	X	Dirt Road	48.91	896	50	21,911	
	X	Gravel Road	7.80	380	0	0	
	X	Paved Road	3.71	1600	0	0	
	X	Storm Sewer	3.71	1680	0	0	
	X	Sidewalk	2.55	275	0	0	
	X	Water	37.51	108	50	2,025	
	X	Sewer	Dock: Light posts				21,911
	X	Electric	D/W/P: 3.5 Concrete				0
	X	Gas	D/W/P: Asphalt Paving				0
	X	Curb	D/W/P: Asphalt Paving				0
	X	Street Lights	D/W/P: Crushed Rock				0
	X	Standard Utilities	Wood Frame				2,025
	X	Underground Utils.	Residential Local Cost Land Improvements				

Topography of Site	Description	Rate	Size	% Good	Cash Value
X Level	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
X Rolling	Total Estimated Land Improvements True Cash Value = 33,936				

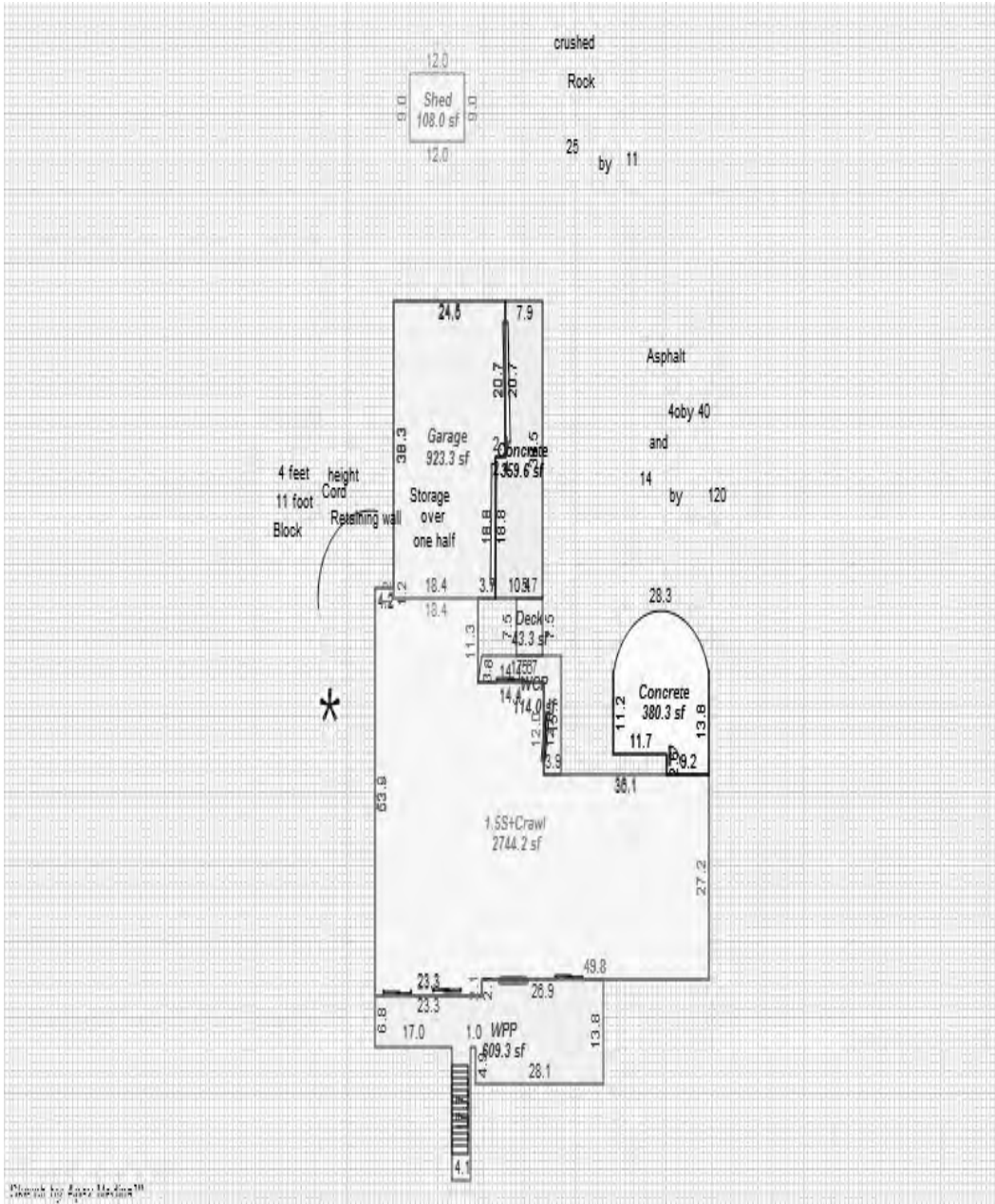
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	700,900	670,800	1,371,700			609,900C
2023	338,400	507,800	846,200			580,858C
2022	311,500	419,900	731,400			553,199C
2021	262,800	406,400	669,200			532,720C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HALL WILLIAM E & MELANIE		0	08/17/2007	QC	09-FAMILY	955/791	DEED	0.0			
WARNES MARION D DEC OF TR		0	02/09/2007	QC	09-FAMILY	931:160	REALTOR	0.0			
WARNES MARION D DEC OF TR	HALL	1	01/17/2007	WD	03-ARM'S LENGTH	928/143	DEED	100.0			
WARNES MARION D DEC OF TR	HALL WILLIAM E & MELANIE	1	01/17/2007	QC	03-ARM'S LENGTH	928:143	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7599 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 02/03/2008							
Owner's Name/Address		MAP #: 67		2024 Est TCV 1,796,776 TCV/TFA: 1492.3							
HALL WILLIAM E & MELANIE PO BOX 241 GLEN ARBOR MI 49636		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
Tax Description		Public Improvements		* Factors *							
DC L285 P628/88 L924 P420/06 L928 P143/07 L931 P160/07 L938 P884/07 LOT 29 PLAT OF FOREST GLEN SEC 33 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 14500	100.00	354.00	1.0000	0.9824	14500	100	1,424,534
		Paved Road		100 Actual Front Feet, 0.81 Total Acres				Total Est. Land Value =		1,424,534	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Dock: Light posts	44.14	744	50	16,420			
		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 = 18,920							
		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	712,300	186,100	898,400			371,911C	
		Rolling		2023	343,900	141,700	485,600			354,201C	
		Low		2022	313,500	116,700	430,200			337,335C	
		High		2021	264,500	107,300	371,800			326,559C	
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	03/26/2010	INSPECTED							
		WAS	02/08/2008	INSPECTED							

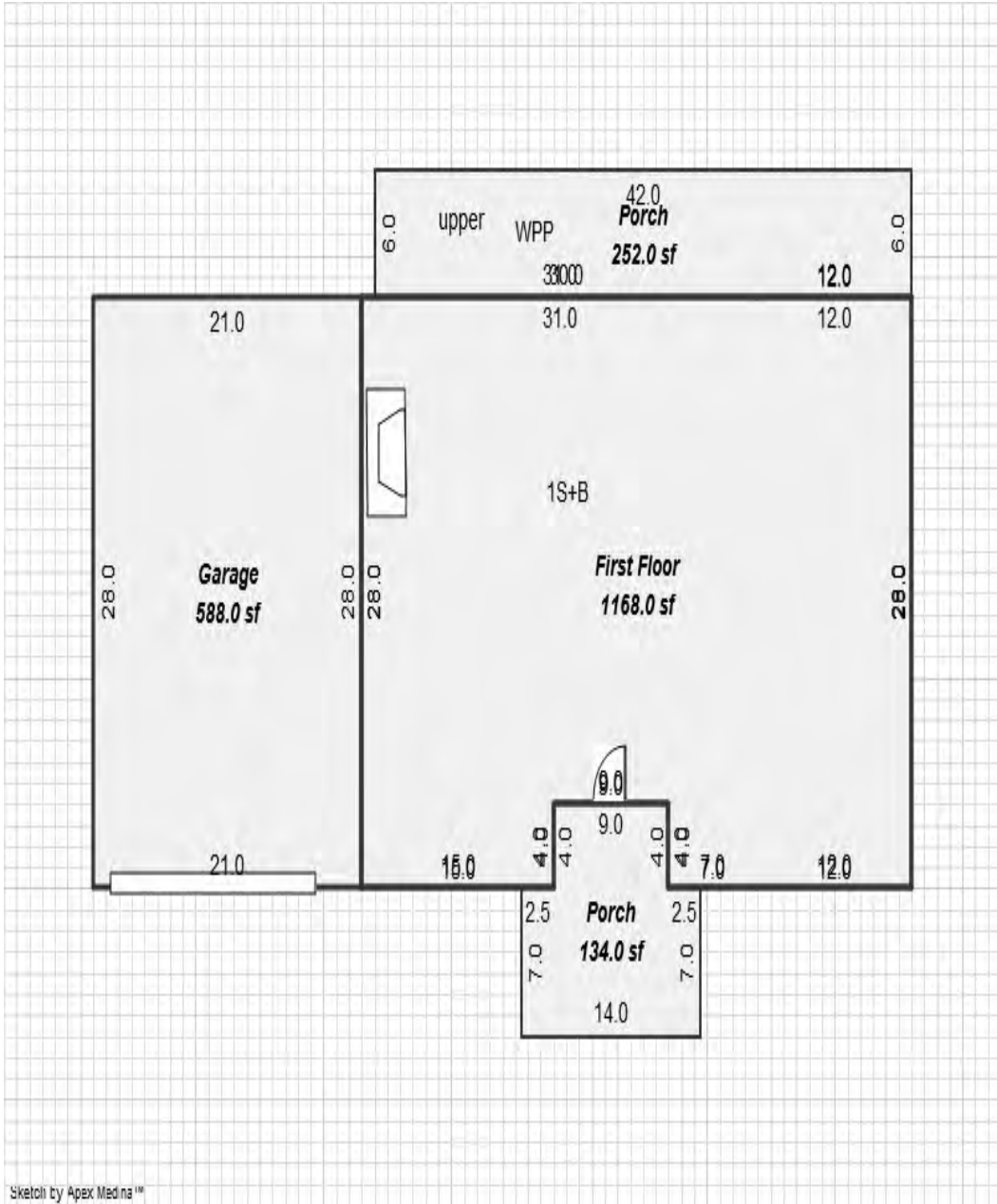


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 588 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior	X Drywall X 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			134 CCP (1 Story) 252 WPP			Class: C Effec. Age: 45 Floor Area: 1,204 Total Base New : 247,076 Total Depr Cost: 135,893 Estimated T.C.V: 353,322				
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 2.600			Bsmnt Garage:					
Yr Built 1969	Remodeled 1976	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 1969						
Condition: Average		Lg		X	Ord	Small	200 Amps Service			Ground Area = 1204 SF Floor Area = 1204 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55					
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
7	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			1 Story Siding Basement 1,204			Total: 183,649 101,007					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			200 Amps Service			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 2 5,265 2,896					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1204 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,518 835 3 Fixture Bath 1 4,777 2,627					
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Water/Sewer			1000 Gal Septic 1 5,002 2,751 Water Well, 100 Feet 1 5,973 3,285					
(2) Windows		(9) Basement Finish		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Porches			CCP (1 Story) 134 3,783 2,081 WPP 252 5,103 2,807					
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 588 25,872 14,230 Common Wall: 1 Wall 1 -2,762 -1,519 Door Opener 1 562 309					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,845 1,565					
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick			Notes:			Fireplaces			Interior 1 Story 1 5,489 3,019						
Totals:		247,076		135,893		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 353,322												

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GOEBEL ERIC A & ELIZABETH	BELL JAMES A & LEBBE-BELL	656,200	10/20/2017	WD	03-ARM'S LENGTH	1310P591	PROPERTY TRANSFER	100.0			
PHILLIPS WILLIAM H & DONN	GOEBEL ERIC A & ELIZABETH	525,000	11/16/2009	WD	03-ARM'S LENGTH	2009 1033-141W	DEED	100.0			
PHILLIPS		0	09/25/2009	QC	03-ARM'S LENGTH	2009 1033-136T	DEED	0.0			
PHILLIPS WILLIAM	PHILLIPS WILLIAM H & DONN	0	02/23/2007	WD	03-ARM'S LENGTH	932:550	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7601 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/08/2021	PM21-0742	100% FINIS			
		P.R.E. 100% 12/06/2018		Plumbing		08/23/2021	PP21-0261	100% FINIS			
Owner's Name/Address		MAP #: 67		Electrical		08/09/2021	PE21-0523	100% FINIS			
BELL JAMES A & LEBBE-BELL MARY A 7601 W DAY FOREST RD EMPIRE MI 49630		2024 Est TCV 2,183,200 TCV/TFA: 958.81		Mechanical		07/02/2021	PM21-0557	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
DC L285 P628/88 L924 P420/06 L928 P144/07		Gravel Road		GROUP A 14500	100.00	365.00	1.0000	0.9900	14500	100	1,435,474
L932 P550/07 LOT 30 PLAT OF FOREST GLEN		Paved Road		100 Actual Front Feet, 0.84 Total Acres				Total Est. Land Value =		1,435,474	
SEC 33 T29N R14W.		Storm Sewer		Land Improvement Cost Estimates							
Comments/Influences		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Dock: Light posts	44.14	320	0	0			
		Sewer		D/W/P: Flagstone/Sand	21.61	248	0	0			
		X Electric		Wood Frame	26.13	182	50	2,378			
		X Gas		Residential Local Cost Land Improvements							
		X Curb		Description	Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500			
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				3,878			
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		X Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	717,700	373,900	1,091,600		546,793C	
		TPC 12/08/2022 INSPECTED			2023	346,500	281,500	628,000		520,756C	
		TPC 05/12/2022 INSPECTED			2022	314,400	163,100	477,500		414,054C	
		TPC 11/16/2021 INSPECTED			2021	265,300	99,300	364,600		347,361C	



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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 116 157 21 98 142 284	Type CGEP (1 Story) WCP (1 Story) WPP CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 2022 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: 623 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built Remodeled 1960 197 2022		Trim & Decoration			(12) Electric													
Condition: Average		Ex	X	Ord			Min											
Room List		Size of Closets			0 Amps Service													
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	Lg	X	Ord			Small											
(1) Exterior		Doors		Solid			H.C.											
	(5) Floors	Kitchen: Other: Other:			No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			X Ex.													
(2) Windows		(7) Excavation			Ord.													
X	Many Avg. Few	X	Large Avg. Small		Many			X	Ave.									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1368 S.F. Slab: 909 S.F. Height to Joists: 0.0			Few													
(3) Roof		(8) Basement			(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer													
Chimney: Brick		(10) Floor Support			1 Public Water 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 STORY										Cls C 5 Blt 1960								
(11) Heating System: Forced Heat & Cool										Ground Area = 2277 SF Floor Area = 2277 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										Building Areas								
Stories Exterior Foundation Size Cost New Depr. Cost										1 Story Siding Crawl Space 1,368								
1 Story Siding Slab 285										1 Story Siding Slab 624								
Total: 301,860 211,292										Other Additions/Adjustments								
Plumbing										Average Fixture(s) 1 1,518 1,063								
3 Fixture Bath 2 9,555 6,688										Water/Sewer								
1000 Gal Septic 1 5,002 3,501										Water Well, 100 Feet 1 5,973 4,181								
Porches										CGEP (1 Story) 116 8,784 6,149								
WCP (1 Story) 157 6,990 4,893										CCP (1 Story) 98 2,835 1,984								
Foundation: Shallow 98 -933 -653										WPP 21 1,144 801								
Deck										Treated Wood 142 3,402 2,381								
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost 623 26,932 18,852										Common Wall: 1 Wall 1 -2,762 -1,933								
Door Opener 1 562 393										<<<<< 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.
ROTHWEILER SCOTT M SPOUSA	TIDMARSH LACHLAN & ELIZAB	2,350,000	02/10/2023	WD	03-ARM'S LENGTH	2023000648	PROPERTY TRANSFER	100.0
CROWE ELIZABETH HAUKE IRR	ROTHWEILER SCOTT M SPOUSA	2,175,000	07/06/2022	WD	03-ARM'S LENGTH	2022004201	REALTOR	100.0
CROWE ELIZABETH HAUKE REV	CROWE ELIZABETH HAUKE IRR	0	01/12/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address: 7625 W DAY FOREST RD  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s): Mechanical Date: 04/04/2005 Number: PM05-0198 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 67

Owner's Name/Address: TIDMARSH LACHLAN & ELIZABETH 4133 N HARDING AVE CHICAGO IL 60618

2024 Est TCV 2,195,645 TCV/TFA: 736.30

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	380.00	1.0000	1.0000	14500	100		1,450,000
100 Actual Front Feet, 0.87 Total Acres Total Est. Land Value =								1,450,000

Tax Description: L257 P995/85 DC L736 P20 L736 P22/03 LOT 31 PLAT OF FOREST GLEN. SEC 33 T29N R14W.

Comments/Influences: X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

D/W/P: Asphalt Paving 3.19 2800 0 0

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

LAND IMPROVEMENTS 75 7,500.00 1 100 7,500

Total Estimated Land Improvements True Cash Value = 7,500

Topography of Site

X Level Rolling Low High Landscaped Swamp

X Wooded Pond

X Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	725,000	372,800	1,097,800			1,097,800S
2023	350,000	302,600	652,600			652,600S
2022	315,700	248,200	563,900			336,079C
2021	266,400	225,800	492,200			325,343C



Who When What

TPC 12/13/2022 INSPECTED

TPC 05/31/2022 INSPECTED

TPC 11/16/2021 INSPECTED

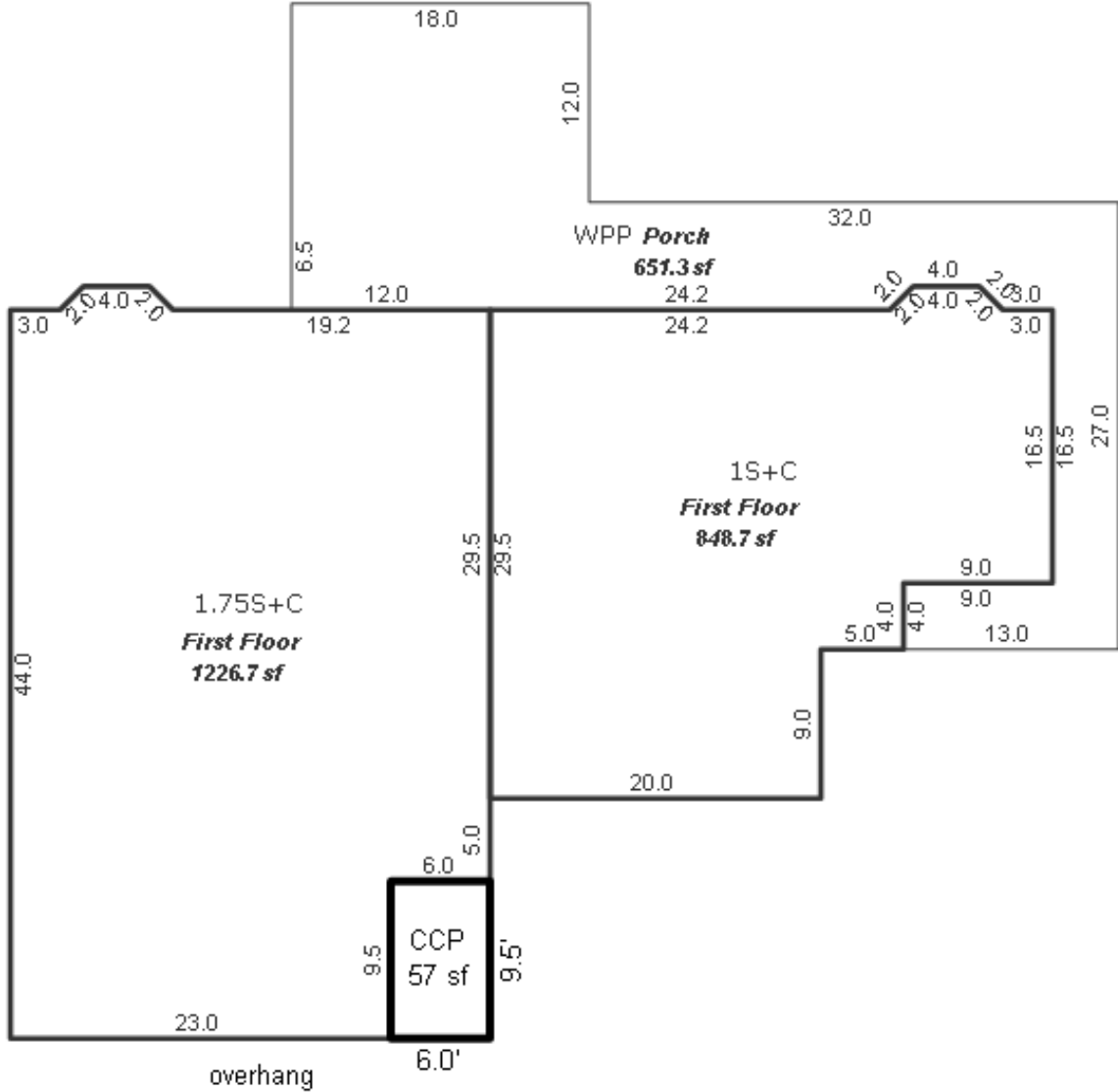
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 651 57 60	Type WPP CCP (1 Story) Treated Wood	Year Built: 1990 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: 624 % 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: C +10 Effec. Age: 35 Floor Area: 2,982 Total Base New : 436,710 Total Depr Cost: 283,902 Estimated T.C.V: 738,145		E.C.F. X 2.600		Bsmnt Garage:										
Building Style: 1.75 STORY		X	Drywall		Plaster																			
Yr Built 1972		Remodeled 1990		Ex	X	Ord	Min																	
Condition: Average		Size of Closets		Lg	X	Ord	Small																	
Room List		Doors		Solid		H.C.																		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:			(12) Electric																	
(1) Exterior							200 Amps Service																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls C 10		Blt 1972										
		X	Drywall	Ex.	X	Ord.	Min				Ground Area = 2040 SF		Floor Area = 2982 SF.											
(2) Windows		(7) Excavation		Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2040 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			Building Areas			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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 1			1.75 Story 1 Story 1 Story			Siding Siding Siding		Crawl Space Crawl Space Overhang		1,216 824 30		Total:		368,177		239,357	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Other Additions/Adjustments														
X	Gable Hip Flat	Gambrel Mansard Shed						Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Plumbing													
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1 1			Water/Sewer														
Chimney: Metal							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer														
							Lump Sum Items:			Porches														
										WPP CCP (1 Story)														
										Deck														
										Treated Wood														
										Garages														
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
										Base Cost														
										Door Opener														
										Built-Ins														
										Appliance Allow.														
										Fireplaces														
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WARDZINSKI NANCY	WARDZINSKI NANCY	0	08/04/2018	QC	09-FAMILY	1336P837	PROPERTY TRANSFER	0.0			
DOWNIE WILLIAM FRANCIS	DOWNIE WILLIAM FRANCIS ES	0	07/01/1994	AFF	07-DEATH CERTIFICATE	388P829	DEED	0.0			
DOWNIE WILLIAM F ESTATE	WARDZINSKI NANCY	1	07/01/1994	QC	09-FAMILY	388P831	DEED	0.0			
CUSHING FLORENCE T	DOWNIE WILLIAM F & MARJOR	4,000	08/22/1972	WD	03-ARM'S LENGTH	163P130	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7649 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		09/25/1980	1980-6295	100% FINIS			
Owner's Name/Address		P.R.E. 0%		MAP #: 67		2024 Est TCV 1,834,182 TCV/TFA: 1515.8					
WARDZINSKI NANCY 849 HIDEAWAY TER HENDERSON NV 89015-9687		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
Tax Description		Public Improvements		* Factors *							
DC 388/829 L388 P831/94 LOT 32 PLAT OF FOREST GLEN SEC 33 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 14500 100.00 392.00 1.0000 1.0078 14500 100 1,461,314							
RENTAL WWW.LEELANAU.COM/NATURESRENTALS THIS SPACIOUS 3 BEDROOM RANCH HAS SPECTACULAR VIEWS OVERLOOKING LITTLE GLEN LAKE AND THE SLEEPING BEAR SAND DUNES, WITH 100 FEET OF FRONTAGE ON LITTLE GLEN LAKE. THE BEACH IS GREAT SWIMMING FOR ALL AGES, WITH A HARD, SANDY BOTTOM. SIT AROUND THE CAMPFIRE WHILE ENJOYING THE		Paved Road		100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 1,461,314							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size % Good	Cash Value	
		Water		D/W/P: Crushed Rock				2.33	1500 0	0	
		Sewer		Wood Frame				36.07	64 50	1,154	
		Electric		Wood Frame				24.76	256 50	3,169	
		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 = 9,323							
		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	730,700	186,400	917,100		228,709C		
TPC 04/30/2015 INSPECTED				2023	352,700	141,200	493,900		217,819C		
WAS 08/15/2007 DATA ENTER				2022	316,700	116,100	432,800		207,447C		
				2021	267,200	106,800	374,000		200,820C		

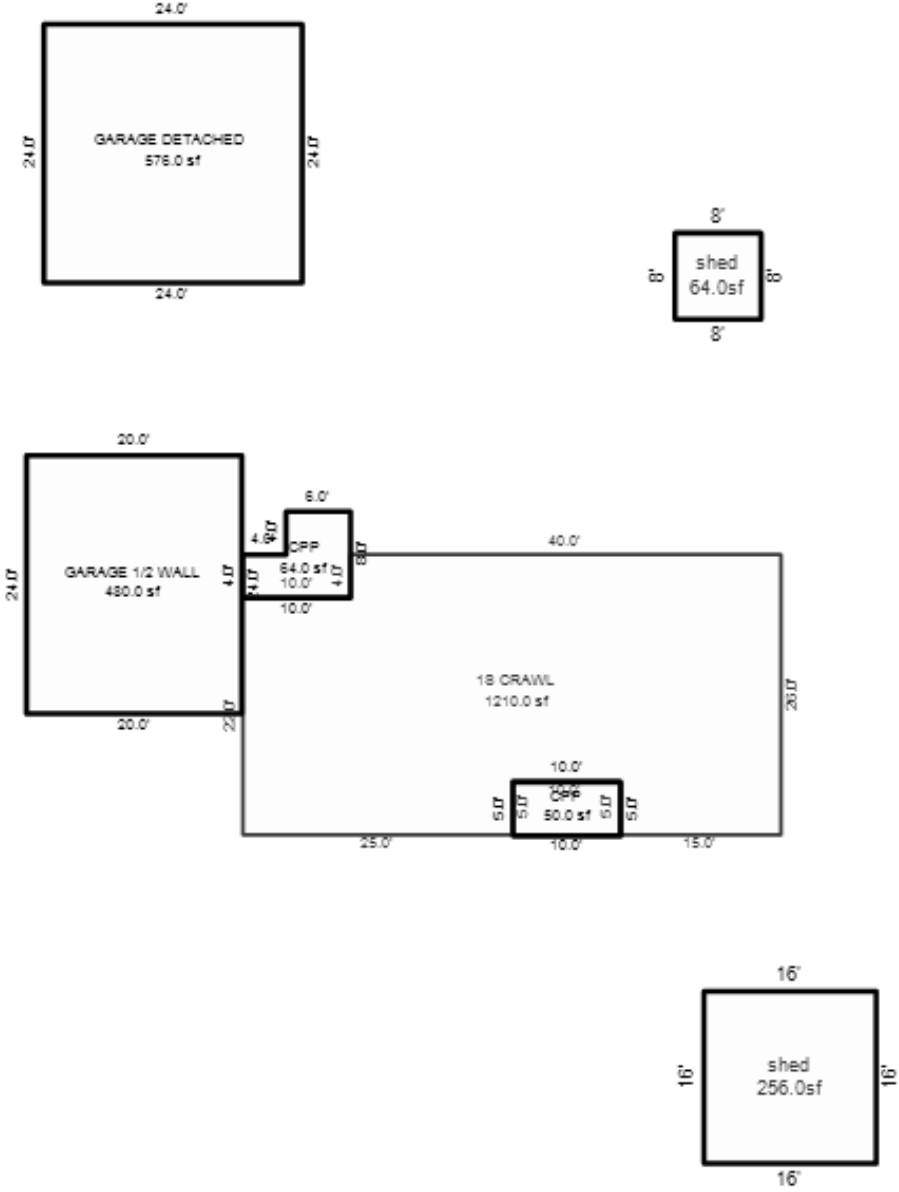


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 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 50 68	Type CPP CPP	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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		Central Air Wood Furnace		Class: C Effec. Age: 40 Floor Area: 1,210 Total Base New : 233,044 Total Depr Cost: 139,825 Estimated T.C.V: 363,545		E.C.F. X 2.600		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 = 1210 SF Floor Area = 1210 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C		Blt 1963					
Yr Built 1963	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg		X	Ord		Stories	Exterior	Foundation						
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Story	Siding	Crawl Space	1,210					
6	Basement	(5) Floors		(12) Electric		No. of Elec. Outlets		Other Additions/Adjustments		Total:		162,645		97,587			
1st Floor		Kitchen:		150		Ex. X Ord. Min		Plumbing		Average Fixture(s)		1		1,518		911	
2nd Floor		Other: Hardwood		Amps Service		Many X Ave. Few		Water/Sewer		3 Fixture Bath		1		4,777		2,866	
3 Bedrooms		Other: Carpeted		No./Qual. of Fixtures		(14) Water/Sewer		Plumbing		Solar Water Heat		1		5,002		3,001	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Public Water		Average Fixture(s)		No Plumbing		1		5,973		3,584	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets		Public Water		1000 Gal Septic		Extra Toilet		1		5,973		3,584	
X	Insulation	(7) Excavation		No. of Elec. Outlets		Public Water		Water Well, 100 Feet		Extra Sink		50		1,239		743	
(2) Windows		Basement: 0 S.F. Crawl: 1210 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water		Porches		Separate Shower		68		1,587		952	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		Public Water		Garages		Ceramic Tile Floor							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Ceramic Tile Wains							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Public Water		Base Cost		Ceramic Tub Alcove							
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water		Common Wall: 1/2 Wall		Vent Fan							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Public Water		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Water Well							
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Base Cost		Water Well							
		Notes:		Lump Sum Items:		Public Water		Appliance Allow.		Fireplaces							
		ECF (4083 LITTLE GLEN AREA ) 2.600 => TC		Lump Sum Items:		Public Water		Interior 1 Story		Interior 1 Story							
		Totals:		Lump Sum Items:		Public Water		Totals:		Totals:		233,044		139,825		363,545	

\*\*\* 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.			
LONG ROBERT K JR & LORI J	MARAKATA LLC	3,340,000	08/16/2022	WD	03-ARM'S LENGTH	2022004674	PROPERTY TRANSFER	100.0			
GETCHELL LEROY H AND ALIN	LONG ROBERT K JR & LORI J	967,250	05/10/2013	WD	03-ARM'S LENGTH	1166P424	PROPERTY TRANSFER	0.0			
GETCHELL FAMILY LLC	GETCHELL LEROY H AND ALIN	1	12/21/2012	QC	09-FAMILY	1148P975	OTHER	100.0			
GETCHELL LEROY H	GETCHELL FAMILY LLC	1	08/05/2005	QC	09-FAMILY	865P988	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7663 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/08/2008	PM08-0191				
Owner's Name/Address		P.R.E. 0%		BOAT HOUSE		09/15/1994	94002494				
MARAKATA LLC 2155 EMERALD RD BOULDER CO 80304		MAP #: 67		2024 Est TCV 3,414,170 TCV/TFA: 1148.3							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
L277 P527 L438 P602/97 L662 P365&381/02 L865 P988/05 LOT 33 PLAT OF FOREST GLEN SUBJECT TO LIFE LEASE AGREEMENT FOR LEROY H GETCHELL (A/K/A BUD GETCHELL) SEC 33 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	398.00	1.0000	1.0116	14500	100	1,466,874
		Paved Road		100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,466,874							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	4.05	2160	0	0			
		Sewer		Residential Local Cost Land Improvements							
		Electric		Description	Rate	Size	% Good	Cash Value			
		Gas		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000			
		Curb		Total Estimated Land Improvements True Cash Value = 10,000							
		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	733,400	973,700	1,707,100			1,141,875C			
		2023	354,100	733,400	1,087,500			1,087,500S			
		2022	317,200	369,300	686,500			530,794C			
		2021	267,600	339,500	607,100			513,838C			



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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1230 % Good: 0 Storage Area: 336 No Conc. Floor: 0				
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	94 825 114 615 340 120	WCP (1 Story) WPP WPP Treated Wood Treated Wood Treated Wood					
Building Style: 1.5 STORY		Yr Built 1988 199		Remodeled 2020	X	Ex	Ord	Min	Central Air Wood Furnace			Class: B +10 Effec. Age: 20 Floor Area: 2,973 Total Base New : 931,408 Total Depr Cost: 745,114 Estimated T.C.V: 1,937,296			E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		X	Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B 10 Blt 1988				
Room List		Doors		X	Solid	H.C.	(12) Electric			Ground Area = 1918 SF Floor Area = 2973 SF.								
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Marble			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Ex. Ord. Min			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		X Many Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Insulation	(7) Excavation		Average Fixture(s)			1			1.75 Story Siding Crawl Space 621								
(2) Windows		Basement: 1178 S.F. Crawl: 740 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			4			1.5 Story Siding Basement 1,178								
X	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath			1			1 Story Siding Crawl Space 119								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Other Additions/Adjustments								
(3) Roof		986 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Recreation Room 986 30,714 24,571								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			1			Plumbing							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1			Average Fixture(s)								
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		1			1			3 Fixture Bath								
				Public Water			1			Water/Sewer								
				Public Sewer			1			1000 Gal Septic								
				Water Well			1			Ceramic Tile Floor								
				1000 Gal Septic			1			Ceramic Tile Wains								
				2000 Gal Septic			1			Water Well, 100 Feet								
				Deck			1			Porches								
				Treated Wood			1			WCP (1 Story)								
				Treated Wood			1			WPP								
				Treated Wood			1			WPP								
				Garages			1			Deck								
				Storage Over Garage			1			Treated Wood								
				Common Wall: 1 Wall			1			Treated Wood								
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1			Garages								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SELBY BENJAMIN J & CAROLY	CHORMANN JAMES TRUST	755,225	08/28/2018	WD	03-ARM'S LENGTH	1339P477	PROPERTY TRANSFER	100.0
SELBY BENJAMIN J & CAROLY	SELBY BENJAMIN J & CAROLY	1	01/22/2015	WD	03-ARM'S LENGTH	1219P718	PROPERTY TRANSFER	0.0
BASTIAN LUCILLE A ESTATE	SELBY BENJAMIN J & CAROLY	18,000	05/18/1978	LC	16-LC PAYOFF	202P717	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7677 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/25/2018	PM18-0634	100% FINIS
	P.R.E. 100% 02/20/2019		Electrical	09/21/2018	PE18-0556	100% FINIS
Owner's Name/Address	MAP #: 67					
CHORMANN JAMES TRUST 7677 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 1,725,480 TCV/TFA: 1685.0					

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	395.00	1.0000	1.0097	14500	100		1,464,102	
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								1,464,102	

Tax Description	Land Improvement Cost Estimates						
Description	Rate	Size	% Good				Cash Value
Wood Frame	29.54	80	50				1,181
Residential Local Cost Land Improvements							
Description	Rate	Size	% Good				Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100				2,500
Total Estimated Land Improvements True Cash Value =							3,681

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	732,100	130,600	862,700			382,564C
2023	353,400	98,700	452,100			364,347C
2022	316,900	83,800	400,700			346,998C
2021	267,400	77,300	344,700			335,913C

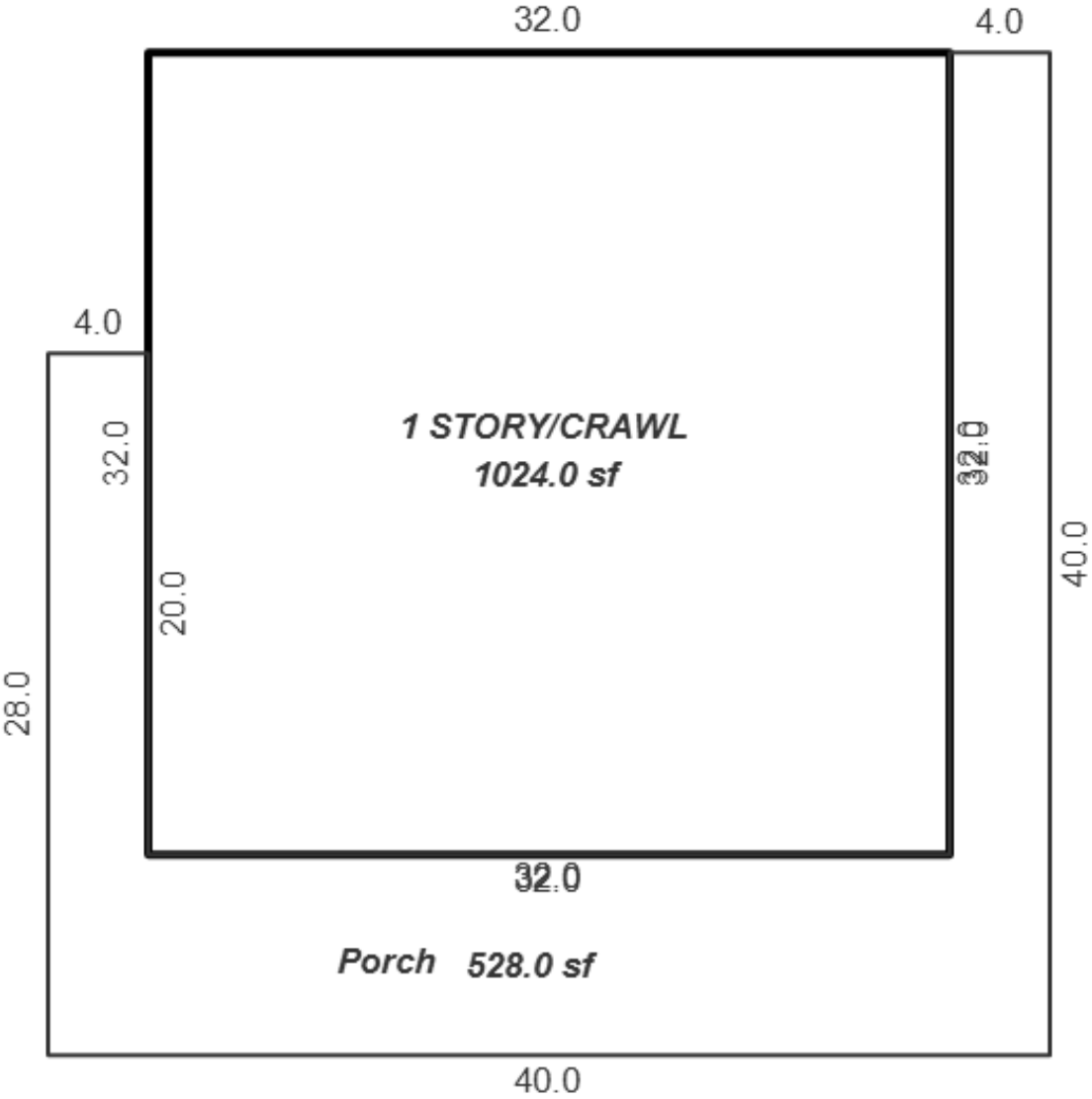
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X 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					528	WPP				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,024 Total Base New : 152,485 Total Depr Cost: 99,114 Estimated T.C.V: 257,697			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1976	Remodeled 1997	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. Ord. X Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1976			
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			Building Areas			Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,024		Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments						
4	Basement	(5) Floors		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,265 822 2 Fixture Bath 1 2,670 1,735 Water/Sewer 1000 Gal Septic 1 4,679 3,041 Water Well, 100 Feet 1 5,800 3,770 Porches WPP 528 8,020 5,213 Built-Ins Appliance Allow. 1 1,989 1,293 Fireplaces Interior 1 Story 1 4,833 3,141 Local Cost Items GENERATOR 1 1 1 *					
3	1st Floor	Kitchen: Other: Other:		(12) Electric			Plumbing			Totals: 152,485 99,114					
3	2nd Floor	Other:		120 Amps Service			Plumbing			Notes: ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 257,697					
3	Bedrooms	Other:		No./Qual. of Fixtures			Plumbing								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing								
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing								
(2) Windows		(9) Basement Finish		(10) Floor Support			Plumbing								
X	Many Avg. Few Large Avg. Small	Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
(3) Roof		Chimney: Metal		Lump Sum Items:			Plumbing								
X	Gable Hip Flat Gambrel Mansard Shed	Chimney: Metal		Lump Sum Items:			Plumbing								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SILLS JOHN D & MARLENE	SILLS JOHN D & MARLENE	0	08/25/2014	QC	09-FAMILY	1208P183	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7695 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	10/28/1998	98000685	
Owner's Name/Address	P.R.E. 0%					
SILLS JOHN D & MARLENE 6350 MASTERS BLVD ORLANDO FL 32819	MAP #: 67					
	2024 Est TCV 2,007,538 TCV/TFA: 1296.0					

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	387.00	1.0000 1.0046	14500	100	1,456,632
			100 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =						1,456,632

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
LOT 35 PLAT OF FOREST GLEN SEC 33 T29N R14W.		Description			
Comments/Influences		Residential Local Cost Land Improvements			
	X	Description	Rate	Size % Good	Cash Value
	X	Electric	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	X	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
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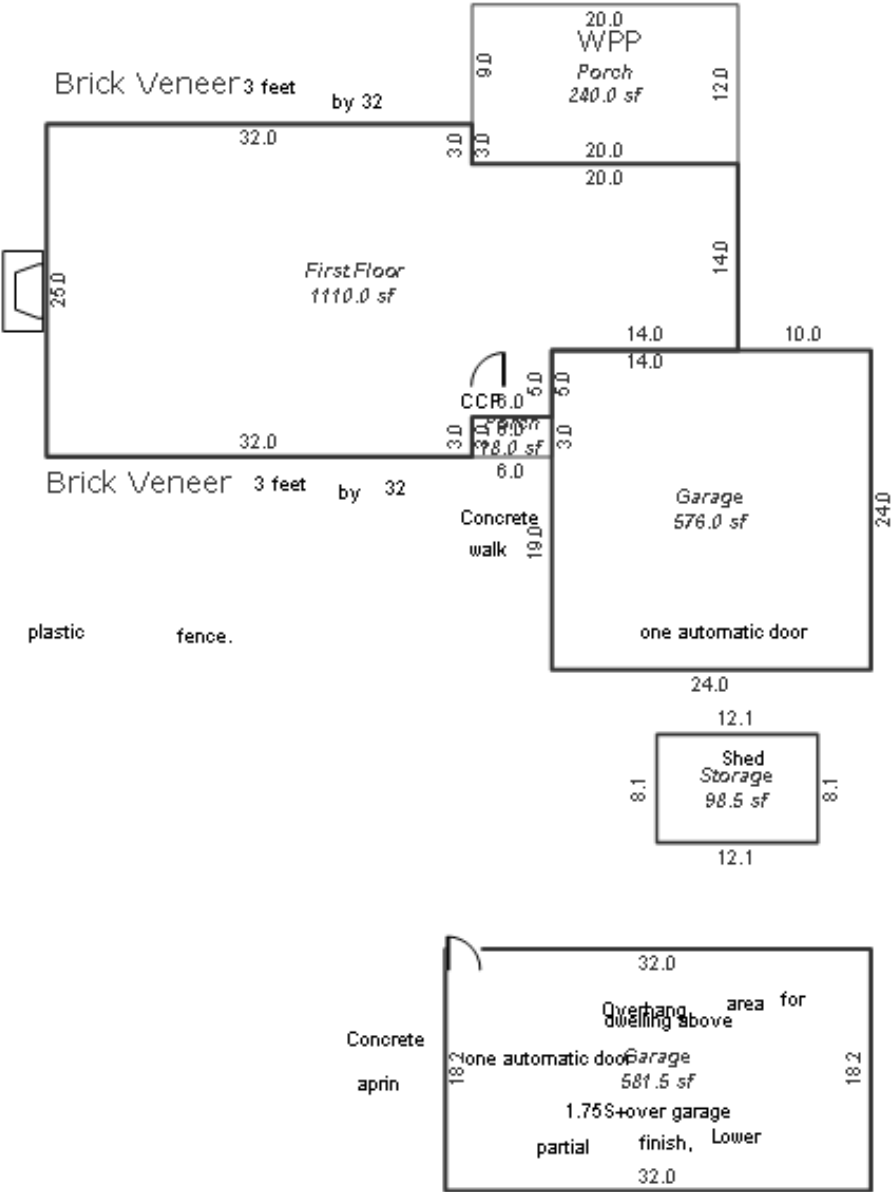


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2015 INSPECTED			2024	728,300	275,500	1,003,800			239,576C
WAS 02/09/2008 INSPECTED			2023	351,600	207,700	559,300			228,168C
			2022	316,300	170,300	486,600			217,303C
			2021	266,900	156,500	423,400			210,362C

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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 2 Front Overhang 2 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 18 240	Type CPP WPP	Year Built: 1968 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 432 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Building Style: 1 STORY				Size of Closets												
Yr Built 1968	Remodeled 0	Ex	X Ord	Min												
Condition: Average		Lg	X Ord	Small												
Room List		Doors	Solid	X H.C.												
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors														
		Kitchen: Other: Carpeted Other:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall													
X	Insulation	(7) Excavation														
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1110 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
		(12) Electric														
		120 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X Ord.	Min												
		No. of Elec. Outlets														
		Many	X Ave.	Few												
		(13) Plumbing														
		1	Average Fixture(s)													
		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														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Class: C +5 Effec. Age: 35 Floor Area: 1,110 Total Base New : 233,692 Total Depr Cost: 151,899 Estimated T.C.V: 394,937														
		E.C.F. X 2.600														
		Bsmnt Garage:														
		Carport Area:														
		Roof:														
		Cls C 5 Blt 1968														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY														
		(11) Heating System: Forced Heat & Cool														
		Ground Area = 1110 SF Floor Area = 1110 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65														
		Building Areas														
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
		1 Story	Brick	Crawl Space	1,110											
		Total:				171,071	111,196									
		Other Additions/Adjustments														
		Exterior														
		Brick Veneer		192	3,395	2,207										
		Plumbing														
		Average Fixture(s)		1	1,518	987										
		2 Fixture Bath		1	3,197	2,078										
		Water/Sewer														
		1000 Gal Septic		1	5,002	3,251										
		Water Well, 100 Feet		1	5,973	3,882										
		Porches														
		WPP		240	5,035	3,273										
		CPP		18	517	336										
		Garages														
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost		576	22,913	14,893										
		Storage Over Garage		432	6,104	3,968										
		Common Wall: 1/2 Wall		1	-1,138	-740										
		Door Opener		1	562	365										
		Built-Ins														
		Appliance Allow.		1	2,845	1,849										
		Fireplaces														
		Exterior 1 Story		1	6,698	4,354										
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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

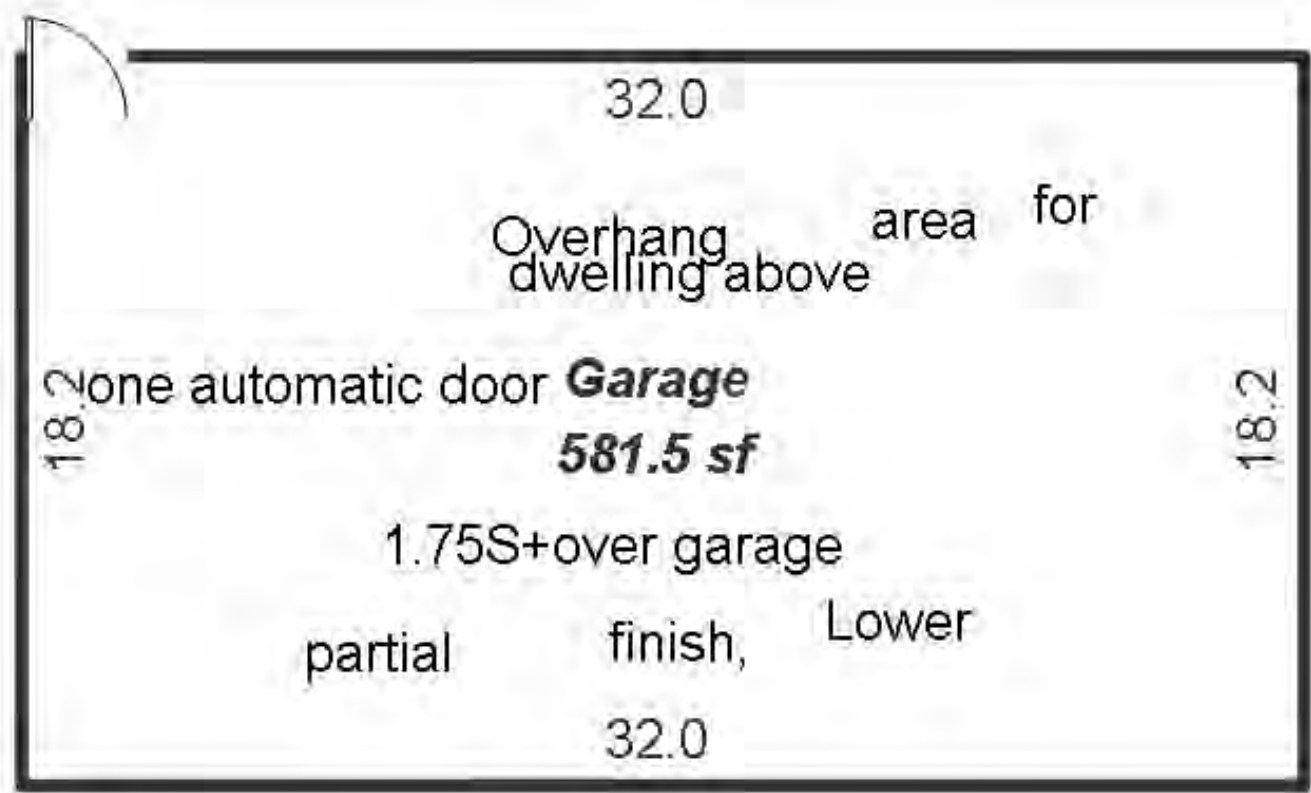


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 535 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home				Drywall	Plaster	Central Air Wood Furnace								Class: C Effec. Age: 15 Floor Area: 439 Total Base New : 68,312 Total Depr Cost: 58,065 Estimated T.C.V: 150,969			
	Town Home				Paneled	Wood T&G				0 Amps Service								
	Duplex	(4) Interior			No./Qual. of Fixtures						Cost Est. for Res. Bldg: 2 Single Family 1 STORY				Cls C Blt 1998			
	A-Frame	Trim & Decoration			Ex. Ord. Min					(11) Heating System: Forced Air w/o Ducts								
	Wood Frame	Size of Closets			No. of Elec. Outlets					Ground Area = 0 SF Floor Area = 439 SF.								
	Building Style: 1 STORY	Ex	Ord		Min	Many Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
	Yr Built 1998	Lg Ord Small			(13) Plumbing					Building Areas								
	Remodeled 0	Doors Solid H.C.			1 Average Fixture(s) 3 Fixture Bath					Stories Exterior Foundation Size Cost New Depr. Cost								
	Condition: Average	(5) Floors			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					1 Story Siding Overhang 439								
Room List	Kitchen: Other: Other:			(14) Water/Sewer			Other Additions/Adjustments											
Basement	(6) Ceilings			Public Water			Plumbing											
1st Floor	No. of Elec. Outlets			Public Sewer			Average Fixture(s)											
2nd Floor	Ex. Ord. Min			Water Well			3 Fixture Bath											
Bedrooms	Many Ave. Few			1000 Gal Septic			2 Fixture Bath											
(1) Exterior	(7) Excavation			2000 Gal Septic			Garages											
Wood/Shingle	Basement: 0 S.F.			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
Aluminum/Vinyl	Crawl: 0 S.F.						Base Cost											
Brick	Slab: 0 S.F.						Door Opener											
Insulation	Height to Joists: 0.0						Basement Garage: 2 Car											
(2) Windows	(8) Basement						Door Opener											
Many Avg. Few	Conc. Block						Totals:											
Large Avg. Small	Poured Conc.						68,312											
Wood Sash	Stone						58,065											
Metal Sash	Treated Wood						88,377											
Vinyl Sash	Concrete Floor						150,969											
Double Hung	(9) Basement Finish																	
Horiz. Slide Casement																		
Double Glass																		
Patio Doors																		
Storms & Screens																		
(3) Roof	(10) Floor Support																	
Gable	Joists:																	
Hip	Unsupported Len:																	
Flat	Cntr.Sup:																	
Gambrel																		
Mansard																		
Shed																		
Asphalt Shingle																		
Chimney:																		

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

Concrete  
aprin



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LU EVANS JENNIFER	EVENS JENNIFER LU TRUST	0	01/21/2020	WD	09-FAMILY	2020000712	PROPERTY TRANSFER	0.0
HERENDEEN SUZANNE W ESTAT	LUEVANS JENNIFER	1,050,000	08/14/2019	QC	08-ESTATE	2019005860	PROPERTY TRANSFER	0.0
SAVAGE	HALL	1	06/14/1990	WD	03-ARM'S LENGTH	312:148	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7711 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/27/2020	PM20-0278	100% FINIS
	P.R.E. 0%		Electrical	03/18/2020	PE20-0124	100% FINIS
Owner's Name/Address	MAP #: 67		Plumbing	03/17/2020	PP20-0087	100% FINIS
EVENS JENNIFER LU TRUST 507 COLLEGE SAN ANTONIO TX 78209	2024 Est TCV 3,310,726 TCV/TFA: 581.44		Res. Add/Alter/Repair	03/16/2020	PB20-0057	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
	Public Improvements			* Factors *								
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L312 P148 L465 P737/98 LOTS 36 37 & 38 EXC THAT PRT LOT 38 DESCR AS BEG AT WLY COR LOT 38 ON SHR GLEN LAKE TH ALG LN BETWEEN LOTS 38 & 39 N 39 DEG 46' E 338.88 FT TO SWLY R/W LN FOREST GLEN RD TH SELY ALG SD LN ARC 1179.28 FT RADIUS CURVE LEFT 9.93 FT CH-S 47 DEG 55'09" E 9.93 FT TH S 39 DEG 46' W 339.72 FT TH ALG SHR GLEN LAKE N 43 DEG 05' W 10 FT TO POB ALSO EXC PRT LOTS 37 & 38 COM WLY COR LOT 38 ON SHR GLEN LAKE TH ALG SD SHR S 43 DEG 05' E 10 FT TO POB TH PARALLEL TO LN BETWEEN LOTS 38 & 39 N 39 DEG 46' E	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			Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Patio Blocks	16.27	283	0	0				
				D/W/P: 3.5 Concrete	6.86	833	0	0				
				D/W/P: 3.5 Concrete	6.86	600	0	0				
				D/W/P: Asphalt Paving	3.23	2400	0	0				
				LAND IMPROVEMENTS 10						10,000		
				Total Estimated Land Improvements True Cash Value =						10,000		



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	801,200	854,200	1,655,400			658,225C
2023	386,800	639,500	1,026,300			626,881C
2022	338,200	524,300	862,500			597,030C
2021	296,200	520,500	816,700			577,958C

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



Building Type		(3) Roof (cont.)		(11) Heating/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: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1368 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 5,694 Total Base New : 933,194 Total Depr Cost: 653,176 Estimated T.C.V: 1,698,258			E.C.F. X 2.600			Bsmnt Garage: Carport Area: 766 Roof: Aluminum										
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 5220 SF Floor Area = 5694 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 10 Blt 1960													
Yr Built	Remodeled	Trim & Decoration		(12) Electric			Building Areas			Stories			Exterior		Foundation		Size		Cost New		Depr. Cost		
1960	197	Ex	Ord	Min	200 Amps Service			1 Story			Block		Crawl Space		2,536		1,287		1,397		152		
Condition: Average		Size of Closets		No./Qual. of Fixtures			1.25 Story			Block		Crawl Space		1,397		152		Total:		748,583		523,950	
		Lg	Ord	Small	Ex. X Ord. Min			1 Story			Siding		Overhang		152								
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Water/Sewer			Porches			Garages			
10	Basement	(5) Floors		Many X Ave. Few			Average Fixture(s)			1			Average Fixture(s)		1		1,494		1,046				
4	1st Floor	Kitchen:		1			3 Fixture Bath			3			3 Fixture Bath		1		4,705		3,293				
7	2nd Floor	Other:		2			2 Fixture Bath			2			2 Fixture Bath		1		3,148		2,204				
		Other:		1			Softener, Auto			2			2 Fixture Bath		1		3,148		2,204				
		Other:		1			Softener, Manual			1			Solar Water Heat		1		4,926		3,448				
		Other:		1			Solar Water Heat			1			No Plumbing		1		6,055		4,238				
		Other:		1			No Plumbing			1			Extra Toilet		1		3,148		2,204				
		Other:		1			Extra Toilet			1			Extra Sink		1		3,148		2,204				
		Other:		1			Extra Sink			1			Separate Shower		1		3,148		2,204				
		Other:		1			Separate Shower			1			Ceramic Tile Floor		1		4,926		3,448				
		Other:		1			Ceramic Tile Floor			1			Ceramic Tile Wains		1		6,055		4,238				
		Other:		1			Ceramic Tile Wains			1			Ceramic Tub Alcove		1		6,055		4,238				
		Other:		1			Ceramic Tub Alcove			1			Vent Fan		1		6,055		4,238				
		Other:		1			Vent Fan			1			CCP (1 Story)		177		4,786		3,350				
		Other:		1			Lump Sum Items:			1			WPP		106		3,036		2,125				
		Other:		1			Lump Sum Items:			1			WPP		152		3,938		2,757				
		Other:		1			Lump Sum Items:			1			WPP		483		8,206		5,744				
		Other:		1			Lump Sum Items:			1			WPP		43		1,957		1,370				
		Other:		1			Lump Sum Items:			1			WPP		43		1,957		1,370				
		Other:		1			Lump Sum Items:			1			WPP		43		1,957		1,370				
		Other:		1			Lump Sum Items:			1			WPP		43		1,957		1,370				
		Other:		1			Lump Sum Items:			1			WPP		43		1,957		1,370				
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		Other:		1			Lump Sum Items:			1			WPP		43		1,957		1,370				
		Other:		1			Lump Sum Items:			1			WPP		43		1,957		1,370				
		Other:																					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORESTER CREIGHTON & DENI	7735 DAY FOREST LLC	1	01/01/2016	QC	09-FAMILY	1295P219	PROPERTY TRANSFER	0.0
GL0D DAVID & MARIA H&W	FORESTER CREIGHTON & DENI	1	08/23/2013	QC	09-FAMILY	1177P140	DEED	50.0
MOBLEY SUZANNE R TRUST	FORESTER CREIGHTON E & GL	1,293,000	08/29/2005	WD	03-ARM'S LENGTH	874:11	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7735 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/08/2021	PM21-0023	100% FINIS
	P.R.E. 0%		Electrical	11/16/2020	PE20-0629	100% FINIS
Owner's Name/Address	MAP #: 67		Mechanical	01/14/2016	PM16-0032	100% FINIS
7735 DAY FOREST LLC 7600 KENSINGTON COURT BRIGHTON MI 48116	2024 Est TCY 3,000,262 TCY/TFA: 720.52		Plumbing	01/14/2016	PP16-0010	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	100.00	350.00	1.0000 0.9797 14500 100	1,420,493
			100 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =				1,420,493

Tax Description		Land Improvement Cost Estimates				
L401 P699 L515 P346/99 L555 P341/00 L874 P11/05 PRT LOTS 37 & 38 PLAT OF FOREST GLEN COM WLY MOST CORNER SD LOT 38 AT SHR GLEN LK TH ALG SD SHR S 43 DEG 05' 00" E 10 FT TO POB TH PARALLEL TO LN BETWEEN LOTS 38 & 39 N 39 DEG 46' 00" E 342.75 FT TO SWLY R/W LN DAY FOREST RD TH SELY ALG SD SWLY LN ON ARC OF 1179.28 FT RADIUS CURVE TO LEFT 59.13 FT CH-S 49 DEG 35' 48" E 59.12 FT TH ALG SD R/W LN S 51 DEG02' 00" E 39.72 FT TH PARALLEL TO LN BETWEEN LOTS 37 & 38 S 39 DEG 44' 30" W 355 FT TH ALG SHR GLEN LK N 43 DEG 05'	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric				
	X	Gas				
		Curb				

Topography of Site		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		Fencing: Wd, Split, 2 Rail	19.13	110 0	0
		D/W/P: Flagstone/Sand	26.87	120 0	0
		D/W/P: Asphalt Paving	3.71	3350 0	0
		LAND IMPROVEMENTS 5			5,000
		BOAT HOIST			2,000
		Total Estimated Land Improvements True Cash Value = 7,000			

Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	710,200	789,900	1,500,100			678,724C
			TPC 11/02/2016 INSPECTED	2023	342,900	594,900	937,800			646,404C
			TPC 01/04/2016 INSPECTED	2022	313,100	489,900	803,000			615,623C
			WAS 03/22/2010 INSPECTED	2021	264,200	477,000	741,200			593,150C

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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 2 Front Overhang 2 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1517 % Good: 0 Storage Area: 1224 No Conc. Floor: 0						
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 25 Floor Area: 4,164 Total Base New : 806,549 Total Depr Cost: 604,911 Estimated T.C.V: 1,572,769	88 WCP (1 Story) 99 CCP (1 Story) 28 WCP (1 Story) 1027 Treated Wood 192 Treated Wood	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.25 STORY		Yr Built Remodeled 1991 200 2016		X	Ex	Ord	Min	Size of Closets		X Lg		Ord	Small	Condition: Average						
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace			(12) Electric		200		Amps Service	No./Qual. of Fixtures						
Basement 7 1st Floor 2 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other: Hardwood			200		Amps Service	No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY				
(1) Exterior		(6) Ceilings		X Drywall			No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Cls BC Blt 1991					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2857 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets		1	Average Fixture(s)	3		3 Fixture Bath	1		2 Fixture Bath	Ground Area = 2857 SF Floor Area = 4164 SF.			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets		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 Average Fixture(s)	1.25 Story Siding		Exterior	Foundation	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	1		1 Average Fixture(s)	1.5 Story Siding		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	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		1	1000 Gal Septic 2000 Gal Septic	1		1 Average Fixture(s)	1 Story Siding		Exterior	Foundation	Size	Cost New	Depr. Cost
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		1	1000 Gal Septic 2000 Gal Septic	1		1 Average Fixture(s)	1 Story Siding		Exterior	Foundation	Size	Cost New	Depr. Cost
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		1	1000 Gal Septic 2000 Gal Septic	1		1 Average Fixture(s)	1 Story Siding		Exterior	Foundation	Size	Cost New	Depr. Cost
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Chimney: Metal		Joists: 2X10X16 Unsupported Len																		



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHEETS FAMILY LTD PARTNER	MANDERS MARK D & KAREN K	765,000	01/05/2017	WD	03-ARM'S LENGTH	1284P943	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7777 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/17/2023	PM23-0067	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	01/17/2023	PP23-0014	100% FINIS
MANDERS MARK D & KAREN K 815 CHANCELLOR HEIGHTS DR MANCHESTER MO 63011	MAP #: 67		Res. Add/Alter/Repair	11/23/2022	PB22-0569	100% FINIS
	2024 Est TCV 2,331,223 TCV/TFA: 827.56		Electrical	10/31/2022	PE22-0828	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L224 P193 L270 P585 L385 P8 L415 P884/95 LOT 39 ALSO PRT LOT 38 BEG WLY COR OF SD LOT 38 ON SHR GLEN LK TH ALG LN BETWEEN LOTS 38& 39 N 39 DEG 46' 0" E 338.88 FT TO SWLYR/W FOREST GLEN RD TH SELY ALG SD LN S 47 DEG 55' 09" E 9.93 FT TH S 39 DEG 46' 0" W 339.72 FT TH ALG SHR GLEN LAKE N 43 DEG 05' 0" W 10.00 FT TO POB INCLUDING FULL RIPARIAN RIGHTS ON GLEN LAKE PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		Dirt Road	110.00	340.00	0.9765	0.9726	14500	100	1,514,734
	X		Gravel Road	110 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 1,514,734						
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.77	378	0	0			
			D/W/P: Asphalt Paving	3.19	1400	0	0			
			D/W/P: Asphalt Paving	3.19	1850	0	0			
			D/W/P: Asphalt Paving	3.19	1016	0	0			
			LAND IMPROVEMENTS 5							
				5,000.00	1	100	5,000			
			Total Estimated Land Improvements True Cash Value = 5,000							

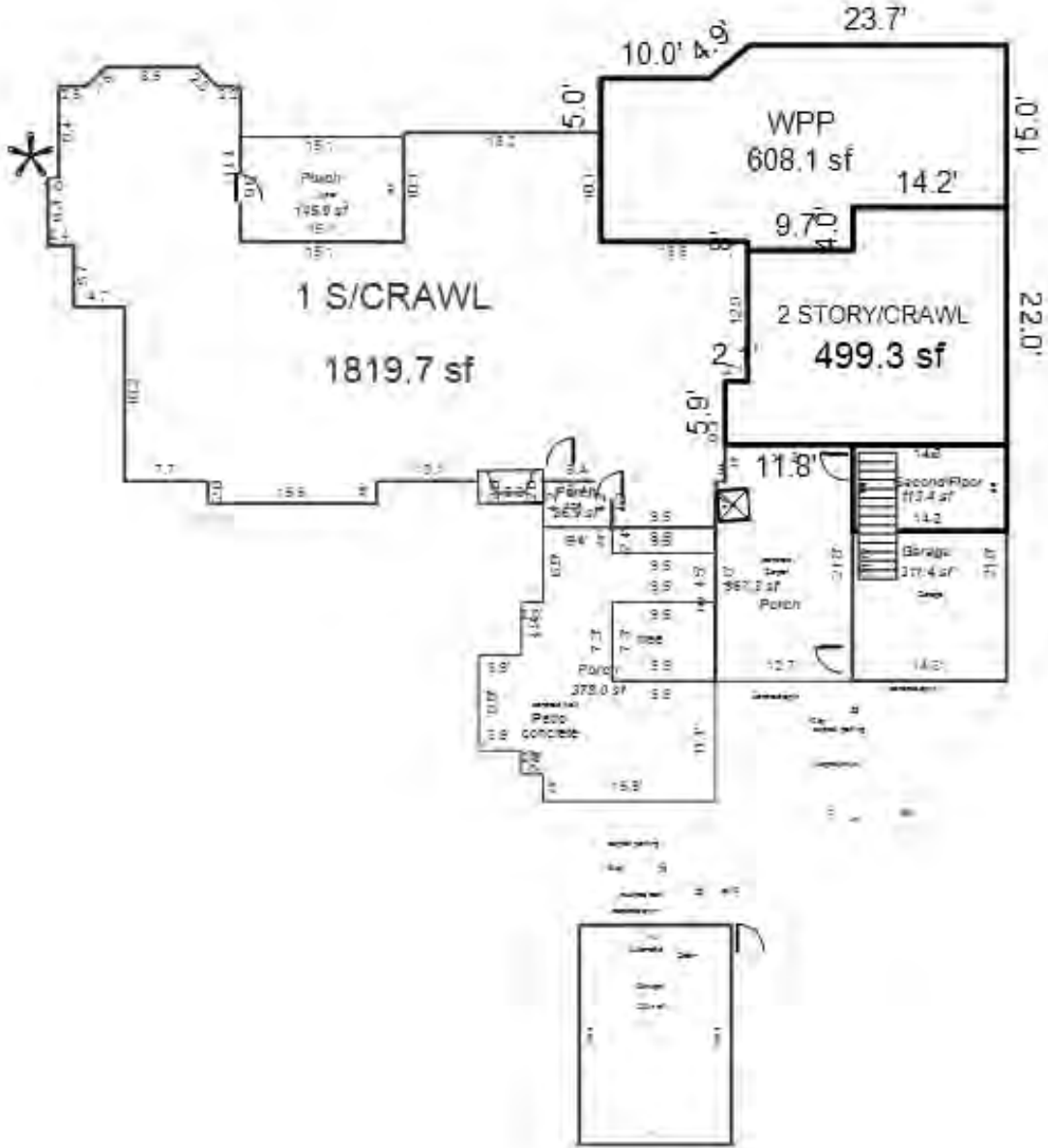


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	757,400	408,200	1,165,600			598,564C
Rolling	2023	365,600	203,200	568,800			447,966C
Low	2022	332,200	152,900	485,100			413,801C
High	2021	282,900	140,600	423,500			400,582C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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





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

Property Address      Class: RESIDENTIAL-IMPRO      Zoning: R-2 (      Building Permit(s)      Date      Number      Status

7791 W DAY FOREST RD      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E.    0%      MAP #: 67      2024 Est TCV 1,650,518 TCV/TFA: 2456.1

Owner's Name/Address      X Improved      Vacant      Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

GOODNEY DONALD B & LINDA L      Public Improvements      \* Factors \*

2173 KEWAUNEE      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

TRAVERSE CITY MI 49686      GROUP A 14500      100.00      340.00      1.0000      0.9726      14500      100           1,410,236

100 Actual Front Feet, 0.78 Total Acres      Total Est. Land Value =      1,410,236

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

LOT 40 PLAT OF FOREST GLEN SEC 33 T29N R14W.      X      Dirt Road      Residential Local Cost Land Improvements

Comments/Influences      X      Gravel Road      Description      Rate      Size % Good      Cash Value

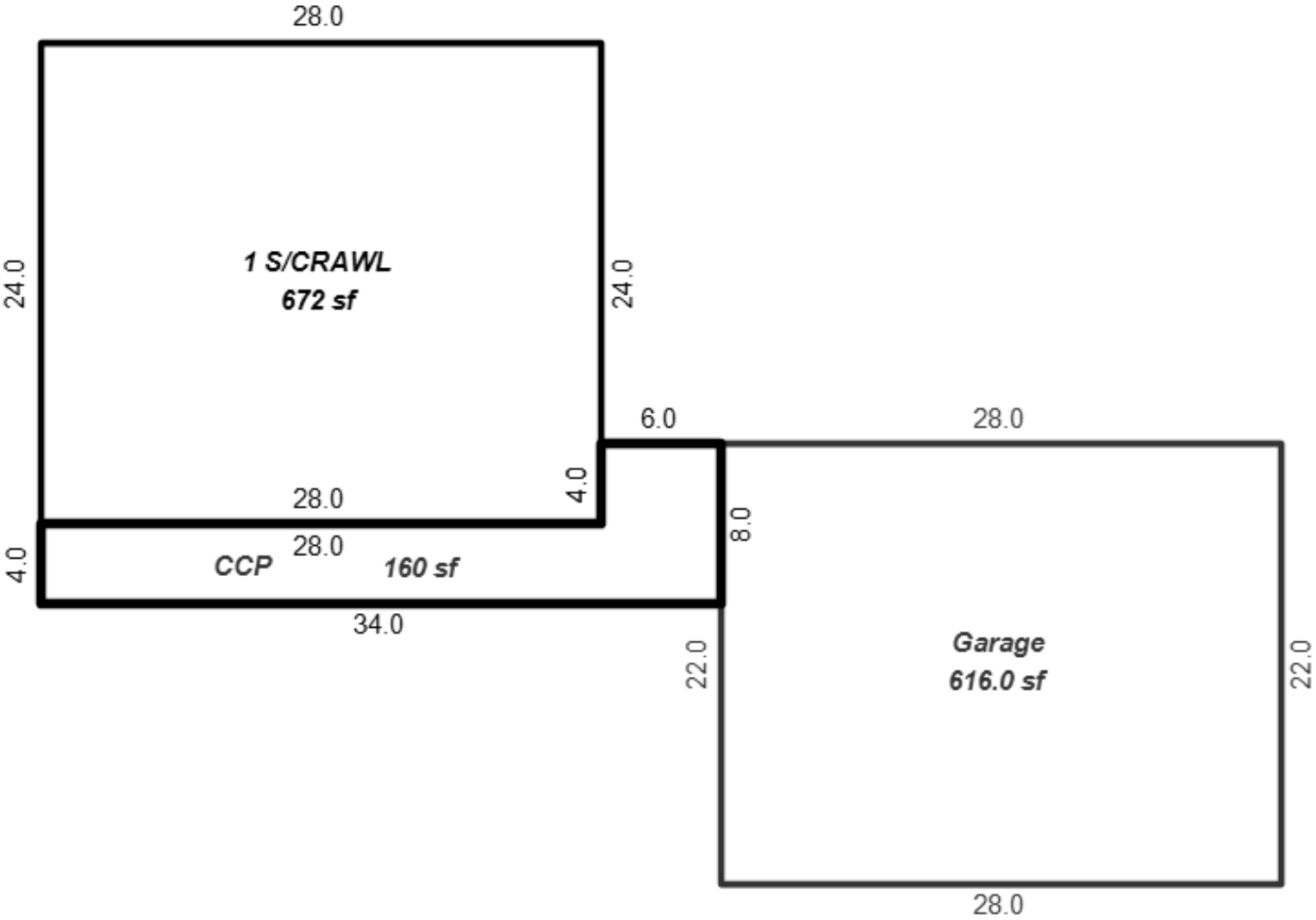


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CCP (1 Story)	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 672 Total Base New : 139,220 Total Depr Cost: 90,493 Estimated T.C.V: 235,282		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 X Ex. Ord. Min		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost		Cls C Blt 1960		
Yr Built 1960	Remodeled 1970	Ex	X	Ord	Min	Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Total: 95,416		62,021		
Condition: Average		Size of Closets		Lg	X	Ord	Small	Plumbing		Average Fixture(s)		1		
Room List		Doors	Solid	X	H.C.	(12) Electric		No. of Elec. Outlets		1		3 Fixture Bath		
4	Basement	(5) Floors		Kitchen: Other: Carpeted Other:		0		Many		X		Ave.		
4	1st Floor	Kitchen:		Other: Carpeted		Amps Service		Few		1		2 Fixture Bath		
2	2nd Floor	Other:		Other:		No./Qual. of Fixtures		Average Fixture(s)		1		Softener, Auto		
2	Bedrooms	No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets		3 Fixture Bath		1		Softener, Manual		
(1) Exterior		(6) Ceilings		Many		X		Ave.		1		Solar Water Heat		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)		1		No Plumbing		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		3 Fixture Bath		1		Extra Toilet		
(2) Windows		Many	X	Large	Small	1		Softener, Auto		1		Solar Water Heat		
X	Avg. Avg. Few	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Softener, Manual		1		No Plumbing		
X	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		1		Extra Toilet		1		Extra Sink		
(3) Roof		(11) Heating/Cooling		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Extra Toilet		1		Extra Sink		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		Extra Toilet		1		Extra Sink	
X	Asphalt Shingle	(15) Fireplaces		Lump Sum Items:		1		Extra Toilet		1		Extra Sink		
Chimney:		(16) Porches/Decks		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		Extra Toilet		1		Extra Sink		
		(17) Garage				1		Extra Toilet		1		Extra Sink		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GORIS E JEAN TRUST	GORIS G TRUST1/6 & GORIS	414,000	01/07/2011	QC	09-FAMILY	2011 1077-757T	PROPERTY TRANSFER	100.0
GORIS E JEAN TRUST	GREGORY GORIS TRUST 1/3	100	01/07/2011	QC	03-ARM'S LENGTH	2011 1077-768W	PROPERTY TRANSFER	33.0
GORIS GREGORY TRUST		0	01/07/2011	QC	03-ARM'S LENGTH	2011 1077-767T	DEED	0.0
GORIS GREGORY		0	07/28/2010	AFF	07-DEATH CERTIFICATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7805 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/09/2021	PE21-0132	100% FINIS
	P.R.E. 100% 03/15/2011		Mechanical	03/04/2021	PM21-0181	100% FINIS
Owner's Name/Address	MAP #: 67		Mechanical	09/10/2012	PM12-0351	100% FINIS
GORIS GREGORY TRUST 50% & GORIS GREGORY TRUSTEE 7805 W DAY FOREST RD EMPIRE MI 49630-9229	2024 Est TCV 2,065,570 TCV/TFA: 777.11		Plumbing	07/06/2012	PP12-0108	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L197 P576 L432 P405-406/96 L721 P495/03 LOT 41 PLAT OF FOREST GLEN SEC 33 T29N R14W	X		Dirt Road	100.00	347.00	1.0000	0.9775	14500	100	1,417,439	
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.80 Total Acres						Total Est. Land Value =	1,417,439
2012 GARAGE WITH 2 BDRM ABOVE NO KITCHEN	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	303	0	0			
	X		Water	D/W/P: Asphalt Paving	3.19	2000	0	0			
	X		Sewer	Wood Frame	25.53	196	50	2,502			
	X		Electric	Residential Local Cost Land Improvements							
	X		Gas	Description	Rate	Size	% Good	Cash Value			
	X		Curb	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
	X		Street Lights	Total Estimated Land Improvements True Cash Value =						5,002	
	X		Standard Utilities								
	X		Underground Utils.								



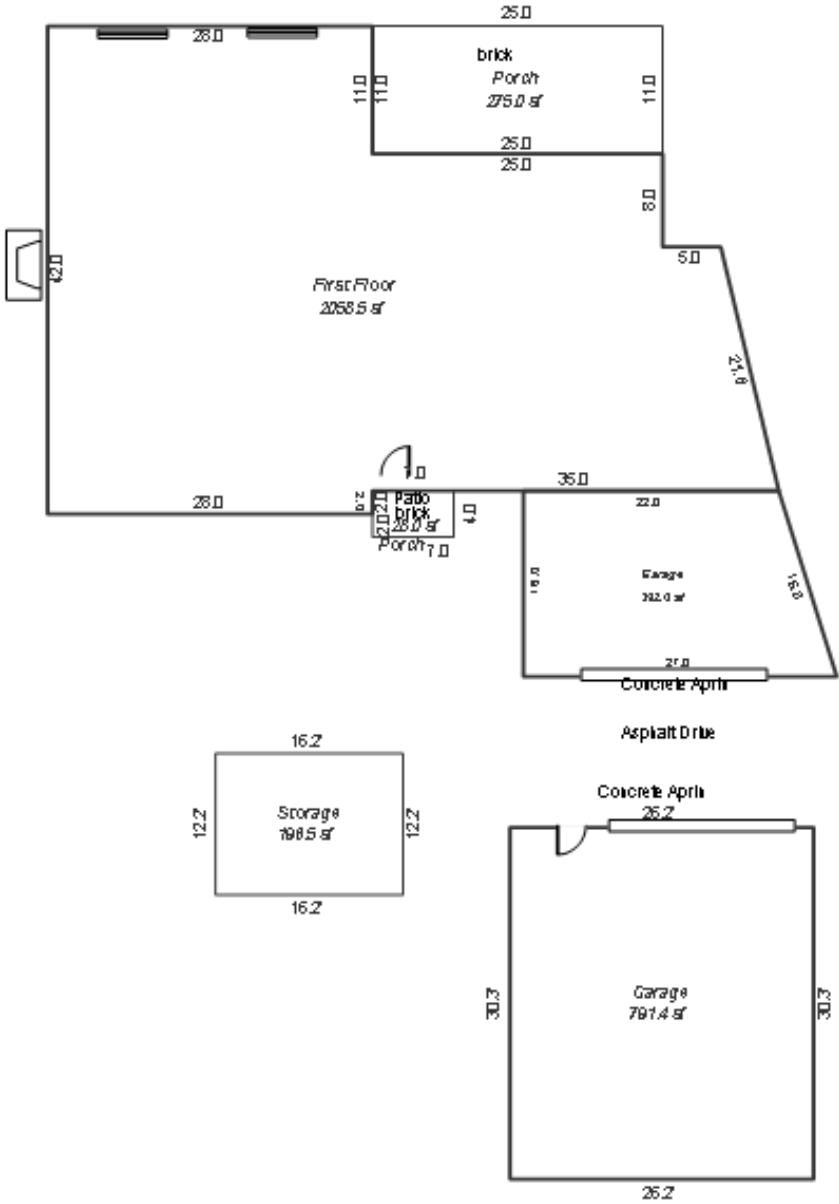
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	708,700	324,100	1,032,800			461,043C
Rolling	2023	342,100	244,200	586,300			439,089C
Low	2022	312,800	200,000	512,800			415,133C
High	2021	264,000	183,700	447,700			401,872C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/23/2019 INSPECTED							
TPC 04/30/2015 INSPECTED							
TPC 11/29/2012 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 392 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																			
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration		Ex	X	Ord	Min	Size of Closets		Lg	X	Ord	Small																																																																																	
Building Style: 1 STORY		Yr Built 1966 201		Remodeled 1993		Condition: Average		Room List		Doors	Solid	X	H.C.	(5) Floors		(12) Electric																																																																																	
8	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing																																																																																	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 2058 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																																																																																	
X	Insulation	(2) Windows		Many Avg. Few		Large Avg. Small		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		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 392 21,360 12,816 Common Wall: 1 Wall 1 -2,282 -1,369 Door Opener 1 562 337 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 791 38,514 23,108 Storage Over Garage 200 2,826 1,696 Door Opener 1 562 337 Built-Ins Appliance Allow. 1 2,845 1,707 Fireplaces Exterior 1 Story 1 6,698 4,019		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2058 SF Floor Area = 2658 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																																																																															
X	Asphalt Shingle	Chimney: Brick		Total: 310,991 186,594		Average Fixture(s) 1 1,518 911 3 Fixture Bath 2 9,555 5,733 2 Fixture Bath 1 3,197 1,918 2000 Gal Septic 1 9,941 5,965 Water Well, 100 Feet 1 5,973 3,584		Total: 310,991 186,594		Total: 310,991 186,594		Total: 310,991 186,594		Total: 310,991 186,594		Total: 310,991 186,594																																																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WEEDMAN JEFFREY D & CHERY	GOTTWALD JOHN J & CAROL M	630,000	05/20/2016	WD	03-ARM'S LENGTH	1261P20	PROPERTY TRANSFER	100.0			
WEEDMAN JEFFREY D & CHERY		0	05/18/2010	QC	03-ARM'S LENGTH	2010 1049-605	DEED	0.0			
WEEDMAN JEFFREY D & CHERY		0	05/18/2010	QC	03-ARM'S LENGTH	2010 1049-608	DEED	0.0			
WEEDMAN JEFFREY D & CHERY	WEEDMAN CHERYL ANN LEE	0	05/18/2010	WD	03-ARM'S LENGTH	2010 1049-610W	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7819 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/22/2018	PM18-0364	100% FINIS			
		P.R.E. 100% 06/09/2021		Plumbing		05/23/2018	PP18-0154	100% FINIS			
Owner's Name/Address		MAP #: 67		Electrical		05/03/2018	PE18-0219	100% FINIS			
GOTTWALD JOHN J & CAROL M 7819 W DAY FOREST RD EMPIRE MI 49630		2024 Est TCV 4,230,486 TCV/TFA: 673.11		Mechanical		10/23/2017	PM17-0656	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP A 14500	100.00	358.00	1.0000	0.9852	14500	100	1,428,541
				100 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 1,428,541							
Tax Description											
L1261P20 LOT 42, FOREST GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 2 OF PLATS, PAGES 12, 13 AND 14. SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN. SEC 33 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
FORMERLY 11.20.08 COMBINED INTERST SPLITS BACK TO PARCEL 42-00 (42-03 & 42-04)		X	Electric								
L511 P603/99 L939 P315/07 2005 INTEREST REVISED (REF: INT SPLITS		X	Gas Curb Street Lights Standard Utilities Underground Utils.								
006-610-042-01&-042-02) LOT 42 PLAT OF FOREST GLEN SEC 33 T29N R14W. 2009 COMBINED 2008 YEAR RETIRED 42-00 42-01		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp								
		X	Wooded Pond								
		X	Waterfront Ravine Wetland Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	714,300	1,400,900	2,115,200			1,126,519C
		TPC 04/23/2019	INSPECTED		2023	344,800	1,053,600	1,398,400			1,072,876C
		TPC 03/30/2018	INSPECTED		2022	313,800	864,300	1,178,100			1,021,787C
		TPC 12/21/2017	INSPECTED		2021	264,800	810,000	1,074,800		1,074,800W	989,146C



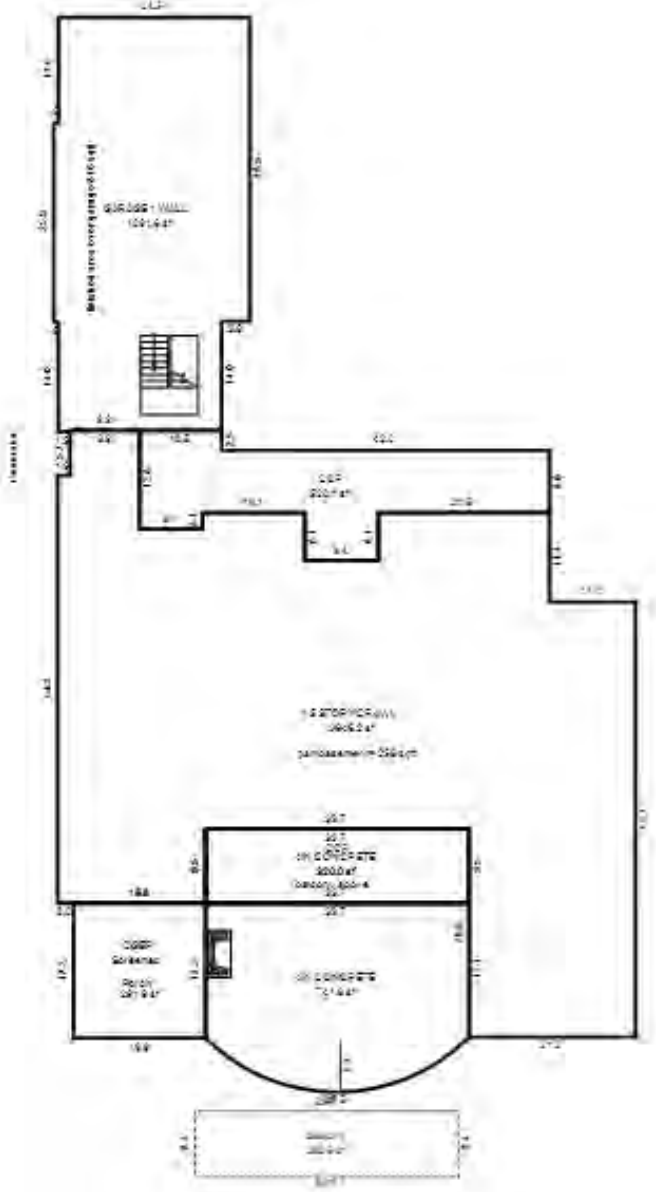
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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	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: 2018 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1261 % 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: 3 Floor Area: 6,285 Total Base New : 1,111,002 Total Depr Cost: 1,077,671 Estimated T.C.V: 2,801,945			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. of Elec. Outlets			Cls BC		Blt 2019				
Yr Built 2019	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Ground Area = 3646 SF			Floor Area = 6285 SF.					
Condition: Average		Size of Closets			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Building Areas			Building Areas					
Room List		Doors	Solid	H.C.	(12) Electric			Stories			Exterior			Foundation					
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex.			1.5 Story			Siding			Crawl Space			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ord.			1.5 Story			Siding			Basement			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			Few			1 Story			Siding			Overhang			
(2) Windows		(8) Basement		Average Fixture(s)			Ave.			Total:			831,829			806,874			
Many Avg. Few	Large Avg. Small	Basement: 258 S.F. Crawl: 3388 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			1			Other Additions/Adjustments			Exterior			Stone Veneer			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		3			2			Plumbing			Average Fixture(s)			1			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		5			1			Water/Sewer			Public Water			Public Sewer			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			1			Water Well			1000 Gal Septic			2000 Gal Septic		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			2000 Gal Septic			Porches			CCP (1 Story)			
Chimney: Stone		Class: BC Common Wall: 1 Wall		1			-3,205			-3,109			<<<<< 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.
BURROWS BRENDAN J	BURROWS BRENDAN & DERRICK	0	08/25/2023	WD	09-FAMILY	2023003718	PROPERTY TRANSFER	0.0
BURROWS BRENDAN & DERRICK	BURROWS BRENDAN & DERRICK	0	08/25/2023	WD	15-LADY BIRD	2023003719	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7833 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/28/2021	PM21-0921	100% FINIS
	P.R.E. 100% 05/10/1994		Electrical	10/12/2021	PE21-0718	100% FINIS
Owner's Name/Address	MAP #: 67					
BURROWS BRENDAN & DERRICK ELIZABETH 7833 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,843,343 TCV/TFA: 1655.9					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason
LOTS 43 & 44 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		* Factors * LOT 43 & 44						
			GROUP A 14500	100.00	378.00	0.8409	0.9987	14500	100
Comments/Influences	X		200 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = 2,423,120						
			GROUP A 14500	100.00	363.00	0.8409	0.9886	14500	100

Comments/Influences	X	Improved	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVEMENTS 5			
				5,000.00	1 100	5,000
	X		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	1,211,600	210,100	1,421,700			307,255C	
	X		2023	584,900	158,600	743,500			292,624C	
	X		2022	494,100	133,000	627,100			278,690C	
	X		2021	446,800	119,700	566,500			267,077C	

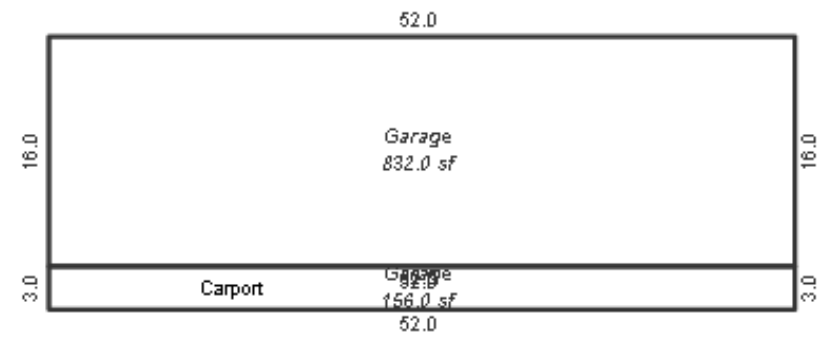
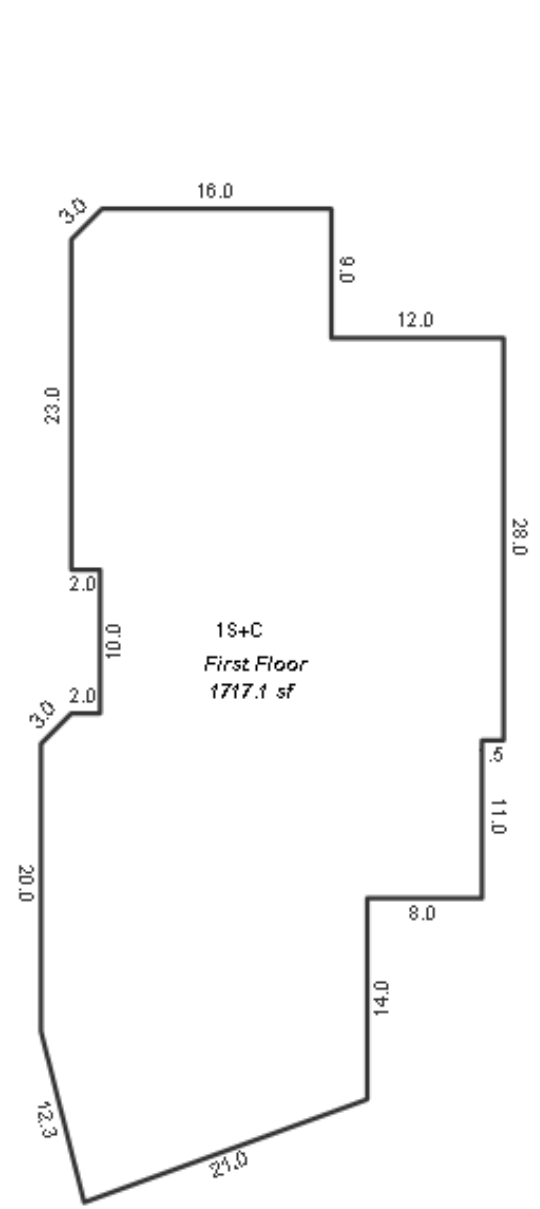


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,717 Total Base New : 266,171 Total Depr Cost: 159,701 Estimated T.C.V: 415,223		E.C.F. X 2.600		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall	Plaster												
Yr Built Remodeled 1952 1991		Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
6	Basement	(5) Floors		(12) Electric												
1	1st Floor	Kitchen:		200 Amps Service												
2	2nd Floor	Other: Hardwood		No./Qual. of Fixtures												
4	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	X	Tile	(13) Plumbing												
(2) Windows		(7) Excavation		1 Average Fixture(s)												
X	Many Avg. Few	X	Large Avg. Small	2 3 Fixture Bath												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1717 S.F. Height to Joists: 0.0		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												
(3) Roof		(8) Basement		1 1000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 2000 Gal Septic												
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer												
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:												
		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:		Notes:												
				E.C.F. (4083 LITTLE GLEN AREA ) 2.600 => TC.V:												
				Totals:												
				266,171												
				159,701												
				415,223												

\*\*\* 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.
WARBURTON HARVEY R & MARI	WARBURTON HARVEY R & MARI	1	05/05/2016	QC	09-FAMILY	1259P977	PROPERTY TRANSFER	0.0
WARBURTON HARVEY R TRUST	WARBURTON HARVEY R	0	11/18/2011	QC	09-FAMILY	1107P55	PROPERTY TRANSFER	0.0
WARBURTON MARILYN E TRUST	WARBURTON MARILYN E	0	11/18/2011	QC	09-FAMILY	1107P56	PROPERTY TRANSFER	0.0
WARBURTON HARVEY R & MARI	WARBURTON HR & ME & WO &	0	11/18/2011	QC	09-FAMILY	1107P57	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7871 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	05/06/2013	2013-059	100% FINIS
	P.R.E. 100% 04/10/1997		Res. Porch/Deck	05/06/2005	PB05-0177	
Owner's Name/Address	MAP #: 67		Mechanical	05/05/2005	PM05-0279	
WARBURTON HARVEY R & MARILYN E & AS JOINT TENANTS 7871 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,438,966 TCV/TFA: 885.93		DECK/PORCH	05/01/2005	PB05-177	

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	Dirt Road		100.00	392.00	1.0000	1.0078 14500 100	1,461,314
	Gravel Road		100 Actual Front Feet, 0.90 Total Acres				Total Est. Land Value = 1,461,314

Tax Description	X	Land Improvement Cost Estimates
LOT 45 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X	Description Rate Size % Good Cash Value
Comments/Influences		Residential Local Cost Land Improvements
	X	Description Rate Size % Good Cash Value
	X	LAND IMPROVEMENTS 5 5,000.00 1 100 5,000
	X	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	730,700	488,800	1,219,500			293,785C
X Rolling	2023	352,700	368,300	721,000			279,796C
X Low	2022	316,700	303,300	620,000			266,473C
X High	2021	267,200	300,100	567,300			257,961C
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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 116 Treated Wood 25 Pine 435 Treated Wood 173 Treated Wood	Type	Year Built: 1980 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																												
Yr Built 1980		Remodeled 2005		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  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																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 2753 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
(3) Roof		(8) Basement			(14) Water/Sewer																												
		72	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 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			Joists: Unsupported Len: Cntr.Sup:																												
	Chimney: Brick																																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1980 (11) Heating System: Forced Heat & Cool Ground Area = 2753 SF Floor Area = 2753 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,753</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>436,897</td> <td>283,983</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 3,695 2,402 Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 2 14,051 9,133 Separate Shower 1 2,845 1,849 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Deck Treated Wood 116 3,131 2,035 Pine w/Roof (Deck Portion) 25 1,029 669 Pine w/Roof (Roof portion) 25 739 480 Treated Wood 435 7,512 4,883 Treated Wood 173 4,100 2,665 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 43,579 28,326 Common Wall: 1 Wall 1 -3,205 -2,083 Door Opener 1 703 457 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 780 38,150 24,797 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	2,753			Total:				436,897	283,983
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	2,753																														
Total:				436,897	283,983																												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUSUMANO PHILIP & ELIEEN	PLAGENS DOUGLAS G & CHARL	1,620,000	10/08/2020	WD	03-ARM'S LENGTH	2020006824	REALTOR	100.0
MCWATT GEORGE D & RUTH E	CUSUMANO PHILIP & ELIEEN	826,750	08/03/2018	QC	03-ARM'S LENGTH	1337P736	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7901 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Utility Structure	09/19/2023	PB23-0424	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	07/21/2020	PB20-0186	100% FINIS
PLAGENS DOUGLAS G & CHARLENE L 2031 HILL ST ANN ARBOR MI 48104	MAP #: 67		DECK/PORCH	07/31/2019	LU19-25	100% FINIS
	2024 Est TCV 2,588,692 TCV/TFA: 942.71		Electrical	04/25/2019	PE19-0167	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L227 P727/81 LOT 46 PLAT OF FOREST GLEN SEC 33 T29N R14W.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 14500	100.00	397.00	1.0000	1.0110	14500	100		1,465,952
			100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =						1,465,952		

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
X	Dirt Road		Wood Frame	31.60	263	50	4,155
X	Gravel Road		Residential Local Cost Land Improvements				
X	Paved Road		Description	Rate	Size	% Good	Cash Value
X	Storm Sewer		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
X	Sidewalk		Total Estimated Land Improvements True Cash Value =				9,155
X	Water						
X	Sewer						
X	Electric						
X	Gas						
X	Curb						
X	Street Lights						
X	Standard Utilities						
X	Underground Utilis.						

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	733,000	561,300	1,294,300			670,850C
X	Rolling		2023	353,900	421,200	775,100			636,905C
X	Low		2022	317,100	347,700	664,800			606,577C
X	High		2021	267,500	319,700	587,200			587,200S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								



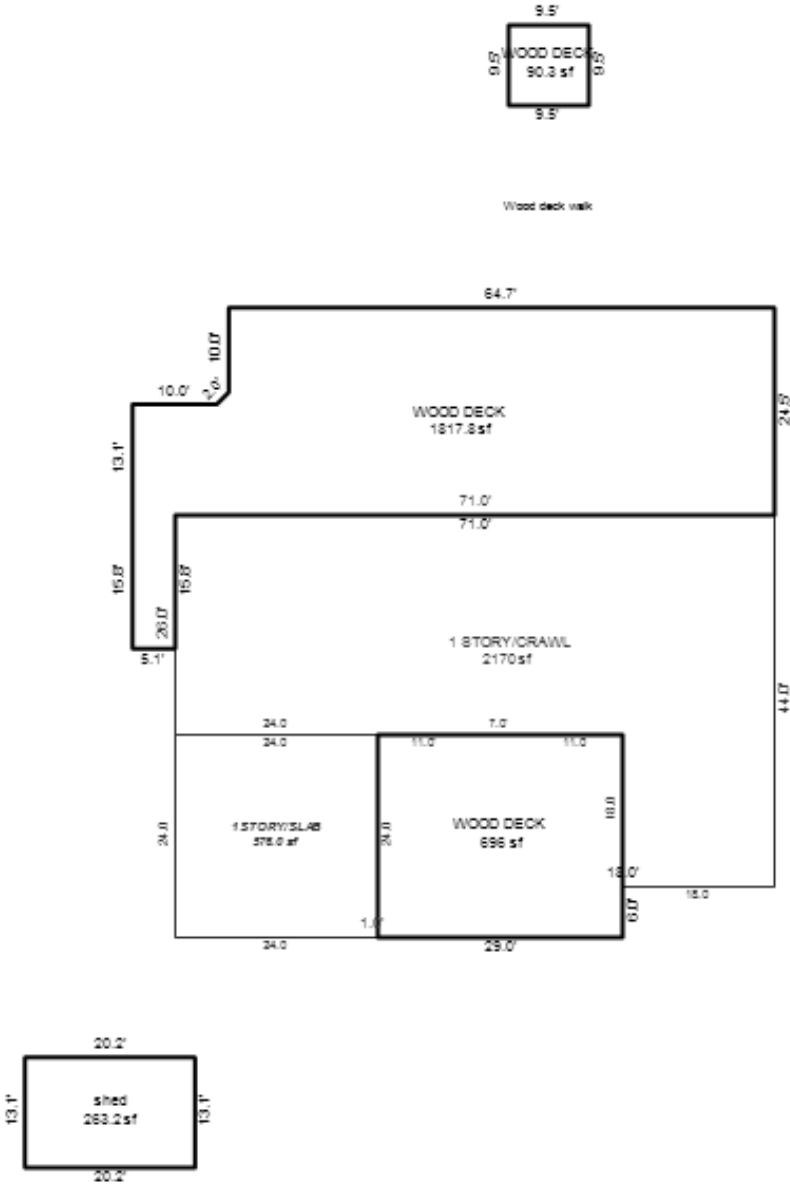
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 1817 696	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																											
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 15 Floor Area: 2,746 Total Base New : 503,887 Total Depr Cost: 428,302 Estimated T.C.V: 1,113,585		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 1968																													
Yr Built 1968 198	Remodeled 2020	Ex	Ord	Min	X		150 Amps Service		Ground Area = 2746 SF		Floor Area = 2746 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																												
Condition: Average		Size of Closets		Lg		Ord	Small	Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																					
Room List		Doors	Solid	H.C.	(5) Floors		(12) Electric		1 Story		Siding		Crawl Space		2,170		576		Total: 432,430		367,564																				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets		Many		X	Ave.	Few		(13) Plumbing		1 Average Fixture(s)		2 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		1 Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few		(13) Plumbing		1 Average Fixture(s)		2 3 Fixture Bath		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	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2170 S.F. Slab: 576 S.F. Height to Joists: 0.0		1		Average Fixture(s)		2		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		1 Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan					
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists: 2X12X16		Unsupported Len:		Cntr.Sup:					
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		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists: 2X12X16		Unsupported Len:		Cntr.Sup:							
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		ECF (4083 LITTLE GLEN AREA ) 2.600 => TC		V: 1,113,585		* 1																						
X	Asphalt Shingle	(10) Floor Support		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		ECF (4083 LITTLE GLEN AREA ) 2.600 => TC		V: 1,113,585		* 1																							
Chimney:		(10) Floor Support		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		ECF (4083 LITTLE GLEN AREA ) 2.600 => TC		V: 1,113,585		* 1																							
Notes:		(10) Floor Support		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		ECF (4083 LITTLE GLEN AREA ) 2.600 => TC		V: 1,113,585		* 1																							
Totals:		(10) Floor Support		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		ECF (4083 LITTLE GLEN AREA ) 2.600 => TC		V: 1,113,585		* 1																							

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMILTON DIANE	HAMILTON JEFF & DIANE TRU	1	02/22/2016	QC	09-FAMILY	1257P238	OTHER	0.0
HOTCHKISS TRUST	HAMILTON	895,000	05/18/2001	QC	03-ARM'S LENGTH	582:798	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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7923 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/19/2011	PM11-0196	
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	P.R.E. 100% 02/05/2015		Mechanical	12/27/2010	PM10-0459	
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Owner's Name/Address	MAP #: 67		Plumbing	12/27/2010	PP10-0220	
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HAMILTON JEFF & DIANE TRUST 7923 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 3,457,594 TCV/TFA: 868.31		Electrical	11/04/2010	PE10-0386	
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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
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GROUP A 14500	100.00	400.00	1.0000	1.0129	14500	100	1,468,714
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100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value = 1,468,714
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Tax Description		Land Improvement Cost Estimates					
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L328 P734 L350 P40 L423 P722/96 DC L582	X	Dirt Road	Description	Rate	Size % Good	Cash Value
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P796 L582 P798/01 LOT 47 PLAT OF FOREST		Gravel Road	D/W/P: Flagstone/Sand	21.61	180 0	0
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GLEN SEC 33 T29N R14W.		Paved Road	Wood Frame	39.11	47 50	919
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Comments/Influences		Storm Sewer	Residential Local Cost Land Improvements			
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		Sidewalk	Description	Rate	Size % Good	Cash Value
--	--	----------	-------------	------	-------------	------------

		Water	LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
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		Sewer	BOAT HOIST	2,000.00	1 100	2,000
--	--	-------	------------	----------	-------	-------

		Electric	Total Estimated Land Improvements True Cash Value = 12,919			
--	--	----------	--	--	--	--

		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	734,400	994,400	1,728,800			763,611C
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	Rolling	2023	354,500	749,400	1,103,900			727,249C
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	Low	2022	317,300	616,600	933,900			692,619C
--	-----	------	---------	---------	---------	--	--	----------

	High	2021	267,700	579,500	847,200			670,493C
--	------	------	---------	---------	---------	--	--	----------

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

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

X	Wooded							
---	--------	--	--	--	--	--	--	--

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

X	Waterfront							
---	------------	--	--	--	--	--	--	--

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

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

	Flood Plain							
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	Who	When	What	2024	734,400	994,400	1,728,800		763,611C
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	TPC 12/02/2019	INSPECTED		2023	354,500	749,400	1,103,900		727,249C
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	TPC 11/15/2018	INSPECTED		2022	317,300	616,600	933,900		692,619C
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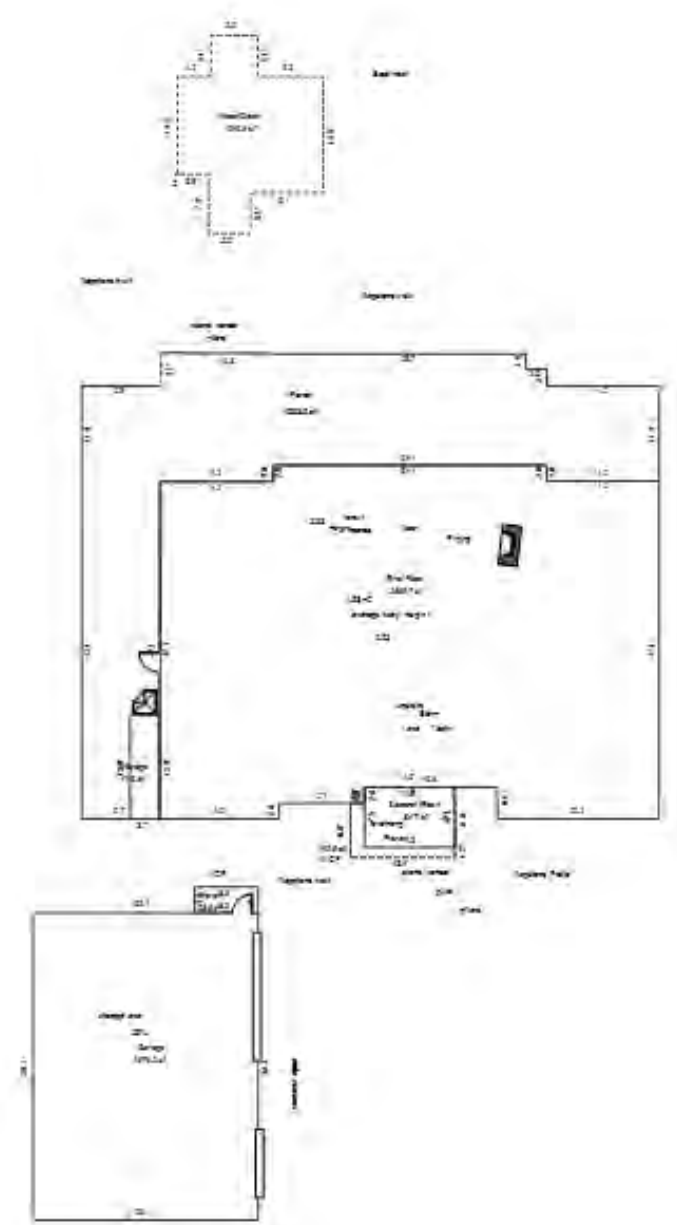
	TPC 04/30/2015	INSPECTED		2021	267,700	579,500	847,200		670,493C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEIDEMAN ANNE M	DRUMM CHARLES A	369,500	08/14/2017	QC	09-FAMILY	1196P746	PROPERTY TRANSFER	0.0
LORENZ ELIZABETH A	LORENZ ELIZABETH & DRUMM	0	04/14/2014	QC	09-FAMILY	1196P746	DEED	0.0
LORENZ ELIZABETH A TRUST	LORENZ ELIZABETH A	1	03/21/2014	QC	09-FAMILY	1196P745	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7933 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/03/2019	PM19-0224	100% FINIS
	P.R.E. 100% 09/10/2020		Plumbing	03/07/2019	PP19-0067	100% FINIS
Owner's Name/Address	MAP #: 67		Mechanical	02/07/2019	PM19-0098	100% FINIS
DRUMM CHARLES A 7933 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,228,043 TCV/TFA: 977.64		Res. Add/Alter/Repair	10/17/2018	PB18-0592	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
L382 P529 UNRECORDED DC/98 LOT 48 PLAT OF FOREST GLEN SEC 33 T29N R14W.	X		GROUP A 14500	100.00	399.00	1.0000	1.0123	14500	100	1,467,795
Comments/Influences			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,467,795							

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good		
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	Wood Frame	33.22	80 50	1,329	
		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	
		Curb	Total Estimated Land Improvements True Cash Value = 6,329				
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
														Who	When	What	2024	733,900	380,100	1,114,000
		TPC 12/02/2019 INSPECTED	2023	354,300	286,600	640,900			342,008C											
		TPC 04/22/2019 INSPECTED	2022	317,200	234,900	552,100			325,722C											
		TPC 11/15/2018 INSPECTED	2021	267,700	215,800	483,500			315,317C											



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7949 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 05/10/1994								
Owner's Name/Address		MAP #: 67		2024 Est TCV 2,029,412 TCV/TFA: 950.10								
STENBACK GEORGE O STENBACK KIRK R 7949 W DAY FOREST RD EMPIRE MI 49630		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
Tax Description		Public Improvements		* Factors *								
L257 P659 L401 P81/95 DC L656 P432/02 LOT 49 PLAT OF FOREST GLEN SEC 33 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 14500 100.00 400.00 1.0000 1.0129 14500 100 1,468,714								
		Paved Road		100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,468,714								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	33.22	80	50	1,329				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Curb		Total Estimated Land Improvements True Cash Value = 6,329								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	734,400	280,300	1,014,700		267,148C		
		TPC 12/02/2019	INSPECTED		2023	354,500	211,500	566,000		254,427C		
		TPC 04/30/2015	INSPECTED		2022	317,300	173,500	490,800		242,312C		
		TPC 11/04/2011	INSPECTED		2021	267,700	159,500	427,200		234,572C		

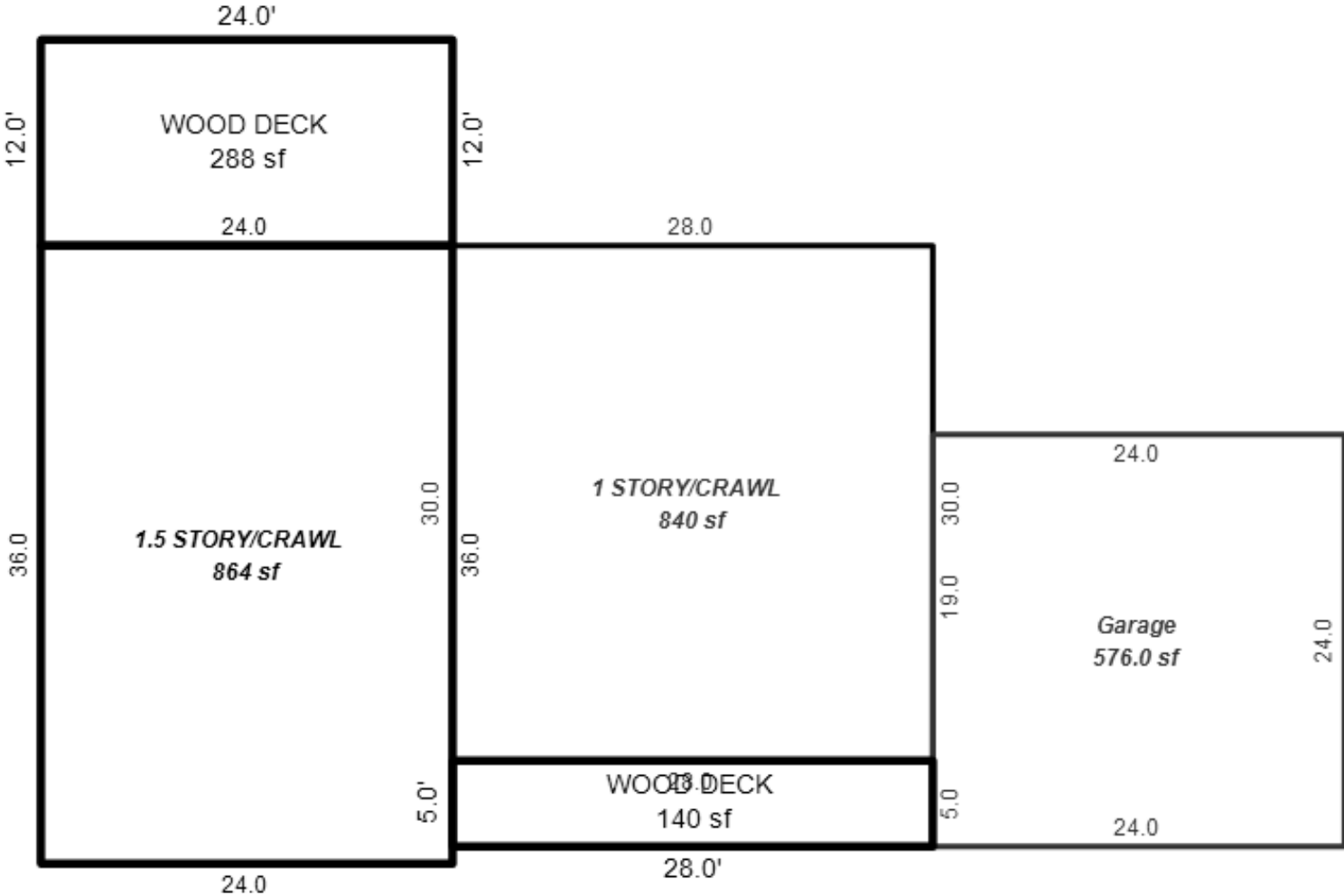


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUFF MARK ANDREW & KRISTI	DUFF KRISTIN MURPHY TRUST	0	02/26/2023	QC	09-FAMILY	2023001703	DEED	0.0
JOHNSON FAMILY TRUST	DUFF MARK ANDREW & KRISTI	0	11/02/2018	WD	16-LC PAYOFF	1347P800	OTHER	0.0
JOHNSON FAMILY TRUST	DUFF KRISTIN M & MARK A	625,796	02/06/2015	MLC	16-LC PAYOFF	1221P349	PROPERTY TRANSFER	100.0
JOHNSON GARY R & CHRISTIN	JOHNSON FAMILY TRUST	0	09/23/2009	WD	03-ARM'S LENGTH	2009 1029-175W	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7971 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/09/2017	PE17-0116	100% FINIS
	P.R.E. 0%		Mechanical	12/09/2015	PM15-0677	100% FINIS
Owner's Name/Address	MAP #: 67		WELL/SEPTIC	10/23/2013	L13 -204	100% FINIS
DUFF KRISTIN MURPHY TRUST 2033 NORWAY RD ANN ARBOR MI 48104	2024 Est TCV 1,684,600 TCV/TFA: 2193.4		WELL/SEPTIC	10/11/2012	2012-189	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	407.00	1.0000	1.0173	14500	100		1,475,097
100 Actual Front Feet, 0.93 Total Acres			Total Est. Land Value =					1,475,097

Tax Description	X	Description	Rate	Size	% Good	Cash Value
L365 P193/93 L587 P267/01 L710 P575/03 LOT 50 PLAT OF FOREST GLEN AS RECORDED IN LIBER 2 OF PLATS PAGES 12, 13, AND 14 LEELANAU COUNTY RECORD OF DEEDS SEC 33 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	34.62	48	50	831
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.				



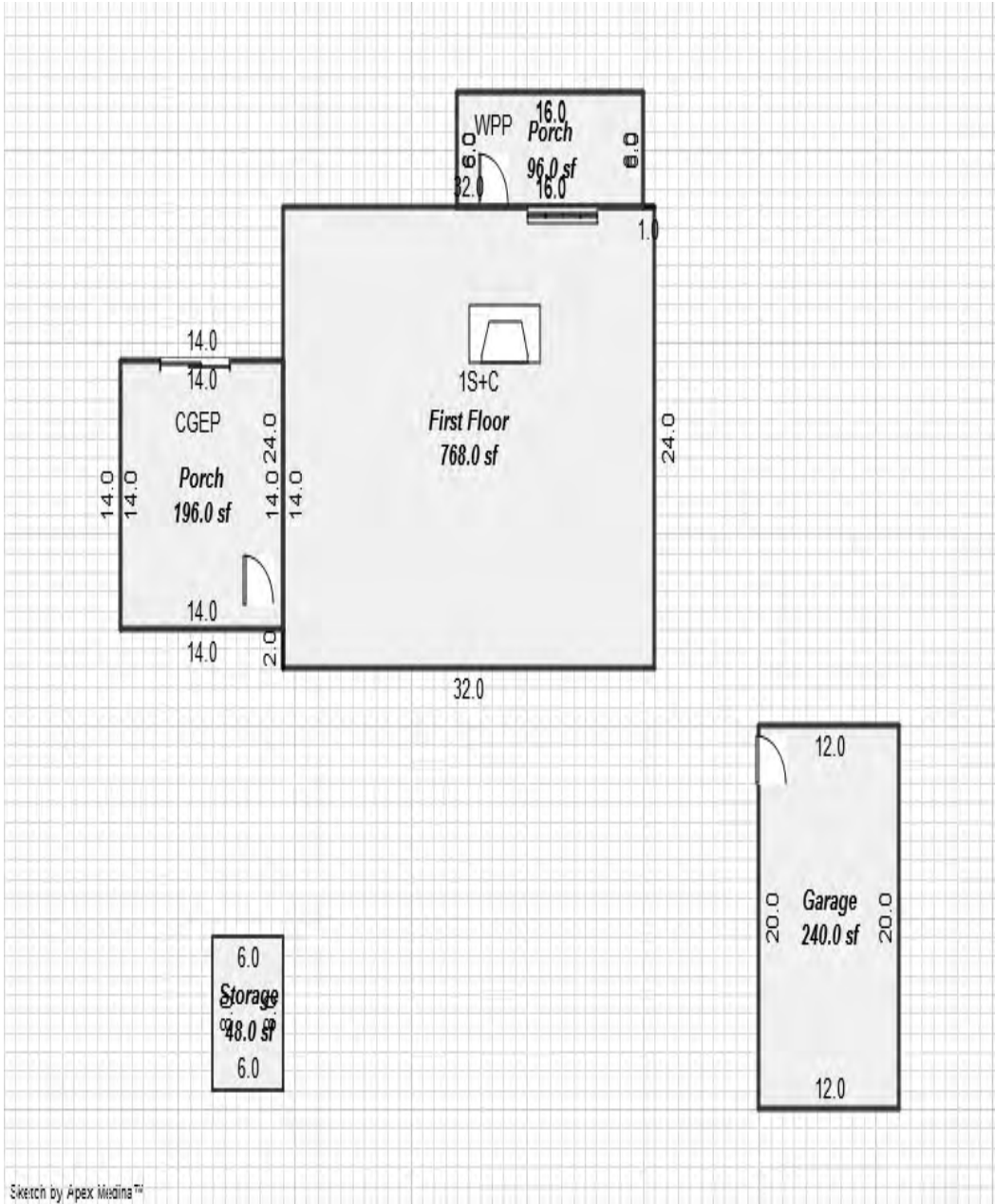
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	737,500	104,800	842,300			359,711C
X Rolling	2023	356,100	79,100	435,200			342,582C
X Low	2022	317,900	67,800	385,700			326,269C
X High	2021	268,200	62,600	330,800			315,847C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC 04/30/2015	INSPECTED						
TPC 12/06/2012	INSPECTED						
TPC 11/04/2011	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 196	Type CGEP (1 Story) WPP 96	Year Built: 1984 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 768 Total Base New : 144,175 Total Depr Cost: 79,297 Estimated T.C.V: 206,172		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 1955	
Yr Built 1955	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas				
Condition: Average		Size of Closets		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total:		96,379		53,010	
Room List		Doors	Solid X	H.C.	(13) Plumbing			1 Story Siding Crawl Space			768				
3	Basement	(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Plumbing					
2	1st Floor	Kitchen:		3 Fixture Bath			Average Fixture(s)			1		1,265		696	
2	2nd Floor	Other: Tile		2 Fixture Bath			3 Fixture Bath			1		3,969		2,183	
2	Bedrooms	Other:		Softener, Auto			Water/Sewer			1		4,679		2,573	
(1) Exterior		X Tile		Softener, Manual			1000 Gal Septic			1		5,800		3,190	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Solar Water Heat			Porches			196		11,168		6,142	
Insulation		X		No Plumbing			CGEP (1 Story)			96		2,622		1,442	
(2) Windows		(7) Excavation		Extra Toilet			Garages			240		11,470		6,308	
Many	X Large	Basement: 0 S.F.		Extra Sink			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
Avg.	X Avg.	Crawl: 768 S.F.		Separate Shower			Base Cost								
Few	Small	Slab: 0 S.F.		Ceramic Tile Floor			Appliance Allow.			1		1,989		1,094	
Wood Sash		Height to Joists: 0.0		Ceramic Tile Wains			Fireplaces			1		4,833		2,658	
Metal Sash		(8) Basement		Ceramic Tub Alcove			Local Cost Items			1		1		1	
Vinyl Sash		Conc. Block		Vent Fan			GENERATOR			1		1		1	
Double Hung		Poured Conc.		(14) Water/Sewer			Notes:			Totals:		144,175		79,297	
Horiz. Slide		Stone		Public Water			ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:							206,172	
Casement		Treated Wood		Public Sewer											
Double Glass		Concrete Floor		Water Well											
Patio Doors		(9) Basement Finish		1000 Gal Septic											
Storms & Screens		Lump Sum Items:		2000 Gal Septic											
(3) Roof		(10) Floor Support													
X	Gable	Recreation SF													
	Hip	Living SF													
	Flat	Walkout Doors (B)													
		No Floor SF													
X	Asphalt Shingle	Walkout Doors (A)													
Chimney: Brick		Joists: 2X8X16													
		Unsupported Len:													
		Cntr.Sup:													

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOEL RICHARD C & NICOLA K	NOEL RICHARD & NICOLA FAM	0	02/25/2015	QC	09-FAMILY	122P714	PROPERTY TRANSFER	0.0
GARVER MICHAEL A & SUSAN	NOEL RICHARD C & NICOLA K	0	11/08/2012	WD	16-LC PAYOFF	1147P229	DEED	0.0
GARVER MICHAEL A & SUSAN	NOEL RICHARD C & NICOLA K	937,500	03/29/2012	MLC	03-ARM'S LENGTH	1118P405	PROPERTY TRANSFER	100.0
RYBACKI LAURENCE E & JUDI	GARVER MICHAEL A & SUSAN	1,222,500	06/20/2006	WD	03-ARM'S LENGTH	L905 P446	REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7989 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/04/2008	PP08-0072	
	P.R.E. 0%		Electrical	02/04/2008	PE08-0041	
Owner's Name/Address	MAP #: 67		Mechanical	01/29/2007	PM07-0054	
NOEL RICHARD & NICOLA FAMILY TRUST 5152 PHEASANT TRL ANN ARBOR MI 48105-9554	2024 Est TCV 2,390,585 TCV/TFA: 1106.2					

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	400.00	1.0000	1.0129	14500 100	1,468,714
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =						1,468,714

Tax Description	X	Description	Rate	Size % Good	Cash Value
L269 P378/86 L905 P446/06 LOT 51 PLAT OF FOREST GLEN SECS 32 & 33 T29N R14W.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
MLS 1726311 \$ 1,100,000	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.			

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
		D/W/P: Asphalt Paving	3.71	2500 0	0
Residential Local Cost Land Improvements					
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	734,400	460,900	1,195,300			540,038C
	Rolling	2023	354,500	347,600	702,100			514,322C
	Low	2022	317,300	287,600	604,900			489,831C
	High	2021	267,700	264,600	532,300			474,183C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



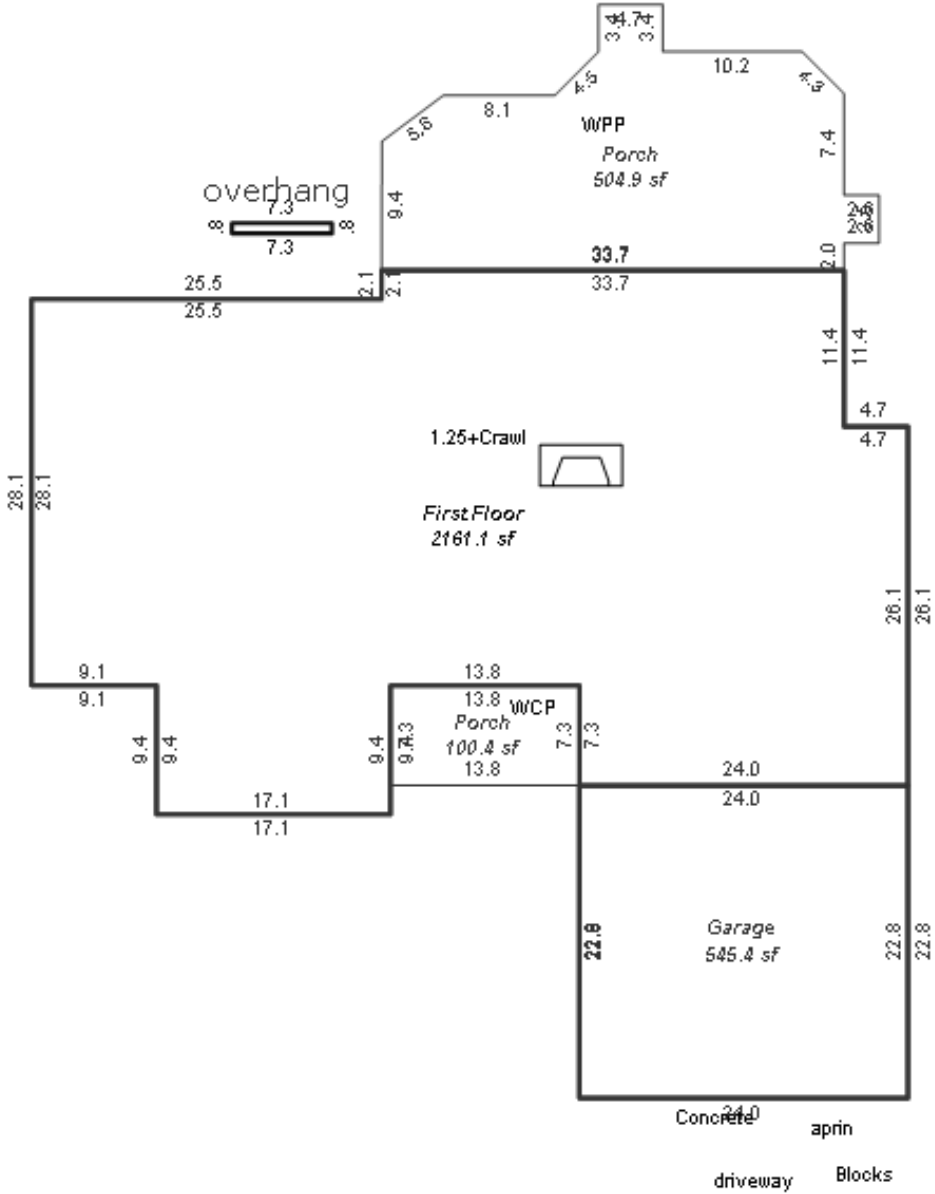
Who	When	What	2024	2023	2022	2021
TPC	03/27/2017	INSPECTED				
TPC	11/01/2016	INSPECTED				
TPC	04/30/2015	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 504 100	Type WPP WCP (1 Story)	Year Built: 1987 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 545 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Building Style: 1 STORY	X	Drywall Paneled		Plaster Wood T&G											
	Yr Built 1987	Remodeled 2009	Ex	X	Ord		Min									
	Condition: Average															
	Room List	Doors			Solid	X	H.C.									
	Basement 6 1st Floor 2nd Floor 3 Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Vinyl Other: Carpeted Other: Tile														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings	X	Drywall X Suspende												
	(2) Windows	(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Basement: 0 S.F. Crawl: 2161 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	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														
X	Asphalt Shingle	(9) Basement Finish														
	Chimney: Brick	(10) Floor Support														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		Joists: 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														
		150 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(13) Plumbing														
		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(15) Fireplaces														
		Class: BC Effec. Age: 20 Floor Area: 2,161 Total Base New : 439,599 Total Depr Cost: 351,681 Estimated T.C.V: 914,371														
		(16) Porches/Decks														
		E.C.F. X 2.600														
		(17) Garage														
		Bsmnt Garage: Carport Area: Roof:														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2161 SF Floor Area = 2161 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,161 Total: 351,937 281,551 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 2 Fixture Bath 1 4,707 3,766 Water/Sewer 1000 Gal Septic 1 5,796 4,637 Water Well, 100 Feet 1 6,421 5,137 Porches WPP 504 11,179 8,943 WCP (1 Story) 100 6,242 4,994 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 545 34,880 27,904 Common Wall: 1 Wall 1 -2,726 -2,181 Door Opener 1 703 562 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690 Local Cost Items GENERATOR 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.
BIERKAMP ROBERTA S	FISHMAN KENNETH A & KRIST	900,000	09/14/2007	WD	03-ARM'S LENGTH	954:167	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8031 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/08/2016	PM16-0216	
Owner's Name/Address	P.R.E. 0%		Plumbing	04/08/2016	PP16-0067	
FISHMAN KENNETH A & KRISTINE B 2640 GREY OAKS DR N #23 NAPLES FL 34105	MAP #: 66 & 67		Res. Single Family Dwellin	03/31/2016	PB16-0056	100% FINIS
	2024 Est TCV 3,480,902 TCV/TFA: 841.81		HOUSE	03/19/2016	2016-02	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
L393 P987/94 LOT 52 PLAT OF FOREST GLEN SECS 32 & 33 T29N R14W.	X		GROUP A 14500	100.00	427.00	1.0000	1.0296	14500	100		1,492,894
Comments/Influences			100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 1,492,894								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
		Dirt Road						
		Gravel Road						
	X	Paved Road						
		Storm Sewer						
		Sidewalk						
		Water	D/W/P: Flagstone/Sand	21.61	500	0		0
	X	Sewer	Residential Local Cost Land Improvements					
	X	Electric	Description	Rate	Size	% Good	Cash Value	
	X	Gas	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
		Curb	Total Estimated Land Improvements True Cash Value =					2,500
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	746,400	994,100	1,740,500			797,954C
Rolling		2023	360,400	747,800	1,108,200			759,957C
Low		2022	319,400	614,400	933,800			723,769C
High		2021	269,500	582,100	851,600			700,648C
Landscaped								
Swamp								
Wooded	X							
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 1 Area: 1110 % Good: 0 Storage Area: 0 No Conc. Floor: 0	137	CPP	1110	Treated Wood
	Mobile Home															
Town Home		(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.		Bsmnt Garage:				
Duplex		Drywall Paneled		Plaster Wood T&G			Central Air Wood Furnace			X 2.600		Carport Area:				
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 2017				
Wood Frame		Ex		Ord			(12) Electric			Total Base New : 803,849		Roof:				
Building Style: 1.25 STORY		Min		0			Amps Service			Total Depr Cost: 763,657		Estimated T.C.V: 1,985,508				
Yr Built 2017		Remodeled 0		Size of Closets			No. of Elec. Outlets			Building Areas		Stories				
Condition: Average		Lg		Ord			Many			Exterior		Foundation				
Room List		Small		Doors			Ave.			Size		Cost New				
Basement		Solid		H.C.			Few			Depr. Cost		Total:				
1st Floor		(5) Floors		Kitchen:			Average Fixture(s)			635,990		604,190				
2nd Floor		Kitchen:			Other:			3 Fixture Bath			2,234		2,122			
6 Bedrooms		Other:			Other:			2 Fixture Bath			21,076		20,022			
(1) Exterior		Other:			No. of Elec. Outlets			Softener, Auto			4,707		4,472			
Wood/Shingle		Other:			Many			Softener, Manual			2,845		2,703			
Aluminum/Vinyl		(6) Ceilings			Ave.			Solar Water Heat			11,381		10,812			
Brick		No. of Elec. Outlets			Few			No Plumbing			6,421		6,100			
Insulation		(7) Excavation			Average Fixture(s)			Extra Toilet			3,433		3,261			
(2) Windows		Basement: 3308 S.F.			4			Extra Sink			7,838		7,446			
Many		Crawl: 0 S.F.			1			Ceramic Tile Floor			8,315		7,899			
Avg.		Slab: 0 S.F.			1			Ceramic Tile Wains			7,201		6,841			
Few		Height to Joists: 0.0			1			Ceramic Tub Alcove			15,707		14,922			
Large		(8) Basement			1			Vent Fan			3,405		1,335			
Avg.		Conc. Block			1			(14) Water/Sewer			62,438		59,316			
Small		Poured Conc.			1			Public Water			4,088		3,884			
Wood Sash		Stone			1			Public Sewer			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>					
Metal Sash		Treated Wood			1			Water Well								
Vinyl Sash		Concrete Floor			1			1000 Gal Septic								
Double Hung		(9) Basement Finish			1			2000 Gal Septic								
Horiz. Slide		Joists:			1			Lump Sum Items:								
Casement		Unsupported Len:			1											
Double Glass		Cntr.Sup:			1											
Patio Doors					1											
Storms & Screens					1											
(3) Roof					1											
Gable					1											
Hip					1											
Flat					1											
Asphalt Shingle					1											
Chimney:					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.
QUARDERER GEORGE J & CARO	QUARDERER GEORGE J & CARO	0	03/04/2010	QC	09-FAMILY	2010 1043-48	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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8055 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	09/24/2015	PM15-0451		
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P.R.E. 100% 05/01/2011						
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Owner's Name/Address	MAP #: 66
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QUARDERER GEORGE J & CAROL TR 8055 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 3,445,965 TCV/TFA: 1207.4
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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
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GROUP A 14500	200.00	432.00	0.8409	1.0326	14500	100	2,518,057
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200 Actual Front Feet, 1.98 Total Acres							Total Est. Land Value =	2,518,057
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Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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X	Dirt Road	D/W/P: Asphalt Paving	3.71	2000	0	0
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X	Gravel Road	D/W/P: Crushed Rock	2.55	2220	0	0
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X	Paved Road	D/W/P: Flagstone/Sand	26.87	88	0	0
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X	Storm Sewer	Wood Frame	32.14	223	50	3,583
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X	Sidewalk	Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
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Total Estimated Land Improvements True Cash Value =				11,083
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level	2024	1,259,000	464,000	1,723,000			523,887C
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X	Rolling	2023	607,800	350,200	958,000			498,940C
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X	Low	2022	501,800	289,800	791,600			475,181C
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X	High	2021	453,800	266,600	720,400			460,001C
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X	Landscaped	The Equalizer. Copyright (c) 1999 - 2009.						
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X	Swamp	Licensed To: Township of Glen Arbor, County of Leelanau, Michigan						
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X	Wooded	*** Information herein deemed reliable but not guaranteed***						
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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	2024	1,259,000	464,000	1,723,000		523,887C
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X	TPC 11/01/2016	INSPECTED	2023	607,800	350,200	958,000			498,940C
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X	TPC 04/30/2015	INSPECTED	2022	501,800	289,800	791,600			475,181C
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X	WAS 07/07/2008	DATA ENTER	2021	453,800	266,600	720,400			460,001C
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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***									
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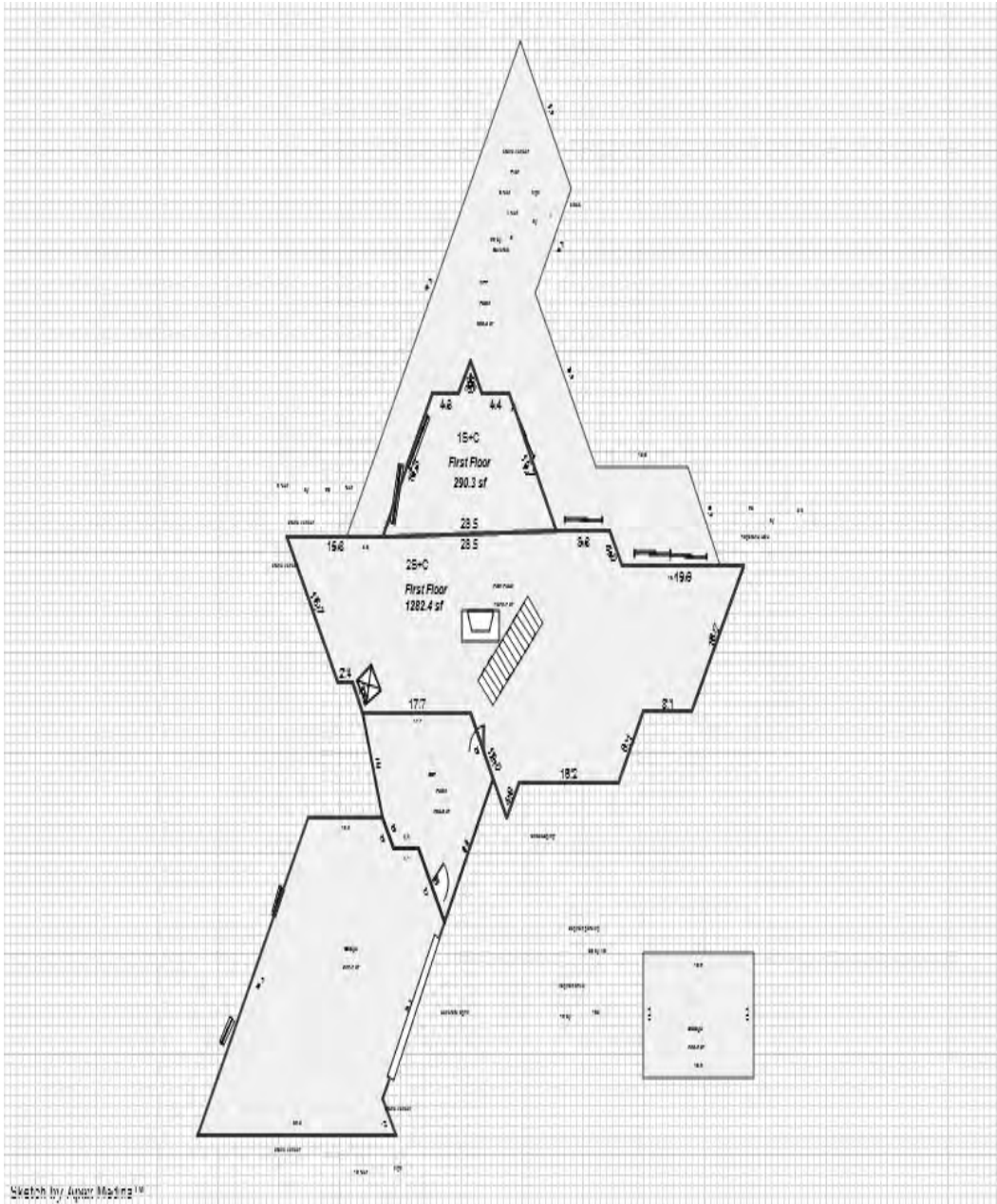
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 265 705 198 800	Type CPP WPP WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 827 % 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: BC Effec. Age: 35 Floor Area: 2,854 Total Base New : 542,500 Total Depr Cost: 352,625 Estimated T.C.V: 916,825			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 1966	
Yr Built 1966	Remodeled 1985	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1572 SF Floor Area = 2854 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 2 Story Siding Crawl Space 1,282						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			2 2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 1 Story Siding Crawl Space 290			Total: 405,662		263,680	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Exterior Stone Veneer 360 17,266 11,223						
(2) Windows		(7) Excavation		X Ex. Ord. Min			Plumbing			Plumbing Average Fixture(s)						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1572 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets			Exterior			1 Average Fixture(s)						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many X Ave. Few			Plumbing			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Total: 405,662		263,680	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			Other Additions/Adjustments			1 1 Average Fixture(s)						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Plumbing			1 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Total: 405,662		263,680	
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			1 1 Average Fixture(s)						
Chimney: Brick		(10) Floor Support		Lump Sum Items:			Plumbing			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Total: 405,662		263,680	
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			1 1 Average Fixture(s)						

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAMONT LISA M GREEN LIVIN	VINYARD JOELLEN	715,000	12/14/2012	WD	03-ARM'S LENGTH	1149P293	PROPERTY TRANSFER	100.0
VINYARD JOELLEN	VINYARD JOELLEN TRUST	1	12/14/2012	QC	09-FAMILY	L1152P595	DEED	0.0
TIPPETT	RAMONT	650,000	10/27/2000	WD	03-ARM'S LENGTH	558:813	PROPERTY TRANSFER	0.0
VINYARD JOELLEN	VINYARD JO ELLEN TRUSTEE	0	07/15/1999	WD	03-ARM'S LENGTH	1166P195	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8073 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	12/23/2014	PP14-0291	
	P.R.E. 0%		Res. Add/Alter/Repair	08/18/2014	PB14-0269	100% FINIS
Owner's Name/Address	MAP #: 66		ADDITION/ALTERATION	08/06/2014	2014-13	100% FINIS
VINYARD JOELLEN TRUST 4193 THORNOAKS DR ANN ARBOR MI 48104	2024 Est TCV 1,871,432 TCV/TFA: 1564.7					

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	431.00	1.0000	1.0320	14500 100	1,496,378
100 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =						1,496,378

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description	Wood Frame	25.08	226 50	2,834
Residential Local Cost Land Improvements		Rate	Size % Good	Cash Value
Description	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				5,334



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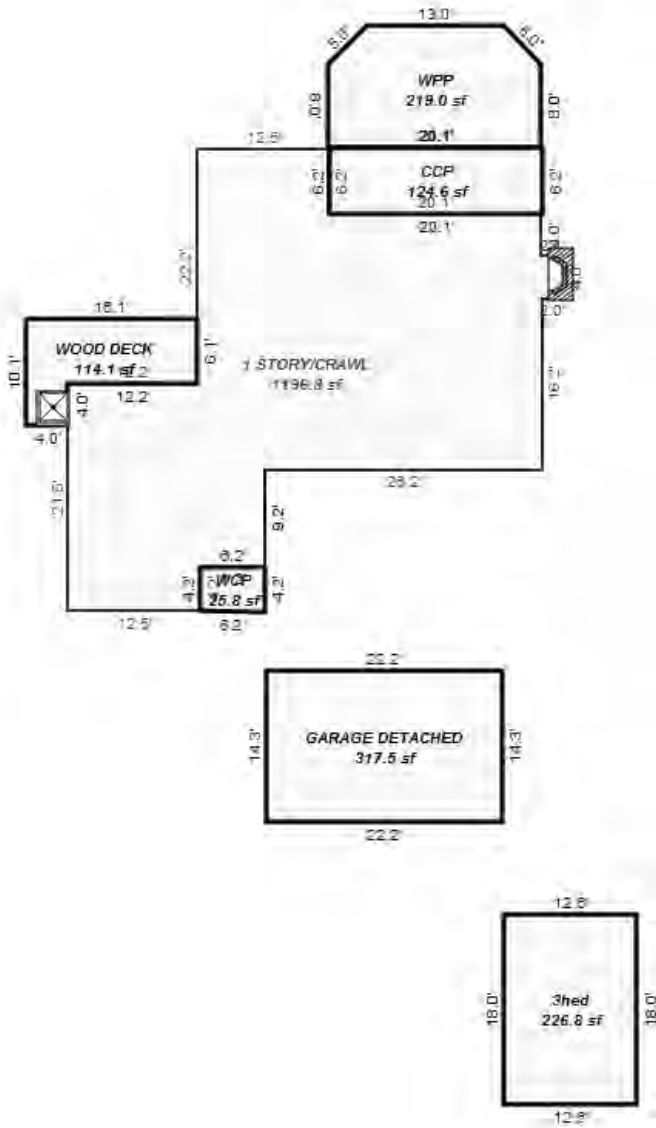
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	748,200	187,500	935,700			393,310C
X Rolling	2023	361,200	141,600	502,800			374,581C
X Low	2022	319,700	116,100	435,800			356,744C
X High	2021	269,800	106,600	376,400			345,348C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 219 124 26 114	Type WPP CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1969 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 317 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,196 Total Base New : 218,769 Total Depr Cost: 142,200 Estimated T.C.V: 369,720			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1196 SF Floor Area = 1196 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,196 Total: 160,199 104,130					Cls C Blt 1963			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments										
1963 198	2015	Ex	X	Ord		Min	Plumbing										
Condition: Average		Lg	X	Ord		Small	Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Room List		Doors		Solid	X	H.C.	(13) Plumbing										
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Water/Sewer										
(1) Exterior		Kitchen: Other: Carpeted Other:		120 Amps Service			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Lump Sum Items:										
(2) Windows		X	Tile	Many		X	Ave.										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1												
X	Asphalt Shingle	(10) Floor Support															
Chimney: Metal		Joists: 2X8X16 Unsupported Len: Cntr.Sup:															
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	

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





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.
STONER WIEGAND BETH	STONER WIEGAND BETH TRUST	0	04/24/2015	WD	09-FAMILY	1234P845	PROPERTY TRANSFER	0.0
STONER FAMILY TRUST	STONER JOHN R & STONER WI	10	02/17/2015	WD	03-ARM'S LENGTH	1223P690	OTHER	0.0
STONER RICHARD P & MARJOR	STONER FAMILY TRUST	0	12/22/2010	CD	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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8091 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	01/05/2007	PM07-0012		
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Owner's Name/Address	P.R.E. 0%					
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STONER JOHN R & STONER WIEGAND BETH TRUST	MAP #: 66					
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9122 PENINSULA DR	2024 Est TCV 2,229,290 TCV/TFA: 673.91					
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TRVERSE CITY MI 49686	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
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Public Improvements	* Factors *						Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

GROUP A 14500	100.00	428.00	1.0000	1.0302	14500	100	1,493,768
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100 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value = 1,493,768
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Land Improvement Cost Estimates							
Description	Rate	Size	% Good	Cash Value			

D/W/P: 3.5 Concrete	6.77	252	0	0			
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D/W/P: 3.5 Concrete	6.77	108	0	0			
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Residential Local Cost Land Improvements							
Description	Rate	Size	% Good	Cash Value			

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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	746,900	367,700	1,114,600			512,716C
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2023	360,600	277,100	637,700			488,301C
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2022	319,500	229,800	549,300			465,049C
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2021	269,600	211,400	481,000			450,193C
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Who	When	What	2024	2023	2022	2021
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TPC	04/30/2015	INSPECTED	746,900	360,600	319,500	269,600
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TPC	11/04/2011	INSPECTED	746,900	360,600	319,500	269,600
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WAS	02/23/2008	INSPECTED	746,900	360,600	319,500	269,600
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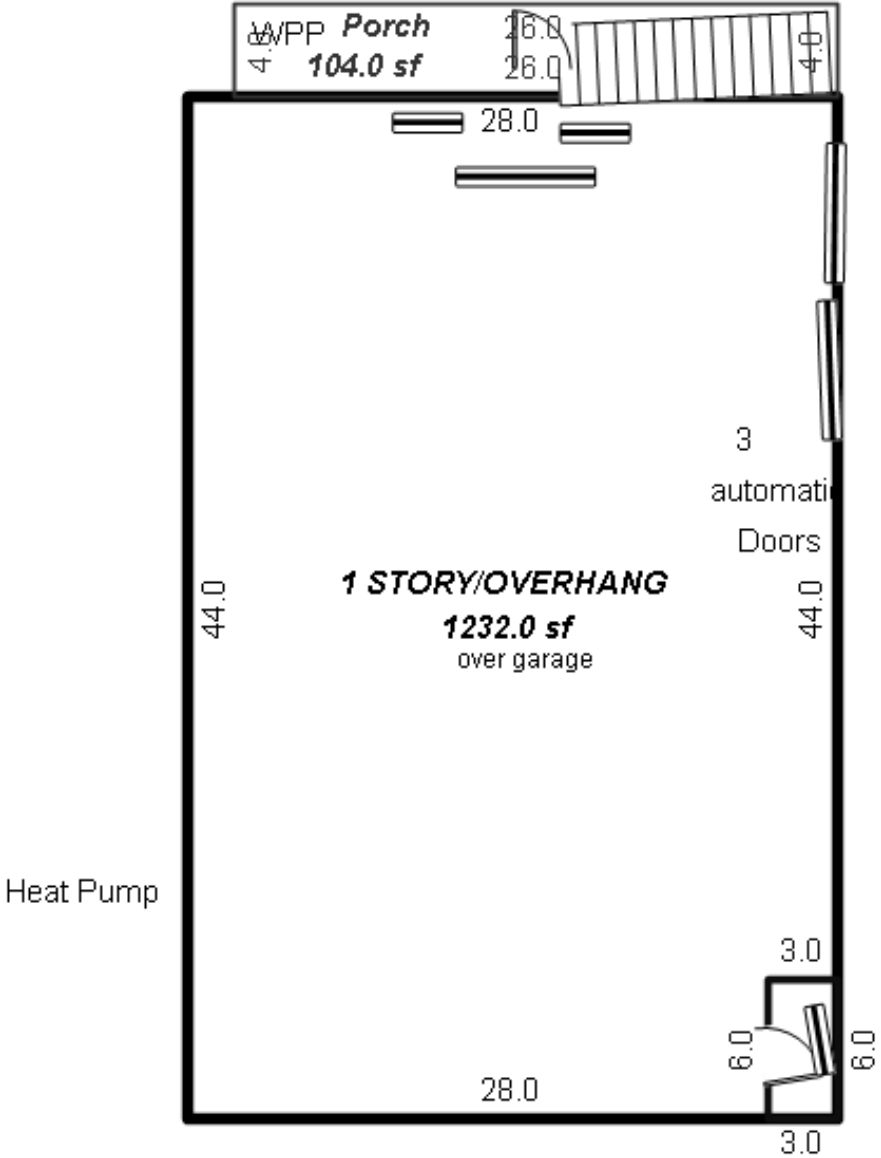
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





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	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 104	Type WPP	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1232 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																							
X	Wood Frame	(4) Interior	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X Ord	Min																																																																																																										
Building Style: 2 STORY		Size of Closets		Lg		X	Ord	Small																																																																																																										
Yr Built 1975	Remodeled 0	Condition: Average		Doors			Solid	X	H.C.																																																																																																									
Room List		(5) Floors		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 2 STORY		Cls C		Blt 1975																																																																																																						
Basement	1 1st Floor	Kitchen:		100 Amps Service		Ex.		X	Ord.																																																																																																									
5 2nd Floor	2 Bedrooms	Other:		No. of Elec. Outlets		Many		X	Ave.																																																																																																									
(1) Exterior		(6) Ceilings		(13) Plumbing		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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		1 Average Fixture(s)		1 1,518 911 1 3,197 1,918		1 2,845 1,707																																																																																																						
X	Insulation	(8) Basement		(9) Basement Finish		(14) Water/Sewer		Notes:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		E.C.F. (4083 LITTLE GLEN AREA ) 2.600 => TCv: 269,032																																																																																																						
(2) Windows		Many Avg. X Avg. Large Few Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Plumbing		Average Fixture(s)		1 1,518 911 1 3,197 1,918																																																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X8X12 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1 1,518 911 1 3,197 1,918																																																																																																						
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1 1,518 911 1 3,197 1,918																																																																																																						
X	Asphalt Shingle	Chimney: Metal																																																																																																																
<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>Overhang</td> <td>1232</td> <td>110,116</td> <td>66,070</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="6">Average Fixture(s)</td> </tr> <tr> <td colspan="6">2 Fixture Bath</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="6">WPP</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td colspan="6">Door Opener</td> </tr> <tr> <td colspan="6">Basement Garage: 3 Car</td> </tr> <tr> <td colspan="6">Base Cost</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="6">Appliance Allow.</td> </tr> <tr> <td colspan="6">Totals:</td> </tr> <tr> <td colspan="6">172,456 103,474</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Overhang	1232	110,116	66,070	Other Additions/Adjustments						Plumbing						Average Fixture(s)						2 Fixture Bath						Porches						WPP						Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Door Opener						Basement Garage: 3 Car						Base Cost						Built-Ins						Appliance Allow.						Totals:						172,456 103,474					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEPUY JOHN R & PAMELA H T	DEPUY JOHN R & PAMELA H	100	02/21/2012	QC	09-FAMILY	1114P711	DEED	0.0
DEPUY JOHN R & PAMELA H	DEPUY JOHN R & PAMELA H T	100	02/21/2012	QC	09-FAMILY		DEED	0.0
DEPUY JOHN R & PAMELA H T		0	05/07/2009	QC	03-ARM'S LENGTH	2009 1011-636T	DEED	0.0
DEPUY JOHN R & PAMELA H T	DEPUY JOHN R & PAMELA H H	0	04/30/2009	QC	09-FAMILY	2009 1011-640Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8107 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	12/08/2010	L10-203	100% FINIS
	P.R.E. 100% 05/10/1994					

Owner's Name/Address	MAP #: 66
DEPUY JOHN R & PAMELA H TRUSTEES OF THE REVOCABLE I V TRUST P O BOX 284 GLEN ARBOR MI 49636	2024 Est TCV 2,008,242 TCV/TFA: 1184.1

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
		GROUP A 14500	100.00	425.00	1.0000	1.0284	14500 100	1,491,143
		100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =						1,491,143

Tax Description	X	Land Improvement Cost Estimates					
LOT 57 PLAT OF FOREST GLEN SEC 32 T29N R14W.		Description	Rate	Size	% Good	Cash Value	
		Wood Frame	33.22	80	50	1,329	
		Residential Local Cost Land Improvements					
		Description	Rate	Size	% Good	Cash Value	
	X	Gas	5,000.00	1	100	5,000	
	X	Curb					
		Total Estimated Land Improvements True Cash Value =					6,329

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
		Wood Frame	33.22	80	50	1,329	
		Residential Local Cost Land Improvements					
		Description	Rate	Size	% Good	Cash Value	
	X	Gas	5,000.00	1	100	5,000	
	X	Curb					
		Total Estimated Land Improvements True Cash Value =					6,329

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	745,600	258,500	1,004,100			267,565C
Rolling		2023	359,900	195,200	555,100			254,824C
Low		2022	319,300	160,000	479,300			242,690C
High		2021	269,400	158,200	427,600			234,938C
Landscaped								
Swamp								
Wooded	X							
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								

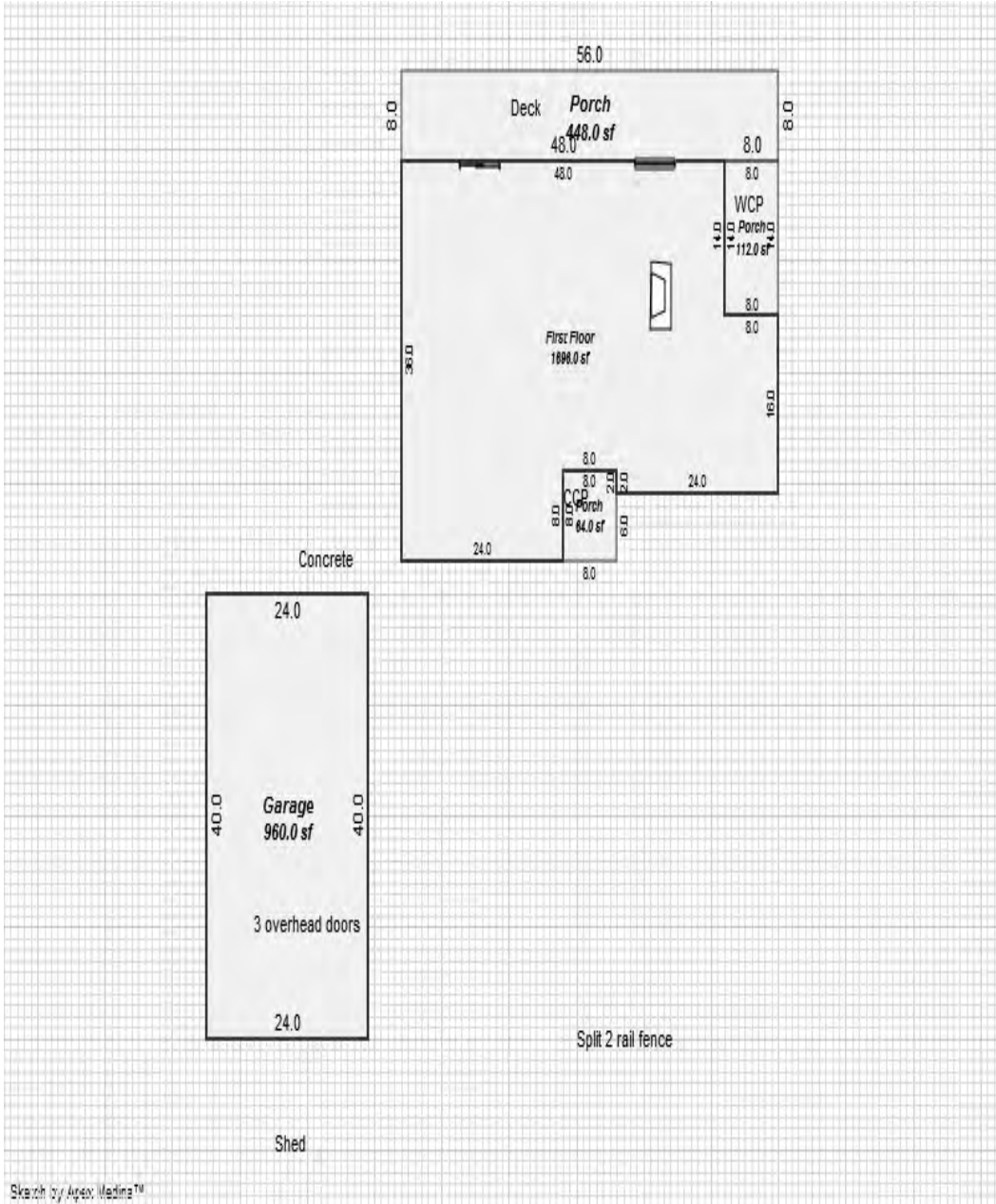


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 292	Type WPP	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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			Class: C Effec. Age: 45 Floor Area: 1,929 Total Base New : 342,392 Total Depr Cost: 185,740 Estimated T.C.V: 482,924			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1954	Remodeled 1975	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1954			
Condition: Average		Size of Closets		Lg			X	Ord		Small	Ground Area = 1929 SF Floor Area = 1929 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas		Stories		Exterior			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Foundation		Size		Cost New			
(1) Exterior							X Ex.			Ord.	Min	1 Story		Siding			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	1 Story		Siding	
(2) Windows		(7) Excavation		Basement: 288 S.F. Crawl: 1641 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 Story			Siding		Foundation		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			13) Plumbing			Plumbing		Average Fixture(s)		3 Fixture Bath		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		288 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments		Recreation Room		288	
(3) Roof										Lump Sum Items:		Exterior		Brick Veneer		564	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Deck			Treated Wood		41		1,664		
X	Asphalt Shingle						Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		585		23,160	
Chimney: Brick							Built-Ins			Appliance Allow.		1		2,845		1,565	
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	



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.
POWLEY GERALD W & JUNE O	SPITZNER LANCE & ANNA	740,000	10/23/2014	WD	03-ARM'S LENGTH	1212P753	PROPERTY TRANSFER	100.0
JOHNSON MAMIE IRIS ESTATE	POWLEY GERALD W & JUNE O	65,000	07/20/1985	WD	03-ARM'S LENGTH	255P611	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8151 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/23/2020	PM20-0696	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	08/19/2019	PM19-0593	100% FINIS
SPITZNER LANCE & ANNA 811 SHANAHAN CT NAPERVILLE IL 60540	MAP #: 66		Res. Add/Alter/Repair	06/28/2016	PB16-0230	100% FINIS
	2024 Est TCV 2,199,893 TCV/TFA: 1075.7		Mechanical	06/15/2016	PM16-0340	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L255 P611/85 LOT 59 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X		Dirt Road	100.00	415.00	1.0000	1.0223	14500	100	1,482,293
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =						1,482,293

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Electric	5,000.00	1 100	5,000
	X	Gas	Total Estimated Land Improvements True Cash Value = 5,000		

Comments/Influences	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000

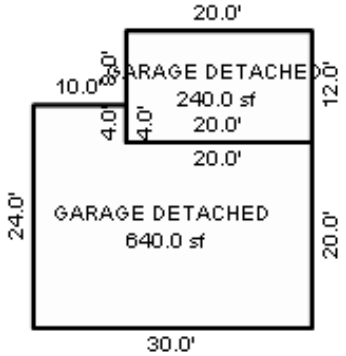
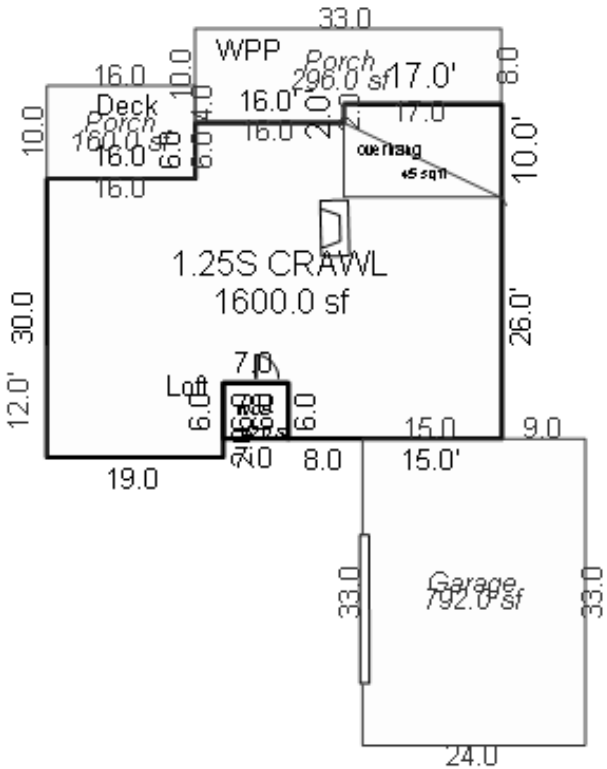
Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	741,100	358,800	1,099,900			493,948C
Rolling		2023	357,800	270,400	628,200			470,427C
Low		2022	318,500	221,600	540,100			448,026C
High		2021	268,700	203,600	472,300			433,714C
Landscaped								
Swamp								
Wooded	X							
Pond								
Waterfront	X							
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.
WIAND LYNN M REV TRUST	DAVIS SAMMIE L	650,000	12/22/2017	WD	03-ARM'S LENGTH	1317P680	PROPERTY TRANSFER	100.0
WIAND RICHARD K & LYNN M	WIAND LYNN M REV TRUST	1	02/02/2006	QC	09-FAMILY	1170P805	PROPERTY TRANSFER	0.0
FOSTER MURRAY B & MARIE L	WIAND RICHARD K	825,000	07/22/2003	WD	03-ARM'S LENGTH	749:593	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8165 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/22/2022	PM22-0715	100% FINIS

Owner's Name/Address	MAP #: 66	2024 Est TCV 1,901,341 TCV/TFA: 985.15
DAVIS SAMMIE L 2026 HOLLY WAY LANSING MI 48910		

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	411.00	1.0000	1.0198	14500	100	1,478,708
		100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 1,478,708							

Tax Description	X	Description	Rate	Size % Good	Cash Value
L349 P20/92 L749 P593/03 L850 P833/05 LOT 60 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X	Dirt Road			
Comments/Influences		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
	X	Electric			
	X	Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

2003 MLS 1606644 \$895,000	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
	X	Rolling
		Low
		High
		Landscaped
		Swamp
	X	Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	739,400	211,300	950,700			414,280C
2023	356,900	159,500	516,400			394,553C
2022	318,200	130,900	449,100			375,765C
2021	268,500	120,400	388,900			363,761C

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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	X Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 87 141	Type WCP (1 Story) Treated Wood	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 45 Floor Area: 1,930 Total Base New : 292,022 Total Depr Cost: 160,628 Estimated T.C.V: 417,633		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1954		
Yr Built 1954	Remodeled 1980	Ex	X Ord	Min		(12) Electric			Ground Area = 1930 SF Floor Area = 1930 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				
Condition: Average		Size of Closets		Lg X Ord Small			120 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid X H.C.		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,546 1 Story Siding Slab 384		Total: 229,723 126,364		
5	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Tile Other: Hardwood Other: Carpeted			No. of Elec. Outlets			Other Additions/Adjustments		Plumbing			
(1) Exterior		(6) Ceilings		X Tile			(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 1000 Gal Septic Water Well, 100 Feet		1 1,518 835 1 4,777 2,627			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1546 S.F. Slab: 384 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer		1 5,002 2,751 1 5,973 3,285			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Porches		WCP (1 Story) Deck Treated Wood		87 4,573 2,515 141 3,388 1,863	
(2) Windows		(9) Basement Finish					Notes:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Many Avg. X Large Avg. X Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Base Cost Door Opener			Built-Ins		Appliance Allow. Fireplaces		624 26,963 14,830 1 562 309 1 2,845 1,565	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Exterior 1 Story			1 6,698 3,684		Totals: 292,022 160,628		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 417,633	
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.
CIOCI MARGARET A & JOSEPH	CIOCI JOSEPH P & MARAGARE	0	03/08/2023	QC	09-FAMILY	2023003811	DEED	0.0
MILLER JAMES A LIVING TRU	CIOCI MARGARET A	1	08/04/2015	QC	09-FAMILY	1237P461	PROPERTY TRANSFER	0.0
CIOCI MARGARET A	CIOCI MARGARET A & JOSEPH	0	08/04/2015	QC	09-FAMILY	1238P475	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8179 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/18/2022	PM22-0706	100% FINIS
	P.R.E. 0%		Electrical	08/12/2022	PE22-0590	100% FINIS
Owner's Name/Address	MAP #: 66		Electrical	04/04/2018	PE18-0153	100% FINIS
CIOCI JOSEPH P & MARAGARET TRUST 303 FOREST LAKE DR SEABROOK TX 77586	2024 Est TCV 2,578,215 TCV/TFA: 876.05		Res. Garage Detached	10/24/2017	PB17-0649	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
L459 P130/97 LOT 61 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X		GROUP A 14500	100.00	406.00	1.0000	1.0167	14500	100	1,474,191
Comments/Influences			100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,474,191							

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	D/W/P: 4in Ren. Conc.	8.41	48 50	202
	X	Sewer	Total Estimated Land Improvements True Cash Value =			202
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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



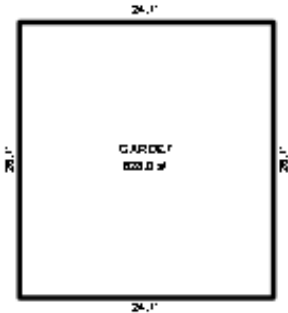
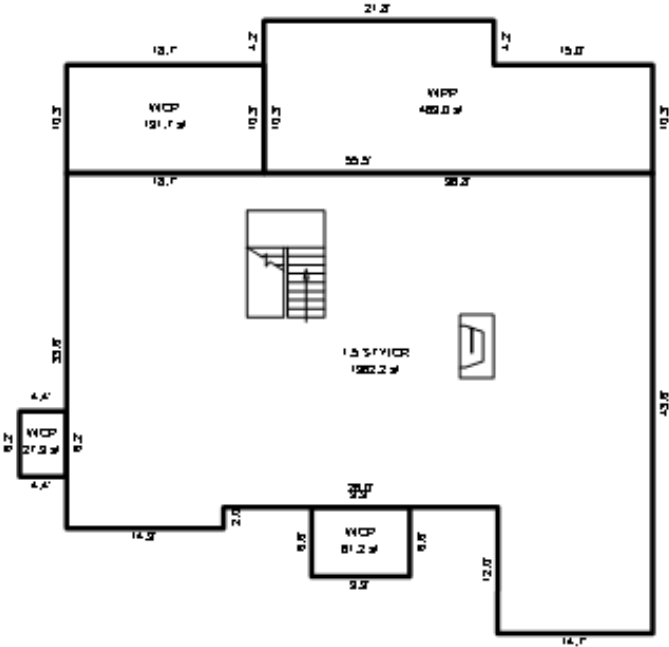
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	737,100	552,000	1,289,100			446,362C
2023	355,800	415,100	770,900			425,107C
2022	317,800	339,400	657,200			401,817C
2021	268,100	321,500	589,600			388,981C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 469 191 27 61	Type WPP WCP (1 Story) WCP (1 Story) WCP (1 Story)	Year Built: 2017 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: 628 % Good: 0 Storage Area: 0 No Conc. Floor: 0	469	WPP	(1 Story)	E.C.F. X 2.600	Bsmnt Garage:	
	Town Home															0 Front Overhang 0 Other Overhang
X Wood Frame		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1962 SF Floor Area = 2943 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas			Total: 367,081 348,748		Cls C 10 Blt 2017				
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 367,081 348,748						
Yr Built Remodeled 2017 0		Trim & Decoration		0 Amps Service			1.5 Story Siding Crawl Space 1,962			Total: 367,081 348,748						
Condition: Average		Ex Ord Min		No./Qual. of Fixtures			Other Additions/Adjustments			Total: 367,081 348,748						
Room List		Lg Ord Small		No. of Elec. Outlets			Plumbing			Total: 367,081 348,748						
Basement 1st Floor 2nd Floor 4 Bedrooms		Doors Solid H.C.		Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 367,081 348,748						
(1) Exterior		(5) Floors		(13) Plumbing			Water/Sewer			Total: 367,081 348,748						
Wood/Shingle Aluminum/Vinyl Brick Cement Fiber Insulation		Kitchen: Other: Other:		1 Average Fixture(s) 3 3 Fixture Bath			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 367,081 348,748						
(2) Windows		(6) Ceilings		Lump Sum Items:			Notes:			Total: 367,081 348,748						
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 1962 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2000 Gal Septic			ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 1,103,822			Total: 367,081 348,748						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation								Total: 367,081 348,748						
(3) Roof		(8) Basement								Total: 367,081 348,748						
X Gable Hip Flat Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Total: 367,081 348,748						
X Asphalt Shingle		(9) Basement Finish								Total: 367,081 348,748						
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Total: 367,081 348,748						
		(10) Floor Support								Total: 367,081 348,748						
		Joists: Unsupported Len: Cntr.Sup:								Total: 367,081 348,748						

\*\*\* 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.				
MILLER JAMES A LIVING TRU	MATHIESEN JEAN M TRUST	271,500	06/15/2017	WD	09-FAMILY	1300P578	PROPERTY TRANSFER	100.0				
MATHIESEN JEAN M TRUST	MATHIESEN WILLIAM L	0	08/22/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0				
MILLER ALBERT E TRUST	MATHIESEN JEAN M TRUST	0	08/14/2002	QC	09-FAMILY	660P588	OTHER	0.0				
MILLER ALBERT E & MARION	MILLER ALBERT & MARIAN TR	0	05/13/1985	WD	09-FAMILY	256P895	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
8195 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
MATHIESEN JEAN M TRUST PO BOX 1152 TRAVERSE CITY MI 49685		MAP #: 66		2024 Est TCV 1,844,898 TCV/TFA: 1129.0								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L256 P895/85 L660 P588/02 LOT 62 PLAT OF FOREST GLEN SEC 32 T29N R14W. 4/2018 COMBINE WITH 006-610-062-01 A 50% UNDIVIDED INTEREST		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	403.00	1.0000	1.0148	14500	100		1,471,460
		Paved Road		100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,471,460								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Gas		Total Estimated Land Improvements True Cash Value = 5,000								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	735,700	186,700	922,400			391,516C		
		Low		2023	355,200	141,000	496,200			372,873C		
		High		2022	317,600	115,700	433,300			355,118C		
		Landscaped		2021	267,900	106,500	374,400			343,774C		
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	735,700	186,700	922,400		391,516C		
		TPC 08/30/2017 INSPECTED		2023	355,200	141,000	496,200			372,873C		
		TPC 11/03/2016 INSPECTED		2022	317,600	115,700	433,300			355,118C		
		TPC 01/04/2016 INSPECTED		2021	267,900	106,500	374,400			343,774C		

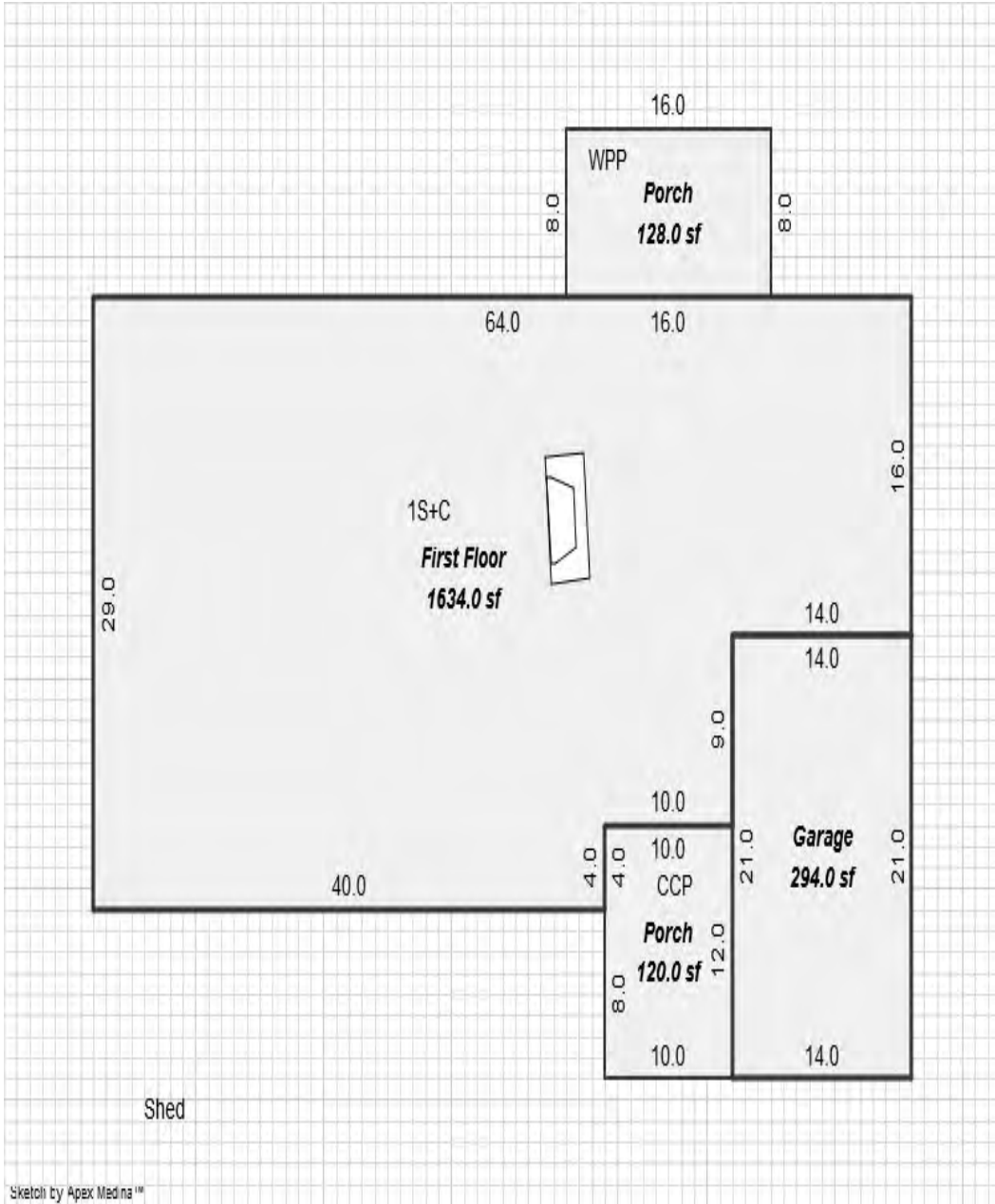


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 128	Type CCP (1 Story) WPP	Year Built: 1969 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 294 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 45 Floor Area: 1,634 Total Base New : 257,653 Total Depr Cost: 141,707 Estimated T.C.V: 368,438		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall	Plaster		Wood T&G		Trim & Decoration		Size of Closets		Ex X Ord Min		
Yr Built 1954	Remodeled 1973	Ex	X	Ord	Min	Lg X Ord Small		Doors		Solid X H.C.		(5) Floors		
Condition: Average		Kitchen: Other: Carpeted Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		
Room List		Basement 6 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 1634 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		
X	Insulation	(2) Windows		Many Avg. X Avg. Large 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		Chimney: Stone		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
Notes:		E.C.F. (4083 LITTLE GLEN AREA ) 2.600 => TC.V:		368,438		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1634 SF Floor Area = 1634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,634 Total: 210,650 115,857 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 835 3 Fixture Bath 1 4,777 2,627 2 Fixture Bath 1 3,197 1,758 Water/Sewer 1000 Gal Septic 1 5,002 2,751 Water Well, 100 Feet 1 5,973 3,285 Porches Ceramic Tile Floor 120 3,419 1,880 WPP 128 3,553 1,954 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 294 14,650 8,057 Common Wall: 1.5 Wall 1 -3,420 -1,881 Built-Ins Appliance Allow. 1 2,845 1,565 Fireplaces Interior 1 Story 1 5,489 3,019 Totals: 257,653 141,707								

\*\*\* 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: W DAY FOREST RD  
 Class: RESIDENTIAL-VACAN Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 66

Owner's Name/Address: MATHIESEN JEAN M TRUST  
 PO BOX 1152  
 TRAVERSE CITY MI 49685

2024 Est TCV 1,470,546

Improved X 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 100.00 402.00 1.0000 1.0142 14500 100 1,470,546  
 100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,470,546

Tax Description: L431 P678/96 478-61 LOT 63 PLAT OF FOREST GLEN SEC 32 T29N R14W.

Comments/Influences

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

Topography of Site

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

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

2024 735,300 0 735,300 163,575C

2023 355,000 0 355,000 155,786C

2022 317,500 0 317,500 148,368C

2021 267,900 0 267,900 143,629C

Who When What

TPC 06/30/2023 INSPECTED  
 TPC 04/30/2021 INSPECTED  
 TPC 11/15/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANEASTER SUE ANN TRUST	BOLES JANICE A	910,000	10/31/2019	WD	03-ARM'S LENGTH	2019006293	PROPERTY TRANSFER	100.0
KANEASTER JAMES A & SUE A	KANEASTER SUE ANN TRUST	0	09/07/2012	QC	09-FAMILY	1135P804	DEED	0.0
KANEASTER SUE ANN TRUST A	KANEASTER JAMES A & SUE A	0	09/06/2012	QC	09-FAMILY	1135P787	DEED	0.0
JOHNSON FAMILY TRUST	KANEASTER SUE ANN TRUST	100	08/05/1997	QC	09-FAMILY	595P360	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8203 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/05/2022	PE22-0299	100% FINIS
	P.R.E. 0%		Mechanical	04/29/2022	PM22-0356	100% FINIS
Owner's Name/Address	MAP #: 66		Plumbing	04/21/2022	PP22-0117	100% FINIS
BOLES JANICE A 8203 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,257,552 TCV/TFA: 774.19		Res. Add/Alter/Repair	03/31/2022	PB22-0096	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
L424 P23/96 L595 P360/01 LOT 64 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X		GROUP A 14500	100.00	400.00	1.0000	1.0129	14500	100	1,468,714
Comments/Influences			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,468,714							

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
L424 P23/96 L595 P360/01 LOT 64 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
	X		Electric						
	X		Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

Tax Description	X Improved	Vacant	Topography of Site						
			Description	Rate	Size	% Good	Cash Value		
L424 P23/96 L595 P360/01 LOT 64 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X		Level						
			Rolling						
Comments/Influences	X		Low						
			High						
			Landscaped						
			Swamp						
	X		Wooded						
			Pond						
	X		Waterfront						
			Ravine						
			Wetland						
			Flood Plain						

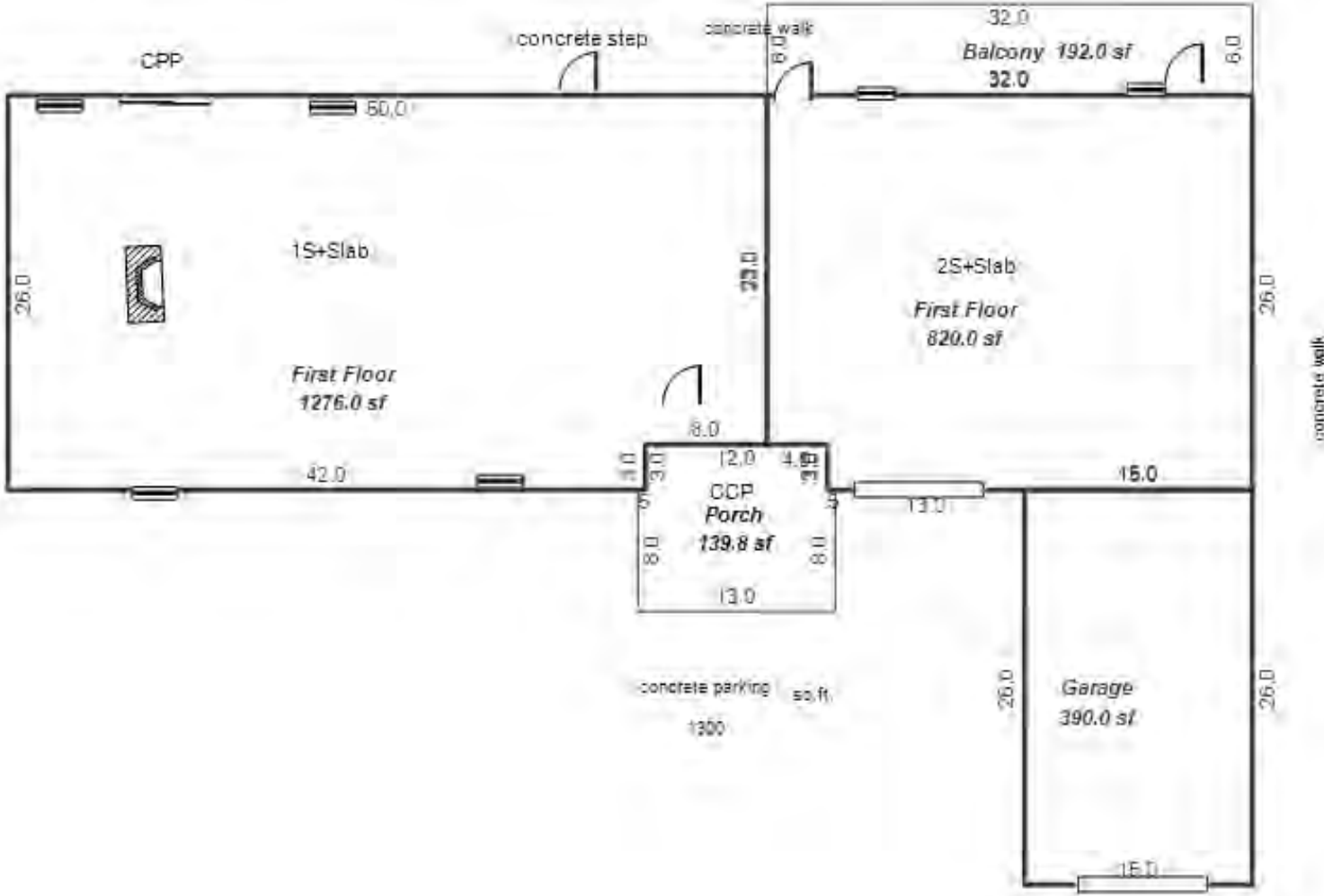
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	734,400	394,400	1,128,800			538,792C
2023	354,500	298,400	652,900			513,136C
2022	317,300	205,100	522,400			462,035C
2021	267,700	188,500	456,200			447,275C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICKETTS ROBERT A & PAULA	RICKETTS PAULA A TRUST	0	10/06/1998	QC	09-FAMILY	494P323	DEED	0.0
KIEFT KENNETH E & SHIRLEY	RICKETTS ROBERT A & PAULA	195,000	08/04/1988	PTA	03-ARM'S LENGTH	290P270	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8205 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		SHED	08/18/2023	LU23-23	100% FINIS
Owner's Name/Address	P.R.E. 100% 09/26/2019		Mechanical	05/18/2022	PM22-0423	100% FINIS
RICKETTS ROBERT A & PAULA A P O BOX 80192 ROCHESTER MI 48308	MAP #: 66		Plumbing	02/06/2019	PP19-0040	100% FINIS
	2024 Est TCV 2,785,505 TCV/TFA: 818.06		Mechanical	01/29/2019	PM19-0070	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN											
			* Factors *											
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
			L494 P323 L546 P338 L550 P774 L641 P556 LOT 65 PLAT OF FOREST GLEN SEC 32 T29N R14W.			Dirt Road	100.00	395.00	1.0000	1.0097	14500	100	1,464,102	
			Gravel Road	100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =							1,464,102			
			Paved Road	Land Improvement Cost Estimates										
			Storm Sewer	Description							Rate	Size % Good	Cash Value	
			Sidewalk	D/W/P: Asphalt Paving							3.19	2400	0	0
			Water	D/W/P: Patio Blocks							16.05	125	0	0
			Sewer	Wood Frame							25.70	192	50	2,467
			Electric	Residential Local Cost Land Improvements										
			Gas	Description							Rate	Size % Good	Cash Value	
			Curb	LAND IMPROVEMENTS 5							5,000.00	1	100	5,000
			Street Lights	Total Estimated Land Improvements True Cash Value =							7,467			
			Standard Utilities											
			Underground Utils.											



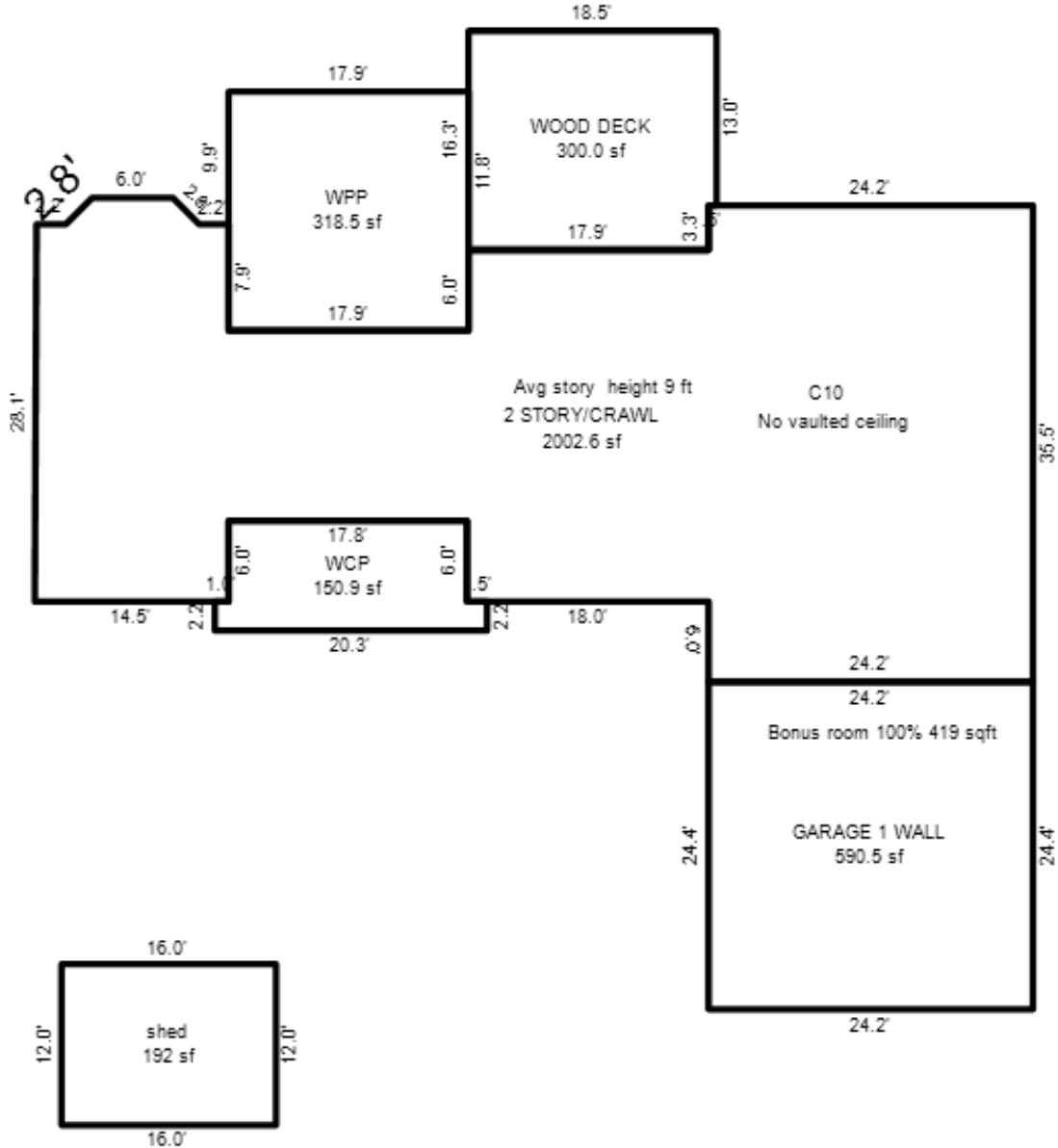
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	732,100	660,700	1,392,800			598,635C
	Rolling		2023	353,400	506,900	860,300			568,986C
	Low		2022	316,900	417,800	734,700			541,892C
	High		2021	267,400	391,700	659,100			524,581C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	11/07/2023	INSPECTED							
TPC	11/29/2022	INSPECTED							
TPC	12/02/2019	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 318 150 300	Type WPP WCP (1 Story) Treated Wood	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +10 Effec. Age: 5 Floor Area: 3,405 Total Base New : 531,960 Total Depr Cost: 505,360 Estimated T.C.V: 1,313,936		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. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 10 Blt 2019	
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service			Ground Area = 2002 SF Floor Area = 3405 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			1 Average Fixture(s) 6 3 Fixture Bath 5 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid	H.C.	(5) Floors			1.5 Story Siding Crawl Space 2,002 1 Story Siding Overhang 402			Total: 422,553		401,424				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,518 1,442			
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 2002 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			3 Fixture Bath 5 23,887 22,693		2 Fixture Bath 5 15,983 15,184		Water/Sewer			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			2000 Gal Septic 1 9,941 9,444		Water Well, 100 Feet 1 5,973 5,674		Porches			
	Insulation	(9) Basement Finish		(10) Floor Support			(14) Water/Sewer			WPP 318 5,511 5,235		WCP (1 Story) 150 6,758 6,420		Deck			
(2) Windows		Many Avg. Few	Large Avg. Small	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			Treated Wood 300 5,550 5,272		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Lump Sum Items:			Lump Sum Items:			WCP (1 Story) 150 6,758 6,420		Base Cost 552 29,819 28,328		Common Wall: 1 Wall 1 -2,762 -2,624			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,845 2,703			Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
X	Asphalt Shingle	(10) Floor Support		Chimney:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)		Date	Number	Status				
8209 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC		05/21/2007	PB07-094	100% FINIS					
Owner's Name/Address		P.R.E. 0%	GARAGE		11/16/1992							
YOAKAM JUANITA J TRUST 15503 RAMGA RD WAPAKONETA OH 45895		MAP #: 66		2024 Est TCV 1,877,887 TCV/TFA: 1518.1								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L461 P382/97 LOT 66 PLAT OF FOREST GLEN SEC 32 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	395.00	1.0000	1.0097	14500	100		1,464,102
		Paved Road		100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,464,102								
		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 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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	732,100	206,800	938,900			243,804C		
		Low		2023	353,400	156,200	509,600			232,195C		
		High		2022	316,900	128,200	445,100			221,139C		
		Landscaped		2021	267,400	117,900	385,300			214,075C		
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	732,100	206,800	938,900			243,804C	
		TPC	12/02/2019	INSPECTED	2023	353,400	156,200	509,600			232,195C	
		WAS	01/29/2009	INSPECTED	2022	316,900	128,200	445,100			221,139C	
		WAS	12/31/2007	INSPECTED	2021	267,400	117,900	385,300			214,075C	



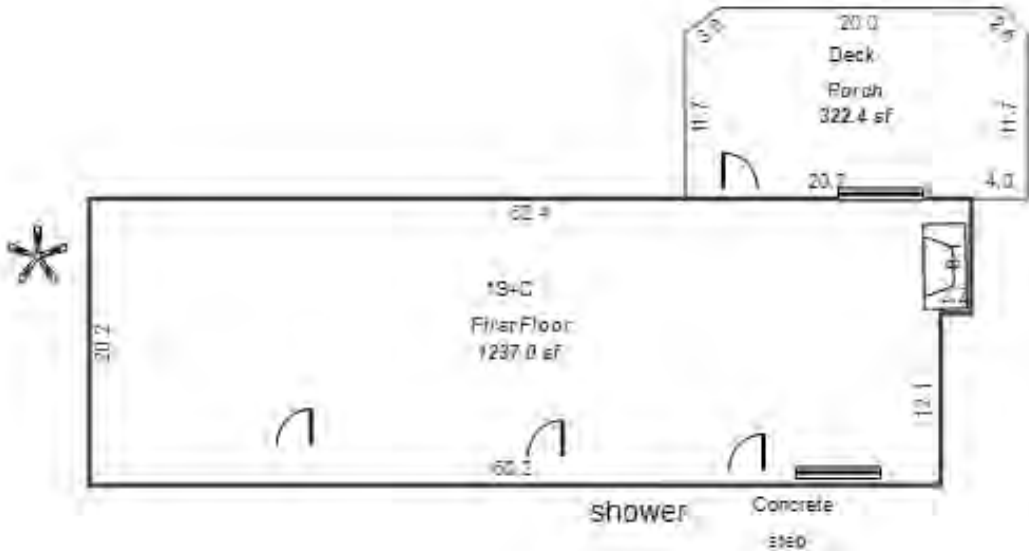
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 12 CPP 12 CPP 322 Treated Wood	Type E.C.F. X 2.600	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G								
Yr Built 1966		Remodeled 2007		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											
(1) Exterior		Kitchen: Other: Tile Other: Carpeted		(12) Electric		100	Amps Service						
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		Ex.	X Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966 (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1237 SF Floor Area = 1237 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Insulation				No. of Elec. Outlets		Many	X Ave.	Few	Building Areas				
(2) Windows		(7) Excavation		(13) Plumbing		1	Average Fixture(s)	Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1237 S.F. Slab: 0 S.F. Height to Joists: 0.0		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	1 Story Siding Crawl Space 1,237 Total: 175,927 114,351					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 1 4,777 3,105 Separate Shower 1 1,398 909 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Deck Treated Wood 322 5,822 3,784 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 24,242 21,091 *							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer		Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 1 5,489 3,568 Porches CPP 12 345 224 CPP 12 345 224 Totals: 233,683 157,225							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 408,785							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:								
X	Asphalt Shingle	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.
CUTLER JEFFREY G & TAMARA	CUTLER JEFFREY G & TAMARA	0	01/22/2016	WD	09-FAMILY	1251P101	PROPERTY TRANSFER	0.0
MARTIN	CUTLER	455,000	11/18/1996	WD	03-ARM'S LENGTH	433:968	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8213 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/09/2024	PE24-0021	
	P.R.E. 0%		Mechanical	10/12/2023	PM23-0924	100% FINIS
Owner's Name/Address	MAP #: 66		Electrical	04/25/2023	PE23-0267	80%
CUTLER JEFFREY G & TAMARA H TRUST 2358 PINE HOLLOW DR EAST LANSING MI 48823	2024 Est TCV 3,383,022 TCV/TFA: 634.24		Mechanical	04/12/2023	PM23-0310	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L326 P367 L433 P968/96 LOT 67 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X		GROUP A 14500	100.00	398.00	1.0000	1.0116	14500	100	1,466,874
Comments/Influences			100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,466,874							

Comments/Influences	X	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	D/W/P: Brick on Sand	22.27	338 0	0
	X	Sewer	D/W/P: Crushed Rock	2.55	150 0	0
	X	Electric	Total Estimated Land Improvements True Cash Value =			0
	X	Gas				0
	X	Curb				0
	X	Street Lights				0
	X	Standard Utilities				0
	X	Underground Utils.				0

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	733,400	958,100	1,691,500			1,163,626C
X Rolling	2023	354,100	49,600	403,700			258,573C
X Low	2022	317,200	111,300	428,500			291,659C
X High	2021	267,600	102,200	369,800			282,342C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



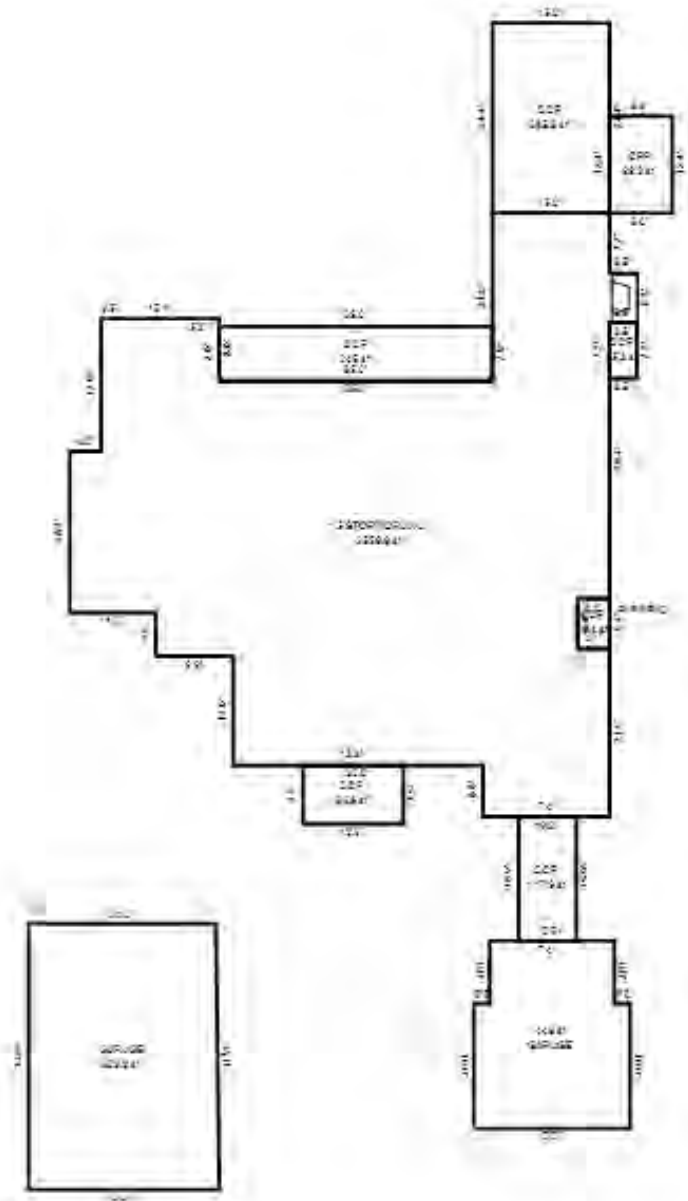
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/07/2023	INSPECTED	2023	354,100	49,600	403,700			258,573C
TPC	05/17/2023	INSPECTED	2022	317,200	111,300	428,500			291,659C
TPC	12/08/2022	INSPECTED	2021	267,600	102,200	369,800			282,342C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 365 99 25 26 117 245	Type CCP (1 Story) CPP CPP CCP (1 Story) CCP (1 Story)		Year Built: 2023 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 448 % Good: 0 Storage Area: 336 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 1 Floor Area: 5,334 Total Base New : 930,533 Total Depr Cost: 921,225 Estimated T.C.V: 2,395,185			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3556 SF Floor Area = 5334 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 3,556 Total: 733,140 725,807			Cls BC Blt 2023				
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets Lg Ord Small			No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 2,212 3 Fixture Bath 4 28,102 27,821 2 Fixture Bath 1 4,707 4,660 Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 100 Feet 1 6,421 6,357 Porches CCP (1 Story) 365 12,071 11,950 CPP 99 2,585 2,559 CPP 25 838 830 CPP 26 867 858 CCP (1 Story) 117 4,288 4,245 CCP (1 Story) 245 8,374 8,290						
Condition: Average Part. Construct.: 80%		Doors Solid H.C.		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 2,212 3 Fixture Bath 4 28,102 27,821 2 Fixture Bath 1 4,707 4,660 Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 100 Feet 1 6,421 6,357 Porches CCP (1 Story) 365 12,071 11,950 CPP 99 2,585 2,559 CPP 25 838 830 CPP 26 867 858 CCP (1 Story) 117 4,288 4,245 CCP (1 Story) 245 8,374 8,290							
Room List		Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings			(13) Plumbing 1 Average Fixture(s) 5 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 448 32,708 32,381 Storage Over Garage 336 6,209 6,147 Door Opener 1 703 696 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 823 50,228 49,726							
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation Basement: 0 S.F. Crawl: 3556 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 448 32,708 32,381 Storage Over Garage 336 6,209 6,147 Door Opener 1 703 696 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 823 50,228 49,726							
(2) Windows		Many Avg. Few Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 448 32,708 32,381 Storage Over Garage 336 6,209 6,147 Door Opener 1 703 696 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 823 50,228 49,726							
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish						Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 448 32,708 32,381 Storage Over Garage 336 6,209 6,147 Door Opener 1 703 696 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 823 50,228 49,726							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:						Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 448 32,708 32,381 Storage Over Garage 336 6,209 6,147 Door Opener 1 703 696 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 823 50,228 49,726							
Chimney:										Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 448 32,708 32,381 Storage Over Garage 336 6,209 6,147 Door Opener 1 703 696 Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 823 50,228 49,726							

\*\*\* 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.
CHORMANN RICHARD F & CARO	CHORMANN RICHARD F TRUST	0	07/12/2022	WD	09-FAMILY	2022004182	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	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 #: 66					
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CHORMANN RICHARD F TRUST 4201 GULF SHORE BLVD N UNIT 1401 NAPLES FL 34103	2024 Est TCV 1,476,906					
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Improved	X	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
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GROUP A 14500	100.00	409.00	1.0000	1.0186	14500	100	1,476,906
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100 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value = 1,476,906
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.						
-----------------	--	--	--	--	--	--	--

DC L518 P026/99 L524 P661/99 LOT 68 PLAT OF FOREST GLEN SEC 32 T29N R14W.							
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Comments/Influences							
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2024	738,500	0	738,500			292,598C
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Rolling	2023	356,500	0	356,500			278,665C
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Low	2022	318,000	0	318,000			265,396C
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High	2021	268,300	0	268,300			256,918C
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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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X Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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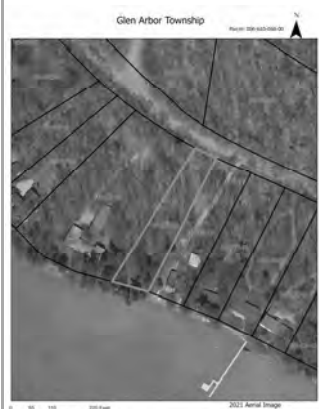
Who	When	What	2024	738,500	0	738,500		292,598C
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TPC 06/30/2023	INSPECTED		2023	356,500	0	356,500		278,665C
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TPC 05/12/2022	INSPECTED		2022	318,000	0	318,000		265,396C
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TPC 04/30/2021	INSPECTED		2021	268,300	0	268,300		256,918C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK MARY K & OLSON KARIN	WALDECK MARK D & FRITZ DE	1,700,000	05/10/2019	WD	03-ARM'S LENGTH	1359P625	PROPERTY TRANSFER	100.0
OLSON HELEN E TRUST AGREE	COOK MARY K & OLSON KARIN	0	12/02/2010	QC	03-ARM'S LENGTH	2010 1074-142T	PROPERTY TRANSFER	100.0
OLSON HELEN E TRUST AGREE	COOK MARY K & OLSON KARIN	0	12/02/2010	QC	08-ESTATE	2010 1074-165F	PROPERTY TRANSFER	25.9
COOK ROBERT TRUSTEE TRUST	COOK & OLSON & LAUER	0	12/02/2010	QC	08-ESTATE	20101074-163FD	DEED	74.1

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8229 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/05/2023	PE23-0217	100% FINIS
	P.R.E. 100% 10/04/2023		Mechanical	12/21/2022	PM22-1142	100% FINIS
Owner's Name/Address	MAP #: 66		Plumbing	09/21/2022	PP22-0304	80%
WALDECK MARK D & FRITZ DELAINE A 1211 S PRAIRIE AVE #2906 CHICAGO IL 60605	2024 Est TCV 5,891,943 TCV/TFA: 1186.7		Mechanical	07/22/2022	PM22-0629	80%

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
Public Improvements			* Factors * 3 BUILDABLE LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			GROUP A 14500	300.00	440.00	0.7598	1.0373	14500	100		3,428,674
			300 Actual Front Feet, 3.03 Total Acres Total Est. Land Value = 3,428,674								

Tax Description  
L527 P263&4/99 L573 P330/01 L582 P063  
L582 P064/01 LOTS 69 70 & 71 PLAT OF  
FOREST GLEN SEC 32 T29N R14W.



Comments/Influences  
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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	

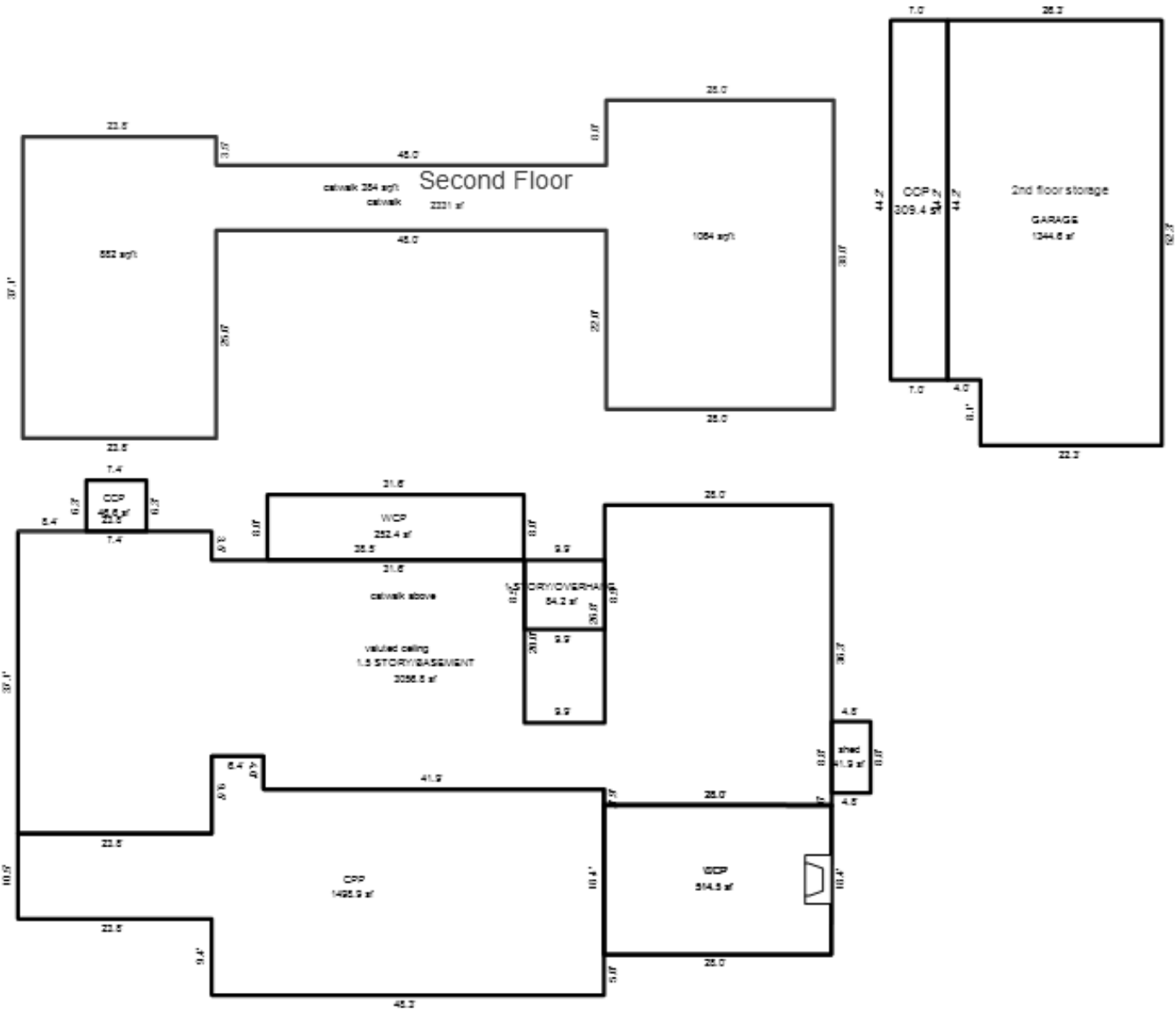
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,714,300	1,231,700	2,946,000			1,676,482C
2023	827,600	1,026,500	1,854,100		1,854,100A	1,590,872C
2022	654,300	548,300	1,202,600		1,202,600A	1,175,117C
2021	616,200	181,300	797,500			797,500S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	514 252 1498 309	WCP (1 Story) WCP (1 Story) CPP CCP (1 Story)	Area Type	Year Built: 2022 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 4 Mech. Doors: 0 Area: 1345 % Good: 0 Storage Area: 1345 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: 2 Floor Area: 4,965 Total Base New : 966,745 Total Depr Cost: 947,411 Estimated T.C.V: 2,463,269			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 = 3054 SF Floor Area = 4965 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas			Cls BC			Blt 2022				
Yr Built 2022	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
Condition: Average		Size of Closets		0 Amps Service			1.5 Story Siding Basement 3,054			722,722			708,268				
Room List		Lg	Ord	Small	No. of Elec. Outlets			1 Story Siding Overhang 384									
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments										
2nd Floor	4 Bedrooms	Kitchen: Other: Other:		Plumbing			Plumbing										
(1) Exterior		(6) Ceilings		Average Fixture(s)			Average Fixture(s)										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		3 3 Fixture Bath			3 Fixture Bath										
Insulation		Basement: 3054 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath										
(2) Windows		(8) Basement		(13) Plumbing			Water/Sewer										
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Porches										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Public Water			WCP (1 Story)										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer			WCP (1 Story)										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Water Well			CPP (1 Story)									
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic			Garages										
Chimney: Stone		Lump Sum Items:		2000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)										
							Storage Over Garage										
							Door Opener										
							Base Cost										
							Built-Ins										
							Appliance Allow.										
							Fireplaces										
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOTT WILLIAM ET AL	SNODGRASS K & LOTT A & JA	0	11/05/2023	QC	09-FAMILY	2023004940	PROPERTY TRANSFER	0.0
LOTT KAREN S	LOTT KAREN S & LOTT WILLI	0	03/31/2023	QC	09-FAMILY	2023001202	PROPERTY TRANSFER	0.0
LOTT KAREN S TRUST	LOTT KAREN S	0	01/31/2023	QC	09-FAMILY	2023001202	PROPERTY TRANSFER	0.0
LOTT KAREN	LOTT KAREN S TRUST	0	02/27/2014	WD	09-FAMILY	1193P14	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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8241 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	06/04/2008	PM08-0231		
	P.R.E. 0%	Electrical	05/19/2008	PE08-0174		
	MAP #: 66	Electrical	05/12/2008	PE08-0164		

Owner's Name/Address	2024 Est TCV 3,099,099 TCV/TFA: 963.05	Mechanical	Date	Number	Status
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SNODGRASS K & LOTT A & JAMES K 1310 BRIARCLIFF SE GRAND RAPIDS MI 49546			04/04/2008	PM08-0144	
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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	100.00	443.00	1.0000	1.0391	14500	100		1,506,687
100 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								1,506,687

Tax Description	X	Land Improvement Cost Estimates
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L521 P184/99 LOT 72 PLAT OF FOREST GLEN SEC 32 T29N R14W.		
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	48.91	224	50	5,478
	X	Gas	10.56	1306	0	0
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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 = 10,478				

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	753,300	796,200	1,549,500			680,821C
2023	363,700	599,800	963,500			648,401C
2022	320,600	493,900	814,500			617,525C
2021	270,500	453,800	724,300			597,798C

Who	When	What
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TPC	11/01/2016	INSPECTED
WAS	09/14/2009	INSPECTED
WAS	12/16/2008	INSPECTED

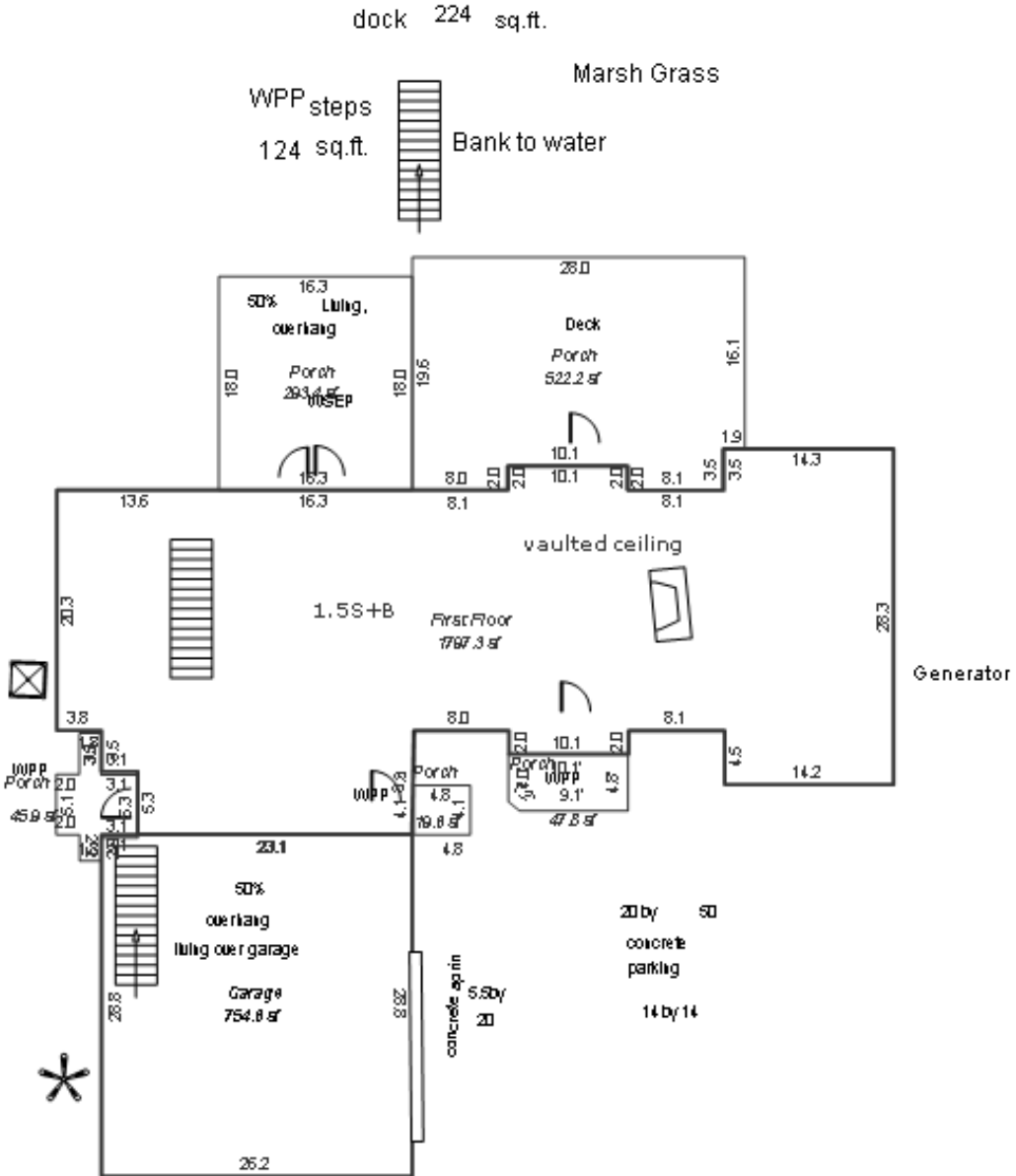
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALE DONALD N & CHARLEEN	HALE DONALD N & HALE DAVI	0	11/30/2012	QC	09-FAMILY	1152P435	DEED	0.0
HALE DONALD N	HALE DONALD N & MATHIEU M	0	11/30/2012	QC	09-FAMILY	1152P433	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8245 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	04/24/2014	L14 - 036	100% FINIS
Owner's Name/Address	P.R.E. 0%					
	MAP #: 66					
	2024 Est TCV 2,004,847 TCV/TFA: 1121.2					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
HALE DONALD N & HALE DAVIS C J/T HALE DONALD N & MATHIEU MARY J/T 3670 WOODSIDE DR TRAVERSE CITY MI 49684			* Factors *								
Tax Description	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 73 PLAT OF FOREST GLEN SEC 32 T29N R14W.	X		GROUP A 14500	100.00	438.00	0.9657	1.0361	14500	100		1,450,829
Comments/Influences			GROUP A 14500	15.00	438.00	0.9657	1.0361	14500	50	SURPLUS: ZONING 100'	108,
			115 Actual Front Feet, 1.16 Total Acres Total Est. Land Value = 1,559,641								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
			Total Estimated Land Improvements True Cash Value = 5,000								



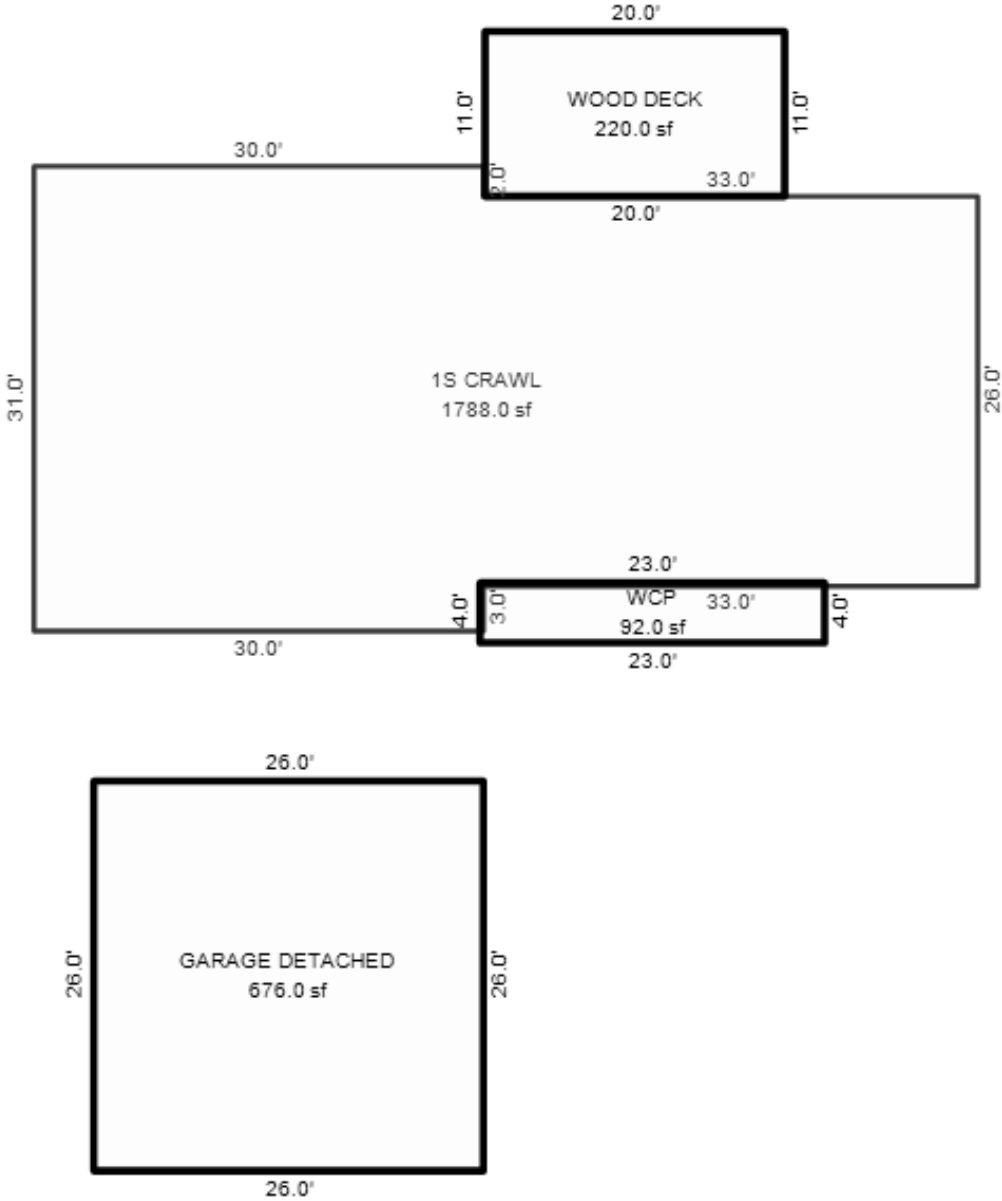
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	779,800	222,600	1,002,400			281,674C
Rolling	2023	376,500	168,000	544,500			268,261C
Low	2022	327,800	137,800	465,600			255,487C
High	2021	280,500	126,700	407,200			247,326C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 02/07/2019 INSPECTED							
TPC 01/02/2015 INSPECTED							
WAS 12/22/2007 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 92 220	Type Treated Wood 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: 676 % 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: 1,788 Total Base New : 282,150 Total Depr Cost: 169,310 Estimated T.C.V: 440,206		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1955		
Yr Built 1955	Remodeled 1980	Ex	X	Ord	Min	(12) Electric		60 Amps Service		Ground Area = 1788 SF Floor Area = 1788 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
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		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		1 Story Siding Crawl Space 1,788		Total: 217,522 130,534		
6	Basement	(5) Floors		(6) Ceilings		Kitchen: Other: Carpeted Other:		Many X Ave. Few		Other Additions/Adjustments		Plumbing		
1st Floor	2nd Floor	Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures		Ex. X Ord. Min		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		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood		Average Fixture(s) 1 1,518 911 2 Fixture Bath 1 3,197 1,918 Water/Sewer 1 5,002 3,001 Water Well, 100 Feet 1 5,973 3,584 Deck Treated Wood 92 2,521 1,513 Treated Wood 220 4,539 2,723		
4	Bedrooms	(7) Excavation		Basement: 0 S.F. Crawl: 1788 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		
(1) Exterior		Basement: 0 S.F. Crawl: 1788 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		
X	Insulation	(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:	
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		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes:		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV: 440,206		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		
X	Asphalt Shingle	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		
Chimney: Brick		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
8253 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
CLARK STEPHANIE S 5402 RIVER CREEK CT PROSPECT KY 40059		MAP #: 66		2024 Est TCV 3,907,649 TCV/TFA: 1181.9								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L451 P995/97 L870 P664/05 LOT 74 PLAT OF FOREST GLEN SEC 32 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 14500	200.00	327.52	0.7931	0.9635	14500	100		2,216,205
		Paved Road		GROUP A 14500	52.70	327.52	0.7931	0.9635	14500	50	SURPLUS: ZONING 100'	291,
		Storm Sewer		253 Actual Front Feet, 1.90 Total Acres Total Est. Land Value = 2,508,190								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	48.91	560	0	0				
		X	Electric	D/W/P: Asphalt Paving	3.71	5500	0	0				
		X	Gas	D/W/P: 4in Ren. Conc.	10.56	860	0	0				
		Curb		Wood Frame	43.66	75	50	1,637				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
		Topography of Site		BOAT HOIST	2,000.00	1	0	0				
		X Level		Total Estimated Land Improvements True Cash Value = 11,637								
		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	1,254,100	699,700	1,953,800			745,157C	
		TPC 03/22/2010 INSPECTED			2023	605,400	527,600	1,133,000			709,674C	
		WAS 12/22/2007 INSPECTED			2022	349,200	456,200	805,400			693,533C	
					2021	309,300	436,700	746,000			671,378C	



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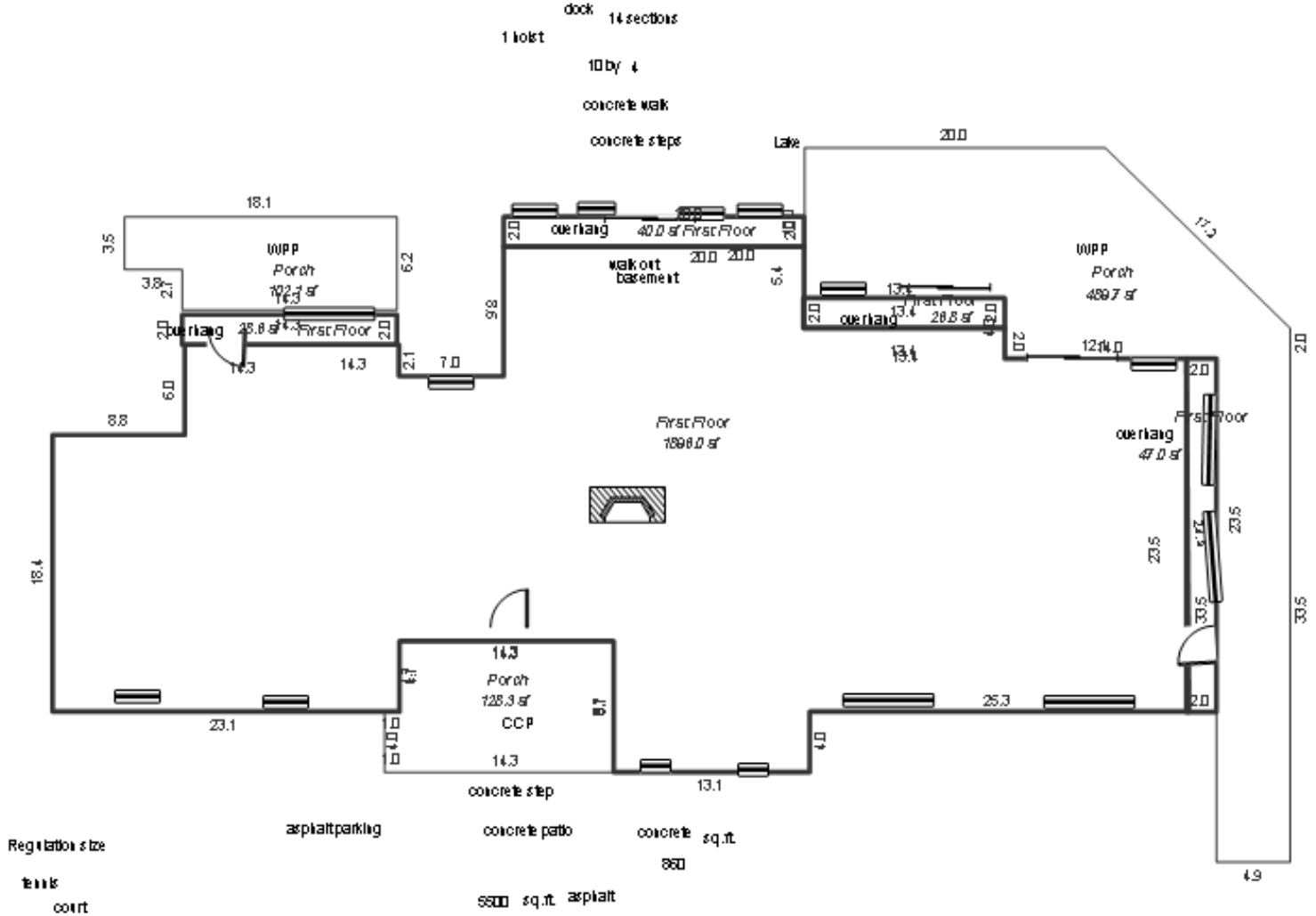
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 2 Front Overhang 2 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:		Class:									
X	Wood Frame	(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						128 489 102 427 84	CCP (1 Story) WPP WPP Treated Wood Treated Wood			Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:
Building Style: 1 STORY		X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Class: BC Effec. Age: 25 Floor Area: 2,014 Total Base New : 499,862 Total Depr Cost: 361,577 Estimated T.C.V: 940,100			E.C.F. X 2.600			Bsmnt Garage:		Carport Area:		Roof:							
Yr Built 1985	Remodeled 0	X	Ex	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Heat Pump Ground Area = 1896 SF Floor Area = 2014 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls BC			Blt 1985											
Condition: Average		X	Lg	Ord	Small	Central Air Wood Furnace			Stories Exterior Foundation Size Cost New Depr. Cost																	
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Basement 1,896																
Basement 8 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other: Hardwood			200 Amps Service			0.5 Story Siding Overhang 47																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			1 Story Siding Overhang 28																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Wood	X Many Ave. Few			(13) Plumbing			1 Story Siding Overhang 40																
X	Insulation	(7) Excavation		Basement: 1896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 26																
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Other Additions/Adjustments			Total: 371,014 278,261														
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Recreation Room 1896 53,278 26,639 Basement, Outside Entrance, Below Grade 1 3,695 2,771 Plumbing																
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Water/Sewer																
(3) Roof		1896 Recreation SF Living SF		1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			1000 Gal Septic 1 5,796 4,347 Water Well, 100 Feet 1 6,421 4,816																
X	Gable Hip Flat	Gambrel Mansard Shed							Porches			CCP (1 Story) 128 4,664 3,498 WPP 489 10,851 8,138 WPP 102 3,728 2,796														
X	Asphalt Shingle							Deck			Treated Wood 427 7,421 5,566 Treated Wood 84 2,540 1,905															
Chimney: Stone								Built-Ins			Appliance Allow. 1 4,088 3,066															

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

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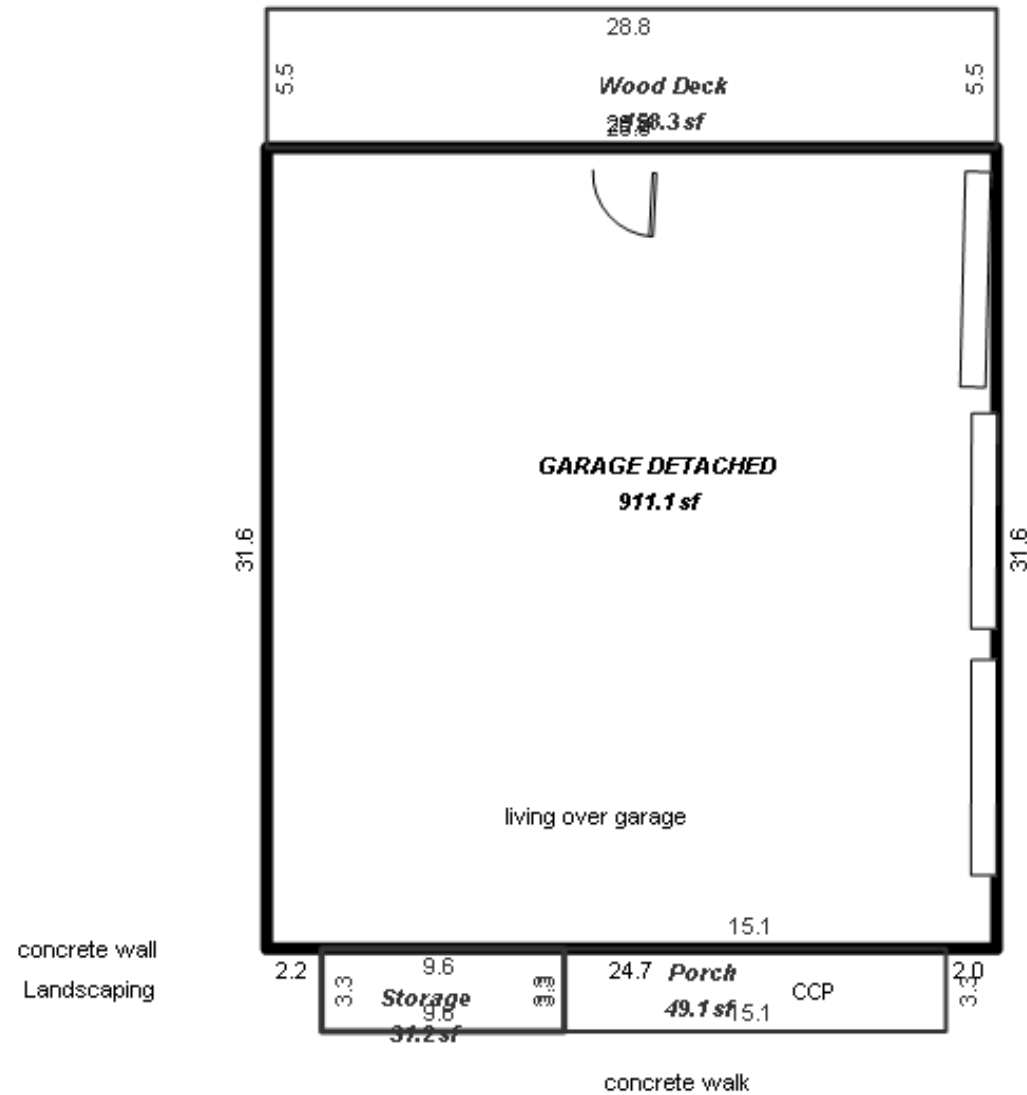


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 49 158	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: 3 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 911 % 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: BC Effec. Age: 35 Floor Area: 911 Total Base New : 155,853 Total Depr Cost: 101,304 Estimated T.C.V: 263,390		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls BC		Blt 1940				
Yr Built 1940	Remodeled 1973	Ex	X	Ord		Min	0 Amps Service			Ground Area = 0 SF		Floor Area = 911 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story		Siding	Overhang		Total:	98,133	63,786	
	Basement 3 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments		Porches		Deck		Garages		
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Notes: GARAGE W/ LIVING OVER		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Door Opener		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			Other Additions/Adjustments		CCP (1 Story)		Treated Wood		Garages		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Ave.		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Door Opener		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			Ave.			Base Cost		Door Opener		Built-Ins	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins		
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins	
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins	
		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins	
		E.C.F. (4083 LITTLE GLEN AREA ) 2.600 => TCV:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ave.			Base Cost		Door Opener		Built-Ins	

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

very old windows



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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 1 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 556 55	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			Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 381 Total Base New : 109,072 Total Depr Cost: 70,897 Estimated T.C.V: 184,332		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																						
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 381 SF Floor Area = 381 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls BC		Blt 1968																						
Yr Built 1968	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost															
Condition: Average		Size of Closets		Lg	X Ord	Small	(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding			Crawl Space			Total:		60,757		39,492										
Room List		Doors	Solid	X H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			Water/Sewer			Porches			Deck			Built-Ins			Fireplaces			Totals:			109,072		70,897		
3	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Average Fixture(s)			1000 Gal Septic Water Well, 50 Feet			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 381 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 381 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				
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			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332					
X	Asphalt Shingle Wood Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			1 Average Fixture(s)			WPP			Treated Wood			Appliance Allow.			Two Sided			Exterior 1 Story			Notes: BEACH HOUSE		ECF (4083 LITTLE GLEN AREA ) 2.600 => TCV:		184,332				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status		
W DAY FOREST RD		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						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT					
L192 P949/77 L235 P252/83 L214 P835/80 L226 P510/81 L192 P824/77 LOTS 75 THRU 134 INCLUSIVE INCLUDING ROADWAY ACREAGE OF LOTS 75 THRU PRT LOT 89 IS INCLUDED IN 132-001-00 ACREAGE OF PART LOT 89 THRU 134 IS INCLUDED IN 133-001-00 PLAT OF FOREST GLEN NO. 2. SECS 32 & 33 T29N R14W.		Public Improvements		* Factors *				Value		
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	
		Topography of Site		0.00 Total Acres				Total Est. Land Value =	0	
		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
		TPC 04/28/2017 INSPECTED			2023	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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		0	05/18/1876	OTH	33-TO BE DETERMINED		OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)	Date	Number	Status
6305 S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR TOWNSHIP BOARD OF HEALTH TWP OF GLEN ARBOR PO BOX 276 GLEN ARBOR MI 49636	MAP #:	2024 Est TCV 0				

	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/	165.00	264.00	1.0493	0.8826	1000 100	152,809
				165 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		152,809

Tax Description

L194P451 SEC27 T29N R14W PART OF OUTLOT A FOREST HAVEN PLAT DESCRIBED AS: A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, AND DESCRIBED AS: COMMENCING AT A POINT 89 RODS SOUTH AND 57 RODS WEST FROM THE QUARTER POST ON THE NORTH LINE OF SECTION 27, TOWNSHIP 29 NORTH OF RANGE 14 WEST, AND RUNNING WEST 16 RODS; THENCE SOUTH 10 RODS; THENCE EAST 16 RODS; THENCE NORTH 10 RODS TO PLACE OF BEGINNING. TO BE USED EXCLUSIVELY FOR A PUBLIC CEMETERY FOR THE



OF WAY AT ANY FROM THE EAST END Y ON THE MOST ATE ROAD

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

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

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

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

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

S FOREST HAVEN DR      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E.      0%

Owner's Name/Address      MAP #:

US GOVT NATL PARK      2024 Est TCY 0

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

9922 W FRONT ST      Public      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

EMPIRE MI 49630      Improvements      090 EXEMPT PARK      1.06 Acres      6000      100      6,360

Tax Description      1.06 Total Acres      Total Est. Land Value =      6,360

L191 P742/77 LOT 1 FOREST HAVEN SEC 27      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.

T29N R14W. 1.06 A M/L      Topography of      Site

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

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

Who      When      What      2024      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

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

WAS 11/03/2007 INSPECTED      2022      0      0      0       

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
S FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #:		2024 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT							
LOT 2 FOREST HAVEN SEC 27 T29N R14W. 1.05 A M/L		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		090 EXEMPT PARK			1.05 Acres		6000	100		6,300
		Paved Road		1.05 Total Acres				Total Est. Land Value =		6,300		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2022	0	0	0		0		
					2021	0	0	0		0		

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

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County of Leelanau, Michigan

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S FOREST HAVEN DR	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 4633.4633 FOREST HAVEN		
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9922 W FRONT ST	Public Improvements		* Factors *			
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EMPIRE MI 49630	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	Dirt Road		1300	829.00	316.74	0.7008	0.8596	1300	100	649,287
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	Gravel Road		829 Actual Front Feet, 6.03 Total Acres			Total Est. Land Value =		649,287	
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LOTS 3 THRU 7 FOREST HAVEN SEC 27 T29N	Paved Road								
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R14W. 6.028 A M/L	Storm Sewer								
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Comments/Influences	Sidewalk								
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LOTS 3 THOUGH 7	Water								
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	Sewer								
--	-------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

	Rolling								
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	Low								
--	-----	--	--	--	--	--	--	--	--

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

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

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

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

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

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

	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
--	--	--	------	--------	--------	--------	--------

			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.
VOLK JOHN F & KIM E	VOLK JOHN F & KIM E	0	10/19/2017	WD	09-FAMILY	1301P665	DEED	0.0
WILLIAMSON	VOLK	329,000	11/20/2001	WD	03-ARM'S LENGTH	613:531	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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6006 S FOREST HAVEN DR School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 06/19/2014

Owner's Name/Address MAP #: 53

VOLK JOHN F & KIM E 2024 Est TCV 580,699 TCV/TFA: 289.34

PO BOX 105 GLEN ARBOR MI 49636

X Improved Vacant Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 1300	158.80	298.95	1.0594	0.8473	1300	100		185,303
159 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								185,303

Tax Description L613 P531/01 LOT 8 FOREST HAVEN SECS 22 & 27 T29N R14W.

Comments/Influences

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

Water Sewer

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

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	92,700	197,600	290,300			217,741C
2023	71,300	184,100	255,400			207,373C
2022	55,600	161,700	217,300			197,499C
2021	55,600	144,000	199,600			191,190C

Who When What

TPC 06/19/2014 INSPECTED

WAS 01/11/2008 INSPECTED

WAS 09/23/2007 INSPECTED

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

2024 92,700 197,600 290,300 217,741C

2023 71,300 184,100 255,400 207,373C

2022 55,600 161,700 217,300 197,499C

2021 55,600 144,000 199,600 191,190C

Who When What

TPC 06/19/2014 INSPECTED

WAS 01/11/2008 INSPECTED

WAS 09/23/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 114 405 214 364 48 48	Type CPP WPP WCP (1 Story) Treated Wood Treated Wood Wood Balcony	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 760 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 2,007 Total Base New : 355,551 Total Depr Cost: 231,115 Estimated T.C.V: 392,896			E.C.F. X 1.700		Bsmnt Garage:	
Building Style: TRI-LEVEL		X	Drywall	Plaster		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL (11) Heating System: Forced Air w/ Ducts Ground Area = 1385 SF Floor Area = 2007 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1972		Roof:		
Yr Built 1972	Remodeled 1990	X	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Total: 259,605		168,751		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Total: 259,605		168,751	
Room List		X	Lg	Ord	Small	(13) Plumbing			Exterior			Total: 259,605		168,751		
2 Basement 5 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other: Carpeted			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			Foundation			Total: 259,605		168,751	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Foundation: Basement			Total: 259,605		168,751	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WPP WCP (1 Story)			Total: 259,605		168,751	
X	Insulation	(7) Excavation		Basement: 1499 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Deck			Total: 259,605		168,751	
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	Basement: 1499 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Total: 259,605			168,751	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Foundation: Basement			Total: 259,605		168,751	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			WPP WCP (1 Story)			Total: 259,605		168,751	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Total: 259,605		168,751	
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			Foundation: Basement			Total: 259,605			168,751		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Deck			Total: 259,605		168,751	
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Deck			Total: 259,605		168,751	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOLK KIM E & JOHN F	VOLK JOHN F & KIM E	0	07/21/2023	QC	15-LADY BIRD	2023003082	PROPERTY TRANSFER	0.0
FIRST CHURCH OF CHRIST SC	VOLK KIM E & JOHN F	279,000	05/31/2023	WD	03-ARM'S LENGTH	2023002322	PROPERTY TRANSFER	100.0
STOCKING PIERCE & AILEEN	FIRST CHURCH OF CHRIST SC	1,200	12/16/1965	WD	03-ARM'S LENGTH	2023002132	DEED	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 06/07/2023

Owner's Name/Address: VOLK JOHN F & KIM E  
 6006 FOREST HAVEN  
 GLEN ARBOR MI 49636  
 MAP #: 53

2024 Est TCV 179,394

Improved X Vacant Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	FOREST HVN	1300	161.94	247.62	1.0542	0.8083	1300	100	179,394	
Gravel Road	162 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value =	179,394

Tax Description: LOT 9 FOREST HAVEN. SEC 22 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
2024	89,700	0	89,700			89,700C
2023	EXEMPT	EXEMPT	EXEMPT		EXEMPTA	EXEMPT
2022	0	0	0			0
2021	0	0	0			0



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 County of Leelanau, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELCHLI RUSSELL M & DOLOR	WELCHLI RUSSELL M & DOLOR	0	05/11/2018	QC	09-FAMILY	1329P374	PROPERTY TRANSFER	0.0
SMITH JAMES H & MARY E	WELCHLI RUSSELL M & DOLOR	375,000	06/27/2012	WD	03-ARM'S LENGTH	1128P476	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5977 S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/05/2019	PE19-0693	100% FINIS
	P.R.E. 100% 10/01/2022		Mechanical	10/17/2019	PM19-0806	100% FINIS
Owner's Name/Address	MAP #: 53		Mechanical	10/07/2019	PM19-0774	100% FINIS
WELCHLI RUSSELL M & DOLORES S PO BOX 263 GLEN ARBOR MI 49636	2024 Est TCV 755,228 TCV/TFA: 320.96		Electrical	10/01/2019	PE19-0582	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN			
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.						
			174 Actual Front Feet, 1.20 Total Acres		Total Est. Land Value =	198,626

**Tax Description**  
 L1128P476 THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: LOT 10 OF THE RECORDED PLAT OF FOREST HAVEN, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, EXCEPT THAT PART DESCRIBED AS: COMMENCING AT THE CONCRETE MONUMENT ON THE NORTH LINE OF SAID PLAT, SAID MONUMENTS BEING NORTH 78 DEGREES 31 MINUTES 00 SECONDS EAST 9.05 FEET FROM THE NORTHWEST CORNER OF SAID LOT 10:



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	99,300	278,300	377,600			278,926C
2023	76,400	259,100	335,500			265,644C
2022	60,900	227,300	288,200		288,200W	252,995C
2021	60,900	202,400	263,300			244,913C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 435 85 202 80	Type WPP WCP (1 Story) Roof Cover Onl Treated Wood	Year Built: 1987 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: 583 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets												
Yr Built 1987	Remodeled 2020	X	Ex	Ord	Min											
Condition: Average		X	Lg	Ord	Small											
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace										
	Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric									
(1) Exterior							200 Amps Service									
				No./Qual. of Fixtures												
				Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets												
X	Insulation	X	Drywall				Many X Ave. Few									
(2) Windows		(7) Excavation					(13) Plumbing									
X	Many Avg. X Few	Large Avg. X Small	Basement: 759 S.F. Crawl: 981 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			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1740 SF Floor Area = 2353 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					1 1000 Gal Septic 1 2000 Gal Septic			1.5 Story Siding Siding 759 1.5 Story Siding Siding 467 1 Story Siding Siding 514			Total: 316,177 252,945			
(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			Other Additions/Adjustments 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 WPP 435 7,512 6,010 WCP (1 Story) 85 4,517 3,614 Deck Treated Wood 80 2,328 1,862 w/Roof (Roof portion) 202 3,495 2,796 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 583 30,951 24,761 Common Wall: 1 Wall 1 -2,762 -2,210 Door Opener 1 562 450 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 383 19,426 15,541							
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:									
Chimney: Brick				Joists: 2X12X16 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.
ZEMAITIS & SHAW & OLESON	EGLOFF PETER	310,000	09/09/2016	WD	03-ARM'S LENGTH	1272P2	PROPERTY TRANSFER	100.0
OLESON RUTH A LE	ZEMAITIS & SHAW & OLESON	0	11/22/2014	AFF	07-DEATH CERTIFICATE	1226P72	DEED	100.0
OLESON RUTH A	OLESON RUTH A LE	100	02/27/2012	WD	09-FAMILY	1114P654	PROPERTY TRANSFER	0.0
OLESON RUTH A TRUST	OLESON RUTH A	1	09/03/2011	QC	09-FAMILY	2011 1096-21	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6007 S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	05/29/2002	PM02-0339	
Owner's Name/Address	P.R.E. 0%					
EGLOFF PETER 193 GLEN ARBOR COURT GLEN ELLYN IL 60137	MAP #: 53					
	2024 Est TCV 535,685 TCV/TFA: 318.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN							
				* Factors *							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L1114P654 THE NORTHERLY 150 FEET OF LOT 11, FOREST HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGES 27 AND 28, LEELANAU COUNTY RECORDS FORMERLY DESCRIBED AS: L261 P205 L356 P959 L535 P470/00 DC L535 P469 L542 P807/00 N 150 FT OF LOT 11 FOREST HAVEN SEC 22 & 27 T29N R14W.	X			Dirt Road							
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
	X			Electric							
	X			Gas							
	X			Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good			Cash Value	
				D/W/P: Crushed Rock	2.33	720	0			0	
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good			Cash Value	
				LAND IMPROVEMENTS 25	2,500.00	1	100			2,500	
				Total Estimated Land Improvements True Cash Value = 2,500							

Comments/Influences



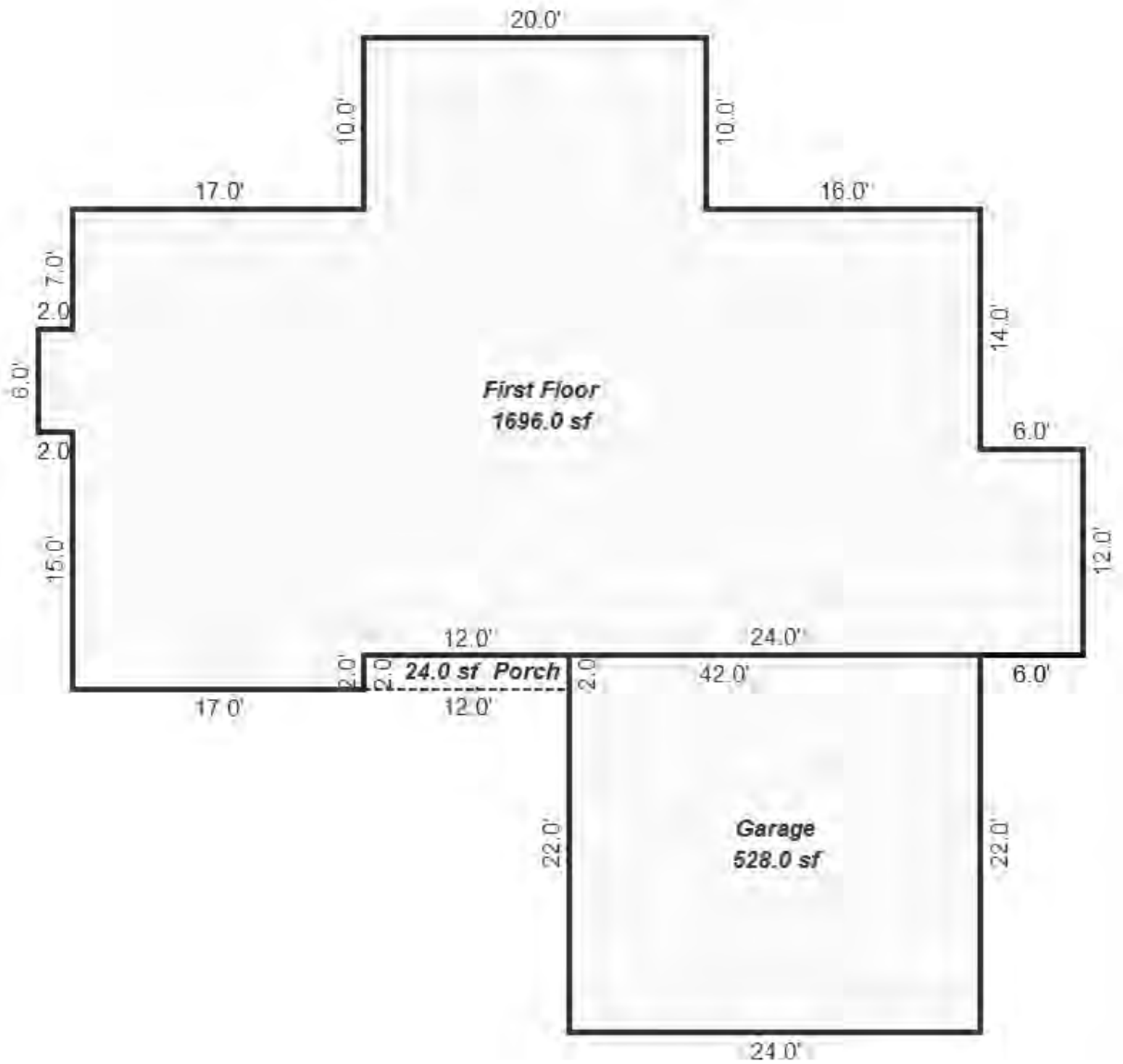
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 County of Leelanau, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	106,100	161,700	267,800			183,400C
Rolling	2023	81,600	150,700	232,300			174,667C
Low	2022	52,500	132,300	184,800			166,350C
High	2021	52,500	117,900	170,400			161,036C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	10/28/2015	INSPECTED					
TPC	09/24/2009	DATA ENTER					
WAS	01/11/2008	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 190	Type CPP Treated Wood	Year Built: 1977 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: 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												
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration										
Yr Built 1977	Remodeled 1981	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace										
Room List		Doors	Solid	X	H.C.	(12) Electric										
5	Basement	(5) Floors				200		Amps Service								
5	1st Floor	Kitchen:				No./Qual. of Fixtures										
2	2nd Floor	Other: Carpeted				Ex.		X								
3	Bedrooms	Other:				Many		X								
(1) Exterior		(6) Ceilings				(13) Plumbing										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall			1		Average Fixture(s)								
X	Insulation	(7) Excavation				2		3 Fixture Bath								
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 1684 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath								
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Avg.	X	Avg.	(8) Basement			Softener, Auto								
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few		Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Manual								
(3) Roof		(9) Basement Finish						Solar Water Heat								
X	Gable Hip Flat	Gambrel Mansard Shed							No Plumbing							
X	Asphalt Shingle	(10) Floor Support						Extra Toilet								
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Extra Sink								
		(14) Water/Sewer						Separate Shower								
		Public Water						Ceramic Tile Floor								
		Public Sewer						Ceramic Tile Wains								
		Water Well						Ceramic Tub Alcove								
		1000 Gal Septic						Vent Fan								
		2000 Gal Septic														
		Lump Sum Items:														
		Notes:														
		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY														
		(11) Heating System: Electric Baseboard														
		Ground Area = 1684 SF Floor Area = 1684 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70														
		Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		1 Story Siding Crawl Space 1,684 Total: 216,256 151,381														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		1														
		3 Fixture Bath														
		1														
		Water/Sewer														
		1000 Gal Septic														
		1														
		Water Well, 100 Feet														
		1														
		Deck														
		Treated Wood														
		190														
		Garages														
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost														
		528														
		Common Wall: 1 Wall														
		1														
		Door Opener														
		1														
		Built-Ins														
		Appliance Allow.														
		1														
		Fireplaces														
		Exterior 1 Story														
		1														
		Porches														
		CPP														
		24														
		Totals:														
		269,734														
		188,815														

\*\*\* 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.
DINGMAN PATRICIA J	DINGMAN PATRICIA J	0	09/04/2020	WD	09-FAMILY	2020005886	PROPERTY TRANSFER	0.0
BUCKLER TERRY S LIVING TR	DINGMAN PATRICIA	1	02/17/2006	QC	03-ARM'S LENGTH	892:179	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6025 S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 03/12/2007					
Owner's Name/Address	MAP #: 53					
DINGMAN PATRICIA J PO BOX 204 GLEN ARBOR MI 49636	2024 Est TCV 510,324 TCV/TFA: 536.05					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.
L501 P398 L544 P053-057/00 L732 P487/03 L847 P469/05 LOT 11 EXC NLY 150 FT & LOT 12 EXC S 5 FT FOREST HAVEN. SEC 27 T29N R14W. FORMER L501 P398 L544 P53/00 L732 P487/03 L847 P469/05 L892 P179/06 DC L984 P296 2007 DESC REVISED (SPLIT TO 012-10 & 20 & 30) PARCEL A - PRT NW 1/4 SEC 27 COM 150 FT S OF NE COR LOT 11 FOREST HAVEN TH N 88 DEG 59' 38" W 480.05 FT TO POB TH CONT N 88 DEG 59' 38" W 151.35 FT TO ELY R/W FOREST HAVEN DR TH S 16 DEG 30' 57" W ALG SD R/W 236 FT TH S 88 DEG 58' 13" E 194.74 FT TH N	X			* Factors * FOREST HVN 1300 200.00 643.76 0.9595 1.0264 1300 100 256,051 FOREST HVN 1300 36.00 643.76 0.9595 1.0264 1300 50 SURPLUS: ZONING 100' MIN 236 Actual Front Feet, 3.49 Total Acres Total Est. Land Value = 279,096						
	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						
	X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	139,500	115,700	255,200			158,093C
	WAS 01/11/2008 INSPECTED			2023	107,300	107,800	215,100			150,565C
				2022	58,400	94,600	153,000			143,396C
				2021	58,400	84,400	142,800			138,816C



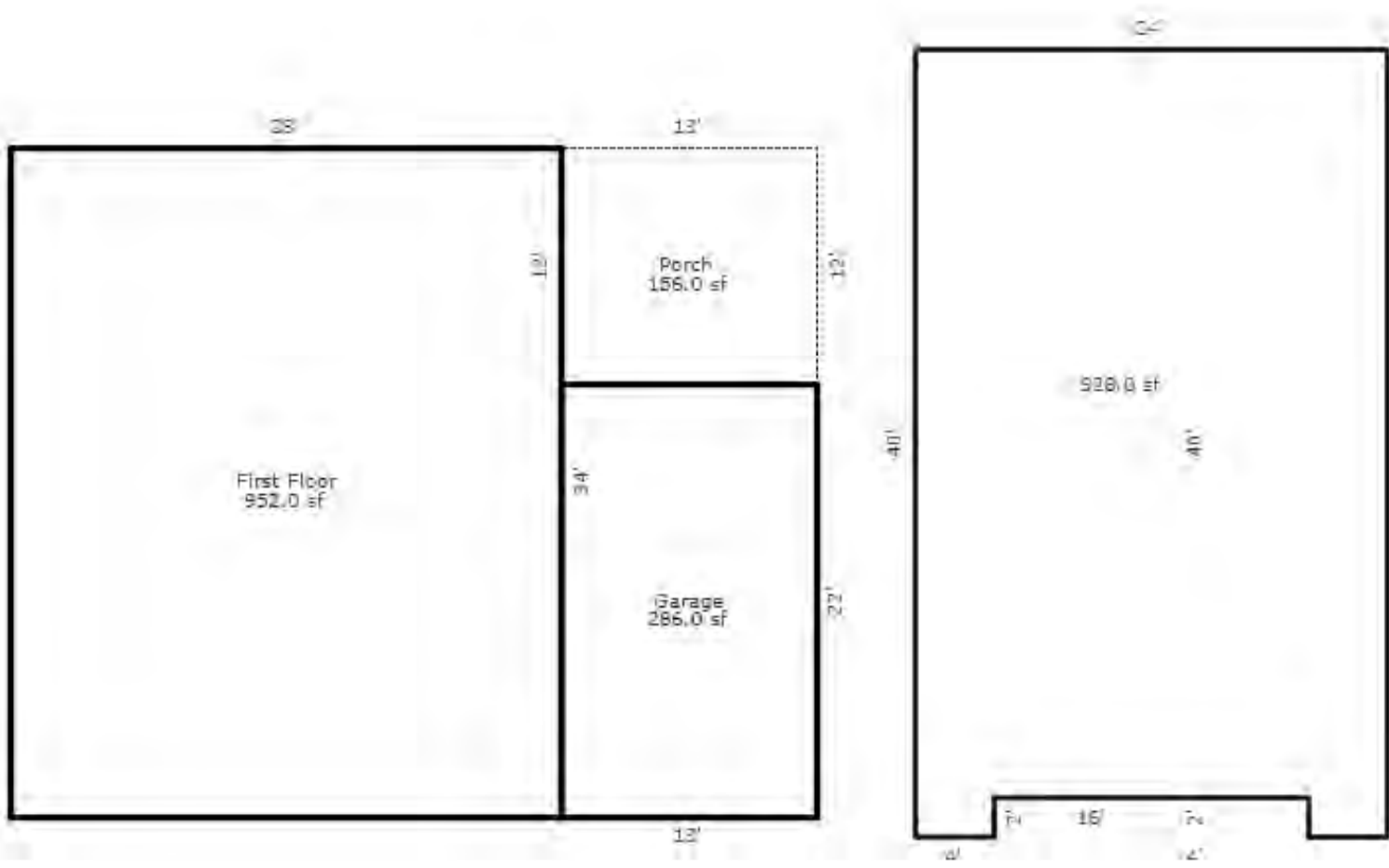
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 156	Type CPP	Year Built: 1972 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: 286 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			(12) Electric			Class: C -5 Effec. Age: 28 Floor Area: 952 Total Base New : 186,871 Total Depr Cost: 134,546 Estimated T.C.V: 228,728		Storage Area: 0 No Conc. Floor: 0			
Yr Built 1972	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5		Blt 1972		
Condition: Average		Lg	X	Ord	Small	120 Amps Service			Ground Area = 952 SF Floor Area = 952 SF.		Total: 124,838		89,883		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
4	Basement	(5) Floors			Ex. X Ord. Min			1 Story Siding Crawl Space		Total: 124,838		89,883		Other Additions/Adjustments	
1	1st Floor	Kitchen:			Many X Ave. Few			Plumbing		Average Fixture(s)		1,518		1,093	
2	2nd Floor	Other: Carpeted			(13) Plumbing			1		Water/Sewer		5,002		3,601	
2	Bedrooms	Other:			1			3		Solar Water Heat		5,973		4,301	
(1) Exterior		(6) Ceilings			1			2		No Plumbing		3,045		2,192	
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile			1			3		Extra Toilet		14,406		10,372	
X	Insulation	(7) Excavation			1			2		Extra Sink		-2,282		-1,643	
(2) Windows		Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2		Separate Shower		562		405	
X	Many Avg. X Few	Large Avg. X Small			1			2		Ceramic Tile Floor		24,351		17,533	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1			2		Ceramic Tile Wains		1,124		809	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2		Ceramic Tub Alcove Vent Fan		2,845		2,048	
X	Gable Hip Flat	Gambrel Mansard Shed			1			2		Class: C Exterior: Pole (Unfinished)		5,489		3,952	
X	Asphalt Shingle	(9) Basement Finish			1			2		Base Cost		186,871		134,546	
Chimney: Brick		(10) Floor Support			1			2		Door Opener		228,728		228,728	
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			2		Class: C Exterior: Pole (Unfinished)					
					1			2		Notes:					
					1			2		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC					

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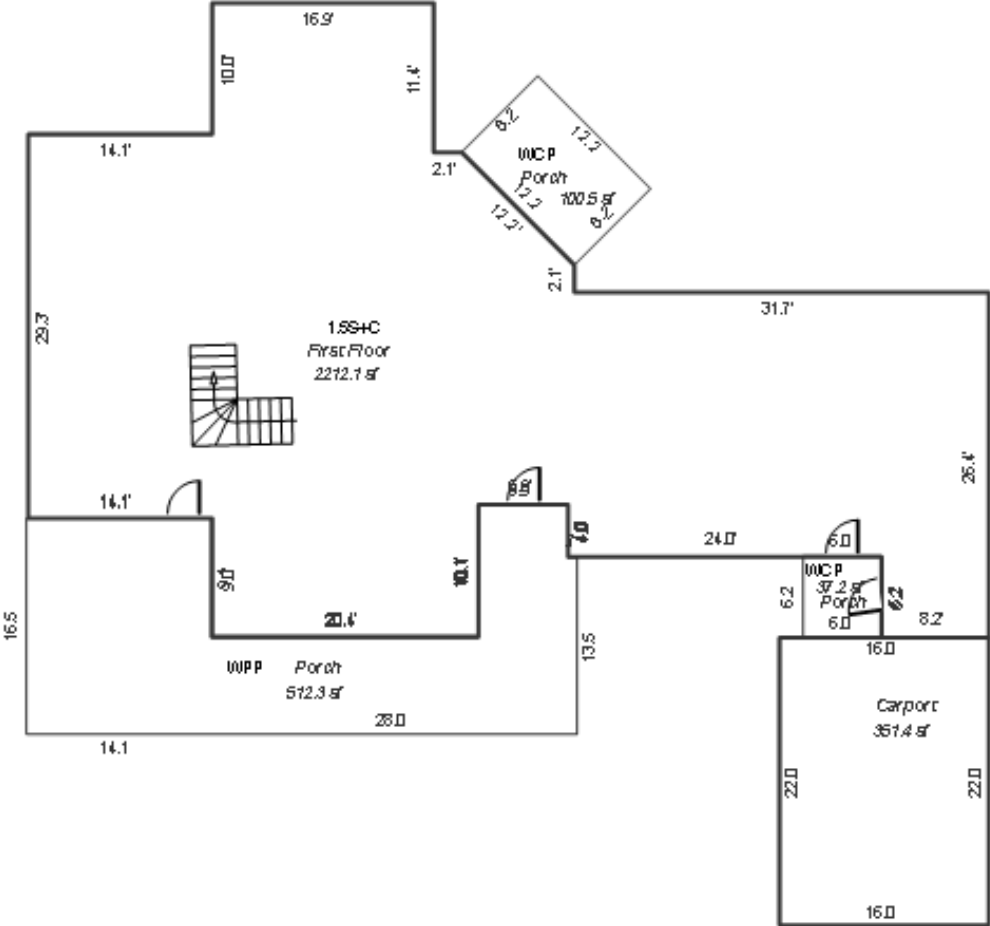
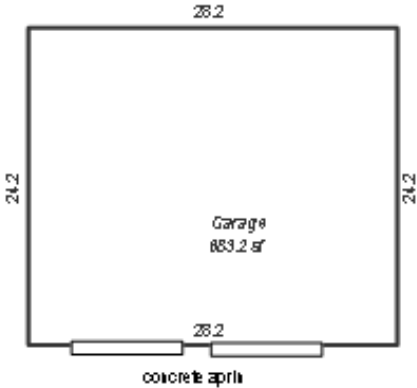
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HOPPLE RUSSELL H	HOPPLE JULIA J	0	06/15/2012	AFF	07-DEATH CERTIFICATE	1215P93	DEED	0.0				
HOPPLE RUSSELL H & JULIA		0	03/30/2009	OTH	33-TO BE DETERMINED	2009 1009-203	DEED	0.0				
SCHWAIGER GRETCHEN	HOPPLE RUSSELL H & JULIA	22,000	06/26/1999	WD	09-FAMILY	501P275	DEED	0.0				
HOPPLE MABLE F ESTATE	HOPPLE RUSSELL H & JULIA	22,000	06/09/1997	QC	08-ESTATE	476P745	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6077 S FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		03/21/2013	PM13-0125					
		P.R.E. 100% 05/03/2000		Mechanical		07/08/2010	PM10-0210					
Owner's Name/Address		MAP #: 53		Plumbing		04/12/2010	PP10-0057					
HOPPLE JULIA J PO BOX 548 GLEN ARBOR MI 49636		2024 Est TCV 967,719 TCV/TFA: 291.66		Electrical		07/06/2009	PE09-0186					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				FOREST HVN 1300	198.55	722.28	1.0018	1.0564	1300	100		273,160
				199 Actual Front Feet, 3.29 Total Acres Total Est. Land Value = 273,160								
				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		X Electric										
		X 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		
		Who	When	What	2024	136,600	347,300	483,900		317,311C		
		TPC 01/12/2012 INSPECTED			2023	105,100	323,300	428,400		302,201C		
		TPC 11/28/2011 INSPECTED			2022	69,500	283,700	353,200		287,811C		
		TPC 01/10/2011 INSPECTED			2021	69,500	252,700	322,200		278,617C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6117 S FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		10/25/1999	99000725				
Owner's Name/Address		P.R.E. 0%		MAP #: 53							
KINNEY RICHARD M & FRANCOISE THE CONNABLE OFFICE INC 136 E MICHIGAN AVE STE 1201 KALAMAZOO MI 49007-3918		2024 Est TCV 591,265 TCV/TFA: 502.78									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN							
L290 P606 L458 P311/97 LOT 14 FOREST HAVEN. SEC 27 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		FOREST HVN 1300 199.87 747.54 1.0002 1.0655 1300 100 276,894							
		Paved Road		200 Actual Front Feet, 3.43 Total Acres Total Est. Land Value = 276,894							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Crushed Rock	2.33	850	0	0			
		Sewer		D/W/P: Flagstone/Sand	21.61	67	0	0			
		X	Electric	Residential Local Cost Land Improvements							
		X	Gas	Description	Rate	Size	% Good	Cash Value			
		X	Curb	LAND IMPROVEMENTS 15 1,500.00 1 100 1,500							
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,500							
		Standard Utilities									
		Underground Utils.									
Topography of Site		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	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	138,400	157,200	295,600		145,931C	
		TPC 10/05/2009	INSPECTED		2023	106,500	146,400	252,900		138,982C	
		WAS 01/12/2008	INSPECTED		2022	70,000	128,500	198,500		132,364C	
					2021	70,000	121,500	191,500		128,136C	

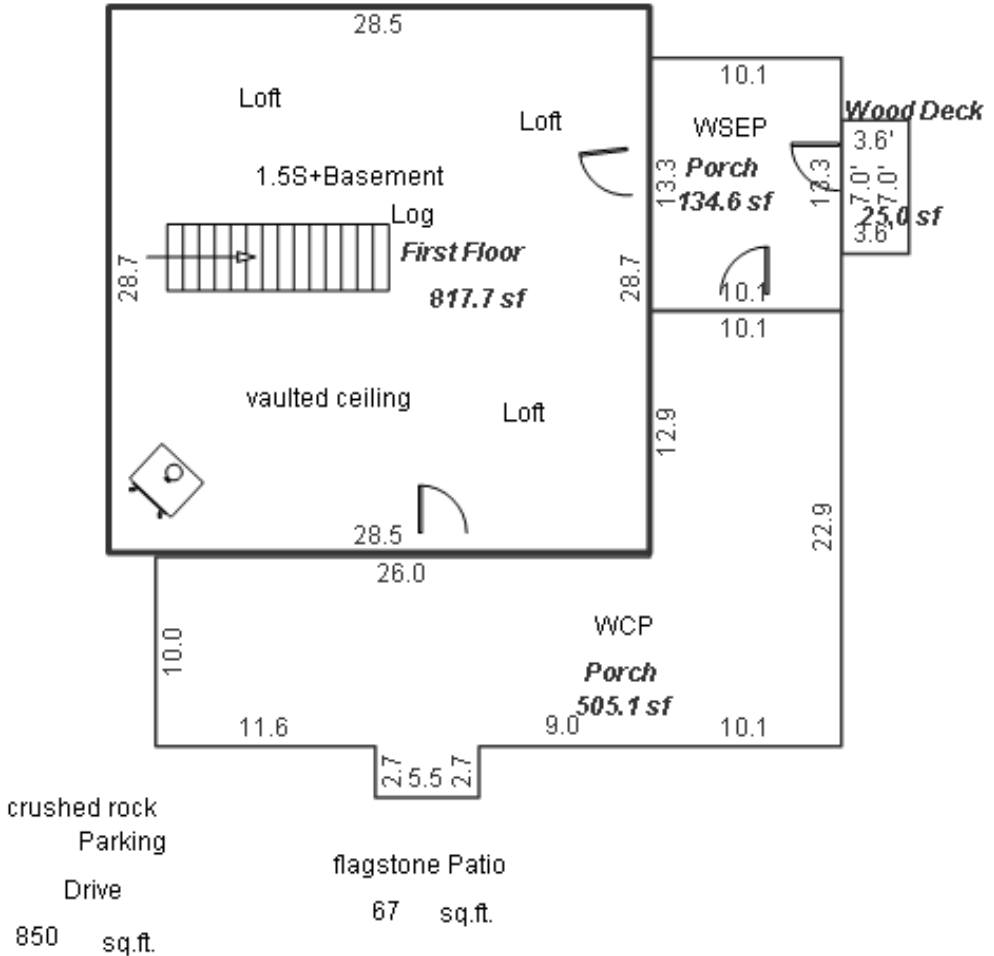


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 505 134 25	Type WCP (1 Story) WSEP (1 Story) Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 20 Floor Area: 1,176 Total Base New : 244,254 Total Depr Cost: 184,042 Estimated T.C.V: 312,871		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 784 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 10 Blt 2000			
Yr Built 2000	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord	Small	200 Amps Service			1.5 Story Pine Logs Basement		784 Total: 180,955 144,773				
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			Other Additions/Adjustments		817 16,242 1,624				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Average Fixture(s)			Plumbing		1 1,518 1,214			
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			1 3 Fixture Bath			Water/Sewer		1 3,197 2,558			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			1 2 Fixture Bath			Porches		1 5,002 4,002			
X	Pine/Cedar			No. of Elec. Outlets			1 2 Fixture Bath			Ceramic Tile Floor		1 5,973 4,778			
X	Insulation			No. of Elec. Outlets			Softener, Auto			Ceramic Tile Wains		1 7,739 6,191			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Softener, Manual			Built-Ins		1 2,845 2,276			
X	Many Avg. X Few	Basement: 784 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Solar Water Heat			Fireplaces		1 2,624 2,099			
X	Large Avg. X Small	(8) Basement		No. of Elec. Outlets			No Plumbing			Deck		25 1,221 977			
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		No. of Elec. Outlets			Extra Toilet			Composite		Totals: 244,254 184,042			
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		No. of Elec. Outlets			Extra Sink			Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 312,871			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		No. of Elec. Outlets			Separate Shower			Lump Sum Items:					
(3) Roof		817 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Extra Shower								
X	Gable Hip Flat	Gambrel Mansard Shed		No. of Elec. Outlets			Ceramic Tub Alcove Vent Fan								
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			1000 Gal Septic 2000 Gal Septic								

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13 and 10 inch Logs  
11 inch Average



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PEPPLER JOHN W TRUST	MISNER JASON & JULIE	636,000	12/02/2022	WD	03-ARM'S LENGTH	202300067	PROPERTY TRANSFER	100.0				
PEPPLER JOHN W TRUST	PEPPLER JOHN W TRUST	0	08/09/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0				
PEPPLER JOHN W	PEPPLER JOHN W TRUST	0	10/01/2014	QC	09-FAMILY	L1210P830	PROPERTY TRANSFER	0.0				
GROESSER GARY GENE	PEPPLER JOHN W A SINGLE M	25,000	07/08/1989	WD	03-ARM'S LENGTH	300P731	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
6159 S FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST		SHED		04/24/2017	LU17-06	100% FINIS				
Owner's Name/Address		P.R.E. 100% 12/01/2022		MAP #: 53		2024 Est TCV 635,718 TCV/TFA: 400.58						
MISNER JASON & JULIE PO BOX 635 GLEN ARBOR MI 49636		X	Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN							
Tax Description		Public Improvements		* Factors *								
L255 P417/85 L280 P913/87 L300 P731/89 LOT 15 FOREST HAVEN. SEC 27 T29N R14W. Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric	FOREST HVN 1300 199.86 760.25 1.0002 1.0700 1300 100 278,053								
		X	Gas	200 Actual Front Feet, 3.49 Total Acres Total Est. Land Value = 278,053								
		X	Curb	Land Improvement Cost Estimates								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities	Wood Frame	25.70	192	50	2,467				
		X	Underground Utils.	Residential Local Cost Land Improvements								
		X	Topography of Site	Description	Rate	Size	% Good	Cash Value				
		X	Level	LAND IMPROVEMENTS 5 5,000.00 1 100 5,000								
		X	Rolling	Total Estimated Land Improvements True Cash Value = 7,467								
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	Who	When	What	2024	139,000	178,900	317,900		298,725C	
		X	TPC 11/03/2022	INSPECTED	2023	106,900	177,600	284,500		284,500S		
		X	TPC 08/23/2018	INSPECTED	2022	70,000	153,100	223,100		131,938C		
		X	WAS 01/12/2008	INSPECTED	2021	70,000	136,700	206,700		127,724C		



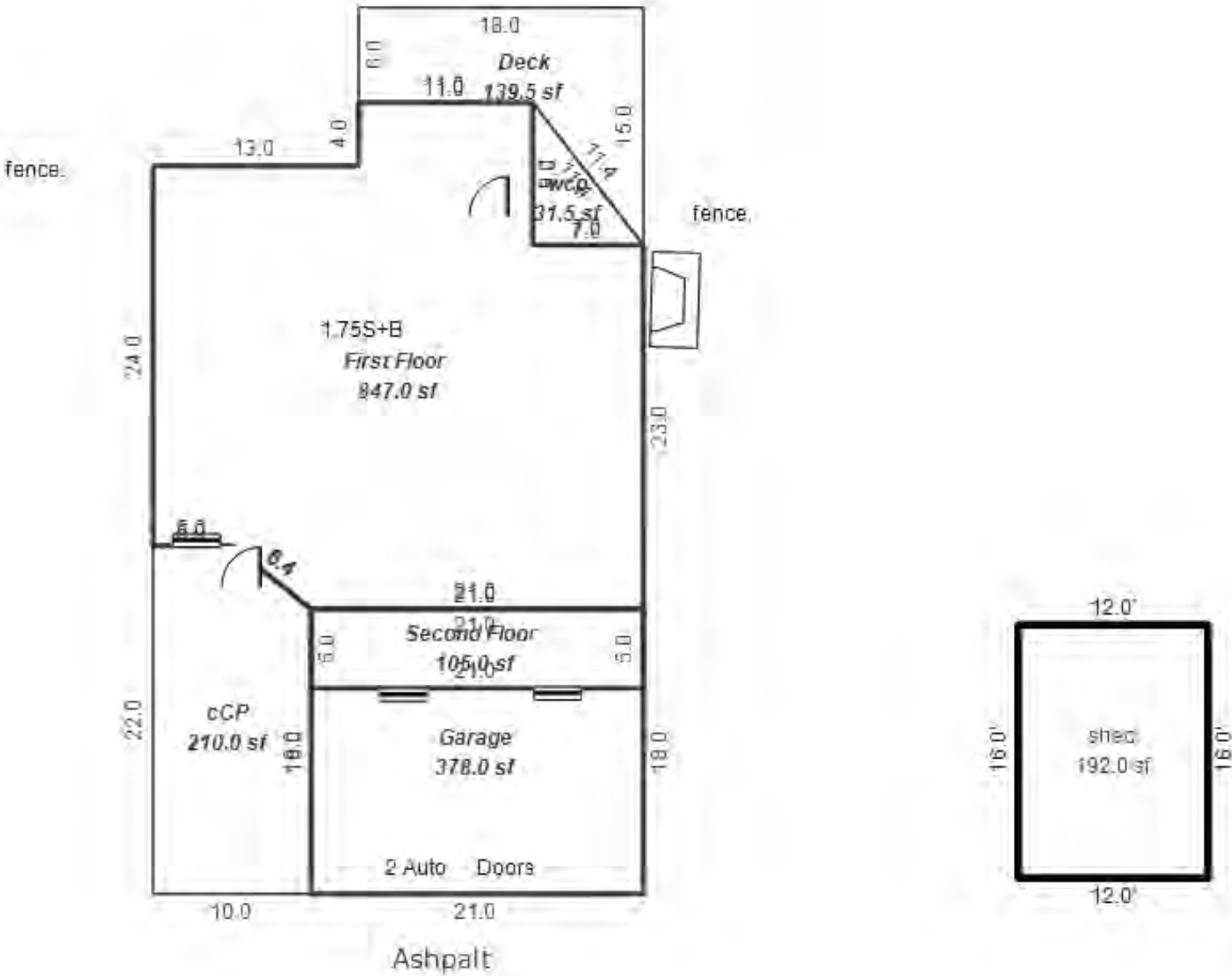
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County of Leelanau, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 210 31 139	Type CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: 2 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: 378 % 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																																																																																				
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace																																																																																										
Yr Built 1989	Remodeled 0	Ex	X	Ord			Min	Size of Closets Lg			X	Ord		Small																																																																																
Condition: Average		Doors		Solid	X	H.C.	(5) Floors																																																																																							
Room List		Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			(12) Electric 150 Amps Service																																																																																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 847 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																																																																																							
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing																																																																																							
(2) Windows		Many Avg. X Avg. Few Small		(9) Basement Finish			(14) Water/Sewer																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																							
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			Lump Sum Items:																																																																																							
X	Asphalt Shingle	Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																										
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1989 (11) Heating System: Forced Air w/ Ducts Ground Area = 847 SF Floor Area = 1587 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>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>847</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>105</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>219,106</td> <td>164,330</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,518</th> <th>1,138</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>3,583</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,197</td> <td>2,398</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>1000 Gal Septic</th> <th>1</th> <th>5,002</th> <th>3,751</th> </tr> </thead> <tbody> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>4,480</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>CCP (1 Story)</th> <th>210</th> <th>5,643</th> <th>4,232</th> </tr> </thead> <tbody> <tr> <td>WCP (1 Story)</td> <td>31</td> <td>2,355</td> <td>1,766</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>139</th> <th>3,357</th> <th>2,518</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>378</th> <th>19,270</th> <th>14,452</th> </tr> </thead> <tbody> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,762</td> <td>-2,071</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,124</td> <td>843</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1</th> <th>2,845</th> <th>2,134</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	847			1 Story	Siding	Overhang	105			Total:				219,106	164,330	Average Fixture(s)	1	1,518	1,138	3 Fixture Bath	1	4,777	3,583	2 Fixture Bath	1	3,197	2,398	1000 Gal Septic	1	5,002	3,751	Water Well, 100 Feet	1	5,973	4,480	CCP (1 Story)	210	5,643	4,232	WCP (1 Story)	31	2,355	1,766	Treated Wood	139	3,357	2,518					Base Cost	378	19,270	14,452	Common Wall: 1 Wall	1	-2,762	-2,071	Door Opener	2	1,124	843	Appliance Allow.	1	2,845	2,134				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOKAY LEONARD B	LOKAY LEONARD B	0	10/20/2022	QC	09-FAMILY	2022006070	DEED	0.0
LOKAY JOANN M		0	04/09/2003	AFF	07-DEATH CERTIFICATE	2010 1050-663D	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6181 S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 53					
LOKAY LEONARD B P O BOX 83 GLEN ARBOR MI 49636-0083	2024 Est TCV 560,921 TCV/TFA: 405.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN								
	Public Improvements			* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	L222 P230/81 LOT 16 FOREST HAVEN. SEC 27 T29N R14W.				FOREST HVN 1300	198.33	788.53	1.0021	1.0798	1300	100	
				198 Actual Front Feet, 3.59 Total Acres Total Est. Land Value = 278,991								

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 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	139,500	141,000	280,500			118,270C
WAS	01/12/2008	INSPECTED	2023	107,300	131,400	238,700			112,639C
			2022	69,400	115,600	185,000			107,276C
			2021	69,400	103,200	172,600			103,849C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 244	Type Treated Wood	Year Built: 1973 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: 529 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G													
Yr Built 1973		Trim & Decoration														
Remodeled 0		Ex	X	Ord	Min											
Condition: Average		Size of Closets														
Room List		Lg	X	Ord	Small											
Basement 5 1st Floor 2nd Floor 2 Bedrooms		Doors	Solid	X	H.C.											
(1) Exterior		(5) Floors														
X		Kitchen: Other: Carpeted Other:														
X		(6) Ceilings														
X		No./Qual. of Fixtures														
X		No. of Elec. Outlets														
X		Ex.		X	Ord.	Min										
X		Many		X	Ave.	Few										
X		(13) Plumbing														
X		1		Average Fixture(s)												
X		1		3 Fixture Bath												
X		Basement: 0 S.F.		2 Fixture Bath												
X		Crawl: 1385 S.F.		Softener, Auto												
X		Slab: 0 S.F.		Softener, Manual												
X		Height to Joists: 0.0		Solar Water Heat												
X		No Plumbing		No Plumbing												
X		Extra Toilet		Extra Toilet												
X		Extra Sink		Extra Sink												
X		Separate Shower		Separate Shower												
X		Ceramic Tile Floor		Ceramic Tile Floor												
X		Ceramic Tile Wains		Ceramic Tile Wains												
X		Ceramic Tub Alcove		Ceramic Tub Alcove												
X		Vent Fan		Vent Fan												
X		(14) Water/Sewer														
X		Public Water		Public Water												
X		Public Sewer		Public Sewer												
X		Water Well		Water Well												
X		1000 Gal Septic		1000 Gal Septic												
X		2000 Gal Septic		2000 Gal Septic												
X		Lump Sum Items:														
X		(10) Floor Support														
X		Joists: 2X10X16														
X		Unsupported Len:														
X		Cntr.Sup:														
X		Notes:														
X		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:														
X		Cost Est. for Res. Bldg: 1 Single Family 1 STORY														
X		(11) Heating System: Electric Baseboard														
X		Ground Area = 1385 SF														
X		Floor Area = 1385 SF.														
X		Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66														
X		Building Areas														
X		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
X		1 Story		Siding		Crawl Space		1,385		182,299		120,318				
X		Total:														
X		Other Additions/Adjustments														
X		Plumbing														
X		Average Fixture(s)						1		1,518		1,002				
X		Water/Sewer														
X		1000 Gal Septic						1		5,002		3,301				
X		Water Well, 100 Feet						1		5,973		3,942				
X		Deck														
X		Treated Wood						244		4,853		3,203				
X		Garages														
X		Class: C Exterior: Siding														
X		Foundation: 18 Inch (Unfinished)														
X		Base Cost						529		21,599		14,255				
X		Common Wall: 1 Wall						1		-2,282		-1,506				
X		Door Opener						1		562		371				
X		Class: C Exterior: Pole (Unfinished)														
X		Base Cost						576		17,188		11,344				
X		Door Opener						1		562		371				
X		Built-Ins														
X		Appliance Allow.						1		2,845		1,878				
X		Fireplaces														
X		Exterior 1 Story						1		6,698		4,421				
X		Totals:								246,817		162,900				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAGERMAN ROBERT L & PATRI	HAGERMAN ROBERT L TRUST	0	04/07/2014	QC	09-FAMILY	1195P610	OTHER	0.0
HAGERMAN PATRICIA LOIS	HAGERMAN ROBERT L	0	11/22/2013	AFF	07-DEATH CERTIFICATE	1192P686	PROPERTY TRANSFER	0.0
SUTHERLAND	HAGERMAN	119,900	12/07/1990	WD	03-ARM'S LENGTH	318:717	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6233 S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/02/2013	PM13-0295	
	P.R.E. 100% 05/31/1995					
Owner's Name/Address	MAP #: 53					
HAGERMAN ROBERT L TRUST PO BOX 401 GLEN ARBOR MI 49636	2024 Est TCV 704,992 TCV/TFA: 462.59					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L318 P717/90 LOT 17 FOREST HAVEN. SEC 27 T29N R14W.	X			FOREST HVN 1300	196.00	731.66	1.0051	1.0598	1300 100	271,402
Comments/Influences				196 Actual Front Feet, 3.29 Total Acres Total Est. Land Value = 271,402						

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

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	135,700	216,800	352,500			163,822C
	X	Rolling	2023	104,400	202,000	306,400			156,021C
	X	Low	2022	68,600	177,500	246,100			148,592C
	X	High	2021	68,600	158,300	226,900			143,846C



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Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	135,700	216,800	352,500			163,822C
	X	Rolling	2023	104,400	202,000	306,400			156,021C
	X	Low	2022	68,600	177,500	246,100			148,592C
	X	High	2021	68,600	158,300	226,900			143,846C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
			2024	135,700	216,800	352,500			163,822C
			2023	104,400	202,000	306,400			156,021C
			2022	68,600	177,500	246,100			148,592C
			2021	68,600	158,300	226,900			143,846C

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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: 1970 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: 550 % 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 +10 Effec. Age: 33 Floor Area: 1,524 Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Yr Built 1970	Remodeled 1994	Size of Closets		Lg X Ord Small			Wall/Floor Furnace Forced Heat & Cool Heat Pump			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchens: Other: Carpeted Other:		100 Amps Service			No./Qual. of Fixtures			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
(1) Exterior		(6) Ceilings		X Drywall			No. of Elec. Outlets			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			(13) Plumbing			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Insulation	(7) Excavation		2			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
(2) Windows		Basement: 1244 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(14) Water/Sewer			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1000 1 1			Lump Sum Items:			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Lump Sum Items:			Total Base New : 371,479 Total Depr Cost: 252,112 Estimated T.C.V: 428,590		Storage Area: 0 No Conc. Floor: 0																																																																																																														
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970                  (11) Heating System: Forced Hot Water                  Ground Area = 1524 SF Floor Area = 1524 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67                  Building Areas</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>1,244</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>280</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>250,259</td> <td>167,659</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>Basement Living Area</td> <td>1300</td> <td>47,931</td> <td>32,114</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,632</td> <td>1,763</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>3,201</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>3,351</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>4,002</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>550</td> <td>22,198</td> <td>14,873</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,282</td> <td>-1,529</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>562</td> <td>377</td> </tr> <tr> <td colspan="4">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>900</td> <td>23,760</td> <td>19,008</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,124</td> <td>899</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>1,906</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>6,698</td> <td>4,488</td> </tr> <tr> <td colspan="3">Totals:</td> <td>371,479</td> <td>252,112</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,244			1 Story	Siding	Crawl Space	280			Total:				250,259	167,659	Item	Size	Cost New	Depr. Cost	Basement Living Area	1300	47,931	32,114	Basement, Outside Entrance, Below Grade	1	2,632	1,763	Plumbing				3 Fixture Bath	1	4,777	3,201	Water/Sewer				1000 Gal Septic	1	5,002	3,351	Water Well, 100 Feet	1	5,973	4,002	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	550	22,198	14,873	Common Wall: 1 Wall	1	-2,282	-1,529	Door Opener	1	562	377	Class: C Exterior: Pole (Unfinished)				Base Cost	900	23,760	19,008	Door Opener	2	1,124	899	Built-Ins				Appliance Allow.	1	2,845	1,906	Fireplaces				Exterior 1 Story	1	6,698	4,488	Totals:			371,479	252,112
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S FOREST HAVEN DR	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 4633.4633 FOREST HAVEN		
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9922 W FRONT ST	Public Improvements	* Factors *				
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EMPIRE MI 49630	Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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Tax Description	Dirt Road		1300	129.00	1367.58	1.1159	1.2392	1300 100	231,886
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LOTS 18-20 FOREST HAVEN SEC 27 T29N R14W.	Gravel Road		129 Actual Front Feet,		4.05 Total Acres	Total Est. Land Value =		231,886
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4.05 A M/L EXC THAT PART THAT IS FOREST	Paved Road							
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HAVEN CEMETERY DESCRIBED AS L194P451	Storm Sewer							
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SEC27 T29N R14W PART OF OUTLOT A FOREST	Sidewalk							
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HAVEN PLAT DESCRIBED AS: A CERTAIN PIECE	Water							
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OR PARCEL OF LAND SITUATED IN THE	Sewer							
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TOWNSHIP OF GLEN ARBOR, COUNTY OF	Electric							
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LEELANAU, STATE OF MICHIGAN, AND	Gas							
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DESCRIBED AS: COMMENCING AT A POINT 89	Curb							
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RODS SOUTH AND 57 RODS WEST FROM THE	Street Lights							
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QUARTER POST ON THE NORTH LINE OF SECTION	Standard Utilities							
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27, TOWNSHIP 29 NORTH OF RANGE 14 WEST,	Underground Utils.							
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AND RUNNING WEST 16 RODS; THENCE SOUTH 10	Topography of Site							
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RODS; THENCE EAST 16 RODS; THENCE NORTH	Level							
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10 RODS TO PLACE OF BEGINNING. TO BE USED	Rolling							
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EXCLUSIVELY FOR A PUBLIC CEMETERY FOR THE	Low							
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TOWNSHIP. ALSO THE RIGHT OF WAY AT ANY	High							
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AND ALL TIMES NECESSARY FROM THE EAST END	Landscaped							
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OF SAID CEMETERY EASTERLY ON THE MOST	Swamp							
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FEASIBLE ROUTE TO THE STATE ROAD	Wooded							
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Comments/Influences	Pond							
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	Waterfront							
--	------------	--	--	--	--	--	--	--

	Ravine							
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	Wetland							
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	Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
--	------	--------	--------	--------	--	--	--------

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

	2022	0	0	0			0
--	------	---	---	---	--	--	---

	2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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US GOVT NATL PARK	MAP #:					
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SLEEPING BEAR DUNES NATL LAKE SHR	2024 Est TCV 0					
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9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT			
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EMPIRE MI 49630	Public Improvements			* Factors *			
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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LOT 21 & N 50 FT LOT 22 FOREST HAVEN. SEC 27 T29N R14W.			0.00	Total Acres			Total Est. Land Value =	0
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Comments/Influences	Dirt Road							
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	Gravel Road							
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	Paved Road							
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	Storm Sewer							
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	Sidewalk							
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	Water							
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	Sewer							
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	Electric							
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	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
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	Rolling							
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	Low							
--	-----	--	--	--	--	--	--	--

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

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

	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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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	
S FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%							
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #:		2024 Est TCV 0					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT				
LOT 22 EXC N 50 FT & LOTS 23 THRU 28 FOREST HAVEN SEC 27 T29N R14W 9.419 A M/L		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		EXEMPT - PARK			9.419 Acres	10,000 100	94,190
		Paved Road		9.42 Total Acres		Total Est. Land Value =		94,190	
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
TPC 04/28/2017 INSPECTED				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	

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County of Leelanau, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
OLSEN F LUCILLE TRUST & O	MUSIAL JAMES & GERI	345,000	01/30/2015	WD	03-ARM'S LENGTH	1221P4	PROPERTY TRANSFER	100.0	
OLSEN LUCILLE F WIDOW	OLSEN LUCILLE F TRUST	0	12/18/2014	AFF	07-DEATH CERTIFICATE	1220P998	OTHER	100.0	
OLSEN JOHN V & LUCILLE H&	OLSEN DAVID J A MARRIED M	0	04/07/1998	QC	09-FAMILY	476P172	DEED	0.0	
OLSEN JOHN V & LUCILLE	OLSEN LUCILLE F TRUST	1	10/18/1996	QC	09-FAMILY	434P365	DEED	0.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status
1 GENTLE WINDS		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%							
MUSIAL JAMES & GERI 4160 GLENCASTLE DR TROY MI 48098		MAP #: 17		2024 Est TCV 596,450 TCV/TFA: 664.20					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				H645 GENTL LOWER LEVEL	1 Units	320000.00000	100		320,0
				0.00 Total Acres Total Est. Land Value =					320,000
1221P4 UNIT 1, GENTLE WINDS, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 190, PAGE 548, LEELANAU COUNTY RECORDS, AS AMENDED, AND DESIGNATED AS LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 7 GENTLE WINDS, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN. 2015 COMBINED WITH 645-001-01		X	Dirt Road						
		X	Gravel Road						
		X	Paved Road						
		X	Storm Sewer						
		X	Sidewalk						
		X	Water						
		X	Sewer						
		X	Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
		Topography of Site							
		X	Level						
		X	Rolling						
			Low						
		X	High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	160,000	138,200	298,200	206,874C
		TPC 12/07/2017 INSPECTED			2023	100,000	124,200	224,200	197,023C
		WAS 12/07/2007 INSPECTED			2022	70,000	125,800	195,800	187,641C
					2021	70,000	111,900	181,900	181,647C



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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 126 127	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +10 Effec. Age: 27 Floor Area: 898 Total Base New : 140,263 Total Depr Cost: 102,389 Estimated T.C.V: 276,450	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric						
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls C 10		Blt 1977		
Condition: Average		Size of Closets		No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:		(11) Heating System: Forced Air w/ Ducts						
Room List		Doors	Solid	X	H.C.	Many X Ave. Few			Ground Area = 898 SF Floor Area = 898 SF.						
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73						
(1) Exterior	(6) Ceilings		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			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 898 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath			1 Story Siding Slab		898			
(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement			1 Average Fixture(s) 2 3 Fixture Bath			Other Additions/Adjustments		Total: 113,490		82,845		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Average Fixture(s) 3 Fixture Bath			Plumbing		Average Fixture(s) 1 1,518 1,108 3 Fixture Bath 1 4,777 3,487			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath			Deck		Treated Wood 126 3,142 2,294 Treated Wood 127 3,160 2,307				
X	Asphalt Shingle	(10) Floor Support		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			Water/Sewer		Public Water 1 1,536 1,121 Public Sewer 1 1,536 1,121			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Lump Sum Items: 1			Built-Ins		Appliance Allow. 1 2,845 2,077			
										Fireplaces		Prefab 2 Story 1 3,259 2,379			
										Lump Sum Items		5,000 3,650			
										END UNIT		Totals: 140,263 102,389			
										Notes:		ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCY: 276,450			

\*\*\* 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 CONDO      Zoning: RESOR      Building Permit(s)      Date      Number      Status

3 GENTLE WINDS      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%      MAP #: 17

BENNETT RICHARD L & JANET      2024 Est TCV 886,476 TCV/TFA: 447.72

154 S PARKLANE NE      Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

GRAND RAPIDS MI 49505      X Improved      Vacant      Description      Frontage      Depth      Front      Depth      Rate %Adj.      Reason      Value

APARTMENT A-2 GENTLE WINDS CONDOMINIUM      X      Dirt Road      H645 GENTL GENTLE WINDS      1 Units      420000.00000      100      420,0

REC IN LIBER 190 PAGE 548 SEC 14 T29N      X      Gravel Road      0.00 Total Acres      Total Est. Land Value =      420,000

R14W.      X      Paved Road      Standard Utilities      Undergound Utils.

Comments/Influences      X      Storm Sewer      Sidewalk

3 FLOOR UNIT: 2ND3RD&4TH      X      Water



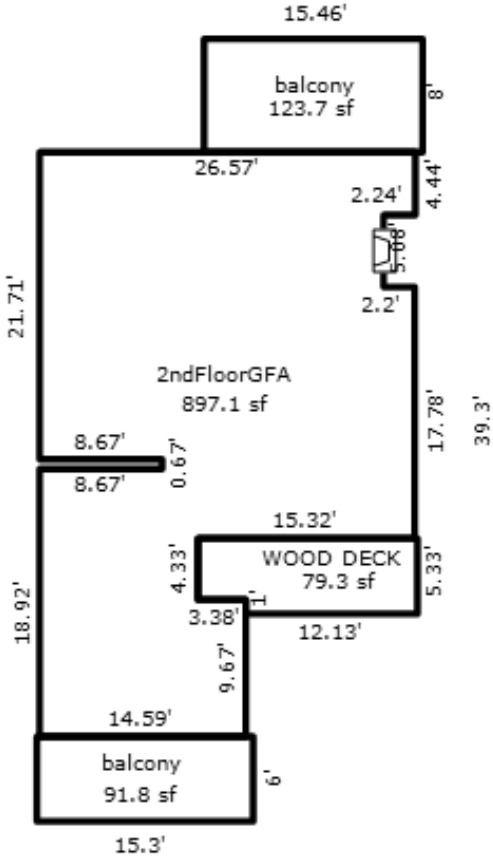
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	233,200	443,200			144,380C
2023	150,000	209,500	359,500			137,505C
2022	125,000	211,600	336,600			130,958C
2021	125,000	188,000	313,000			126,775C

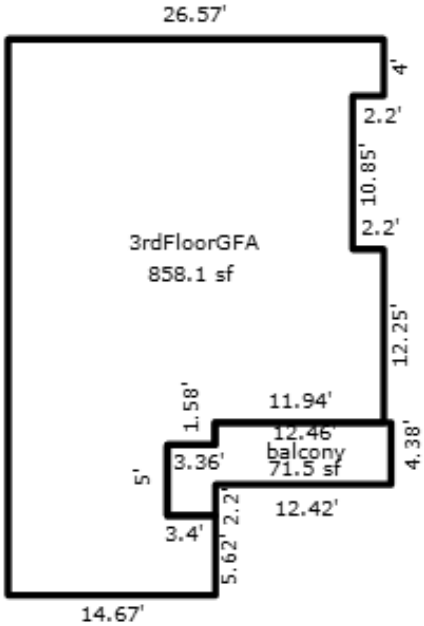
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



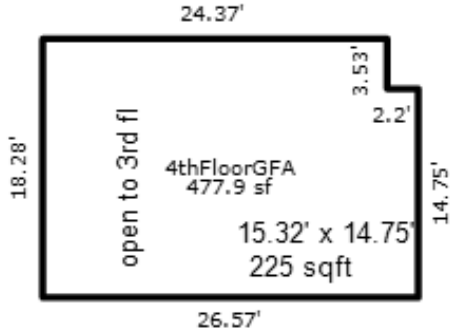
**BUILDING A**



UNIT 2



UNIT 2



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.

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

5 GENTLE WINDS      School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address      MAP #: 17

TRUBA JAMES D REVOCABLE LIVING TRUST      2024 Est TCV 606,305 TCV/TFA: 675.17

5872 DAWN RIDGE DR      X Improved      Vacant      Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

TROY MI 48098      Public Improvements      \* Factors \*

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

L262 P589 L285 P722 L372 P346/93      H645 GENTL LOWER LEVEL      1 Units      320000.00000      100      FLR LOCATION      320,0

APARTMENT A-3 GENTLE WINDS CONDOMINIUM      0.00 Total Acres      Total Est. Land Value =      320,000

REC IN LIBER 190 PAGE 548 SEC 14 T29N      X Dirt Road

R14W.      X Gravel Road

Comments/Influences      X Paved Road

1ST FLOOR      X Storm Sewer



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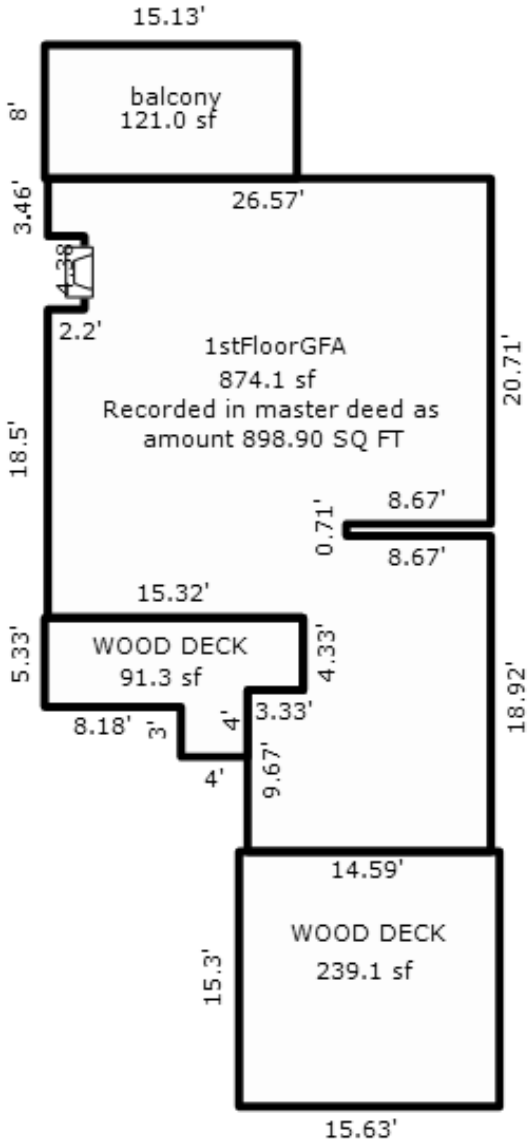
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	160,000	143,200	303,200			118,981C
2023	100,000	129,000	229,000			113,316C
2022	70,000	131,000	201,000			107,920C
2021	70,000	117,000	187,000			104,473C

\*\*\* Information herein deemed reliable 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. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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:	126	Treated Wood																																															
	Mobile Home			0	Front Overhang	0									Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1	Class: C +10 Effec. Age: 27 Floor Area: 898 Total Base New : 145,263 Total Depr Cost: 106,039 Estimated T.C.V: 286,305	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:																																									
X	Town Home	0																																																											
	Duplex	0																																																											
	A-Frame																																																												
(4) Interior		Drywall Paneled		Plaster Wood T&G		Trim & Decoration																																																							
Wood Frame		Ex		X Ord		Min																																																							
Building Style: CONDOMINIUM		Size of Closets		Lg		X Ord		Small																																																					
Yr Built 1977		Remodeled 0		Condition: Average		Room List		Doors		Solid		X H.C.																																																	
Basement		(5) Floors		(12) Electric		0		Amps Service																																																					
1st Floor		Kitchen:		Other:		Other:																																																							
2nd Floor		2 Bedrooms		No./Qual. of Fixtures		Ex.		X Ord.		Min																																																			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.		Few																																																			
Wood/Shingle		Insulation		(13) Plumbing		1		Average Fixture(s)																																																					
Aluminum/Vinyl				2		3		Fixture Bath																																																					
Brick				2		2		Fixture Bath																																																					
Basement		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 898 S.F.		Height to Joists: 0.0																																																					
(2) Windows		(7) Excavation		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood																																																	
Many		Large		Avg.		X Avg.		Small																																																					
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass																																																	
Patio Doors		Storms & Screens		(9) Basement Finish		(14) Water/Sewer		1		Public Water		1																																																	
(3) Roof		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		1000 Gal Septic																																																	
X Gable		Gambrel		1		Public Water		1		Public Sewer		Water Well																																																	
Hip		Mansard		2000 Gal Septic		Lump Sum Items:		1																																																					
Flat		Shed		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:																																																			
X Asphalt Shingle		Chimney: Brick																																																											
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 898 SF Floor Area = 898 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas <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>898</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>113,490</td> <td>82,845</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,518</th> <th>1,108</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>3,487</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>126</th> <th>3,142</th> <th>2,294</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>127</td> <td>3,160</td> <td>2,307</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Water</th> <th>1</th> <th>1,536</th> <th>1,121</th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,536</td> <td>1,121</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1</th> <th>2,845</th> <th>2,077</th> </tr> </thead> <tbody> <tr> <td>Fireplaces</td> <td>1</td> <td>3,259</td> <td>2,379</td> </tr> </tbody> </table> Lump Sum Items END UNIT Totals: 145,263 7,300 106,039 Notes: ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCY: 286,305												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	898			Total:				113,490	82,845	Average Fixture(s)	1	1,518	1,108	3 Fixture Bath	1	4,777	3,487	Treated Wood	126	3,142	2,294	Treated Wood	127	3,160	2,307	Public Water	1	1,536	1,121	Public Sewer	1	1,536	1,121	Appliance Allow.	1	2,845	2,077	Fireplaces	1	3,259	2,379
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																								
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Appliance Allow.	1	2,845	2,077																																																										
Fireplaces	1	3,259	2,379																																																										

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



**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.
BATH CLIFFORD O JR & ISAB	BATH CLIFFORD O JR TRUST	0	06/27/2016	WD	09-FAMILY	1265P912	PROPERTY TRANSFER	0.0
BATH CLIFFORD O JR & ISAB	BATH CLIFFORD O JR & ISAB	0	04/12/2013	QC	09-FAMILY	1165P166	PROPERTY TRANSFER	0.0

Property Address: 7 GENTLE WINDS  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: BATH CLIFFORD O JR TRUST  
 2446 INGLEHILL POINTE  
 BLOOMFIELD HILLS MI 48304-1462  
 2024 Est TCV 876,621 TCV/TFA: 442.74

2024 Est TCV 876,621 TCV/TFA: 442.74

X Improved Vacant Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

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

H645 GENTL GENTLE WINDS 1 Units 420000.00000 100 420,0  
 0.00 Total Acres Total Est. Land Value = 420,000

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

X Water  
 X Sewer  
 X Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.

Topography of Site

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

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

Who When What 2024 210,000 228,300 438,300 144,380C

TPC 12/07/2017 INSPECTED 2023 150,000 204,700 354,700 137,505C

WAS 12/07/2007 INSPECTED 2022 125,000 206,300 331,300 130,958C

2021 125,000 182,900 307,900 126,775C

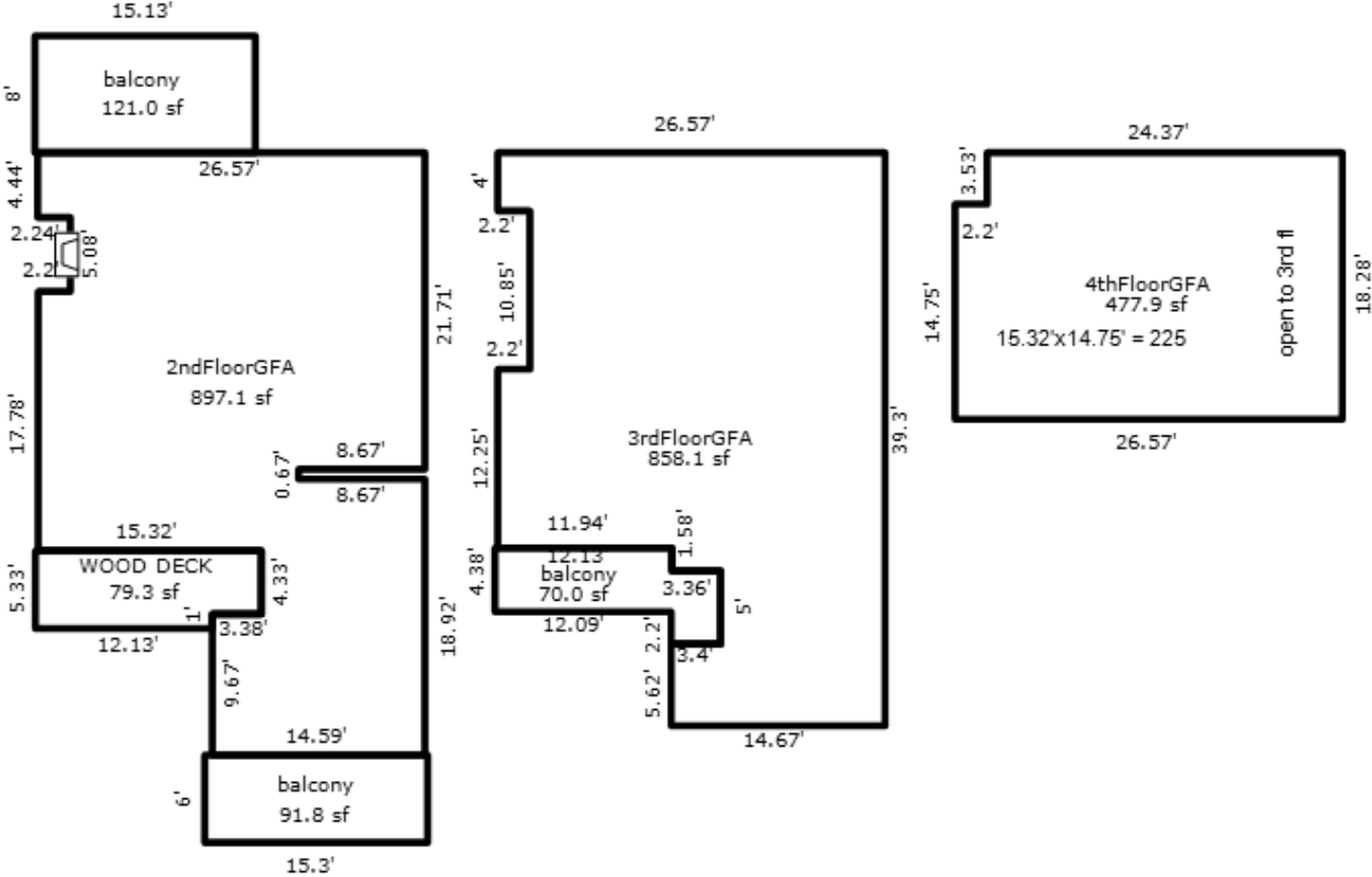


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



**BUILDING A**



UNIT 4

UNIT 4

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.
DUCHI JOSEPH J JR & MARY	DUCHI MARY L TRUST	0	10/10/2018	WD	09-FAMILY	1344P291	OTHER	0.0
PETERSON	DUCHI	312,000	02/12/2001	WD	03-ARM'S LENGTH	568:542	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
9 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DUCHI MARY L TRUST 2744 COVENTRY RD COLUMBUS OH 43221	MAP #: 17					
	2024 Est TCV 606,305 TCV/TFA: 675.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD										
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
L269 P11/86 L306 P196/89 L568 P542/01 APARTMENT A-5 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.	X		Dirt Road										
	X		Gravel Road										
	X		Paved Road										
	X		Storm Sewer										
	X		Sidewalk										
	X		Water										
	X		Sewer										
	X		Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			* Factors *										
			H645 GENTL LOWER LEVEL						1 Units	320000.00000	100	FLOOR LOCATION	320,0
			0.00 Total Acres						Total Est. Land Value =				320,000

Comments/Influences

1ST FLOOR



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	160,000	143,200	303,200			138,808C
X Rolling	2023	100,000	129,000	229,000			132,199C
X Low	2022	70,000	131,000	201,000			125,904C
X High	2021	70,000	117,000	187,000			121,882C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/07/2017 INSPECTED							
WAS 12/07/2007 INSPECTED							

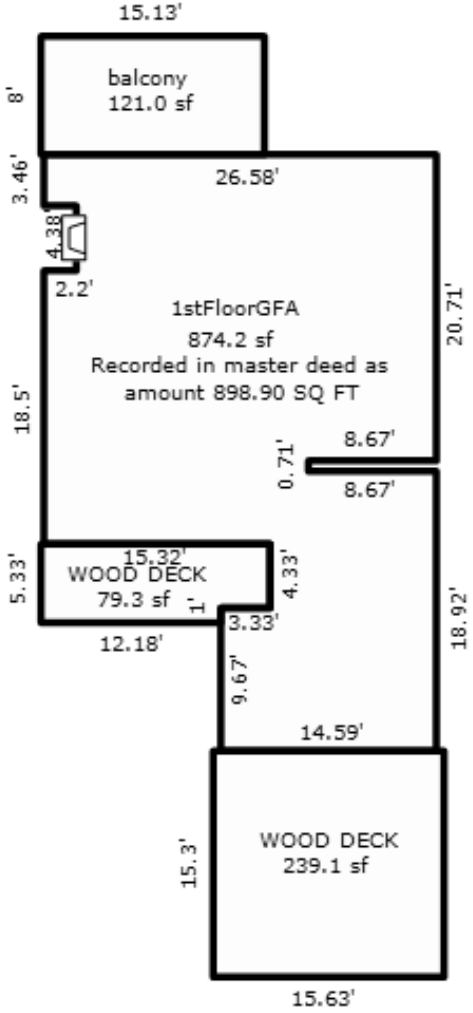
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough 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 126 127	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +10 Effec. Age: 27 Floor Area: 898 Total Base New : 145,263 Total Depr Cost: 106,039 Estimated T.C.V: 286,305	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM					
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:		Cls C 10		Blt 1977					
Condition: Average		Size of Closets		Lg			X	Ord	Small	Ground Area = 898 SF Floor Area = 898 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73		Building Areas				
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation		Size	Cost New	Depr. Cost					
Basement	1st Floor	(5) Floors		Kitchen:			Average Fixture(s)			1 Story	Siding	Slab	898					
2nd Floor	2 Bedrooms	Other:		Other:			3 Fixture Bath			Other Additions/Adjustments		Plumbing		Average Fixture(s)				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.	Few	3 Fixture Bath		Deck			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(7) Excavation			2			2 Fixture Bath			Softener, Auto		Softener, Manual			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 898 S.F. Height to Joists: 0.0		(8) Basement			No Plumbing			Extra Toilet			Extra Sink			Separate Shower		
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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		(9) Basement Finish		(14) Water/Sewer			1			Public Water			1			Public Sewer		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			1			Notes:		ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCY:		286,305			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1			Fireplaces			Prefab 2 Story		Lump Sum Items		END UNIT		Totals: 10,000 7,300 145,263 106,039		

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

**BUILDING A**



**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 CONDO      Zoning: RESOR      Building Permit(s)      Date      Number      Status

11 GENTLE WINDS      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%      MAP #: 17

CARILLON COMPANY      2024 Est TCV 876,621 TCV/TFA: 442.74

C/O MOLLOY KAREN R      X Improved      Vacant      Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

4067 CARILLON DR      Public Improvements      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate %Adj.      Reason      Value

BLOOMFIELD HILLS MI 48302      X      Dirt Road      H645 GENTL GENTLE WINDS      1 Units      420000.00000      100      420,0

Tax Description      X      Gravel Road      0.00 Total Acres      Total Est. Land Value =      420,000

L271 P104 L364 P958/93 L591 P447/01      X      Paved Road

APARTMENT A-6 GENTLE WINDS CONDOMINIUM      X      Storm Sewer

REC IN LIBER 190 PAGE 548 SEC 14 T29N      X      Sidewalk

R14W.      X      Water

Comments/Influences      X      Sewer

3 FLOOR UNIT: 2ND3RD&4TH      X      Electric



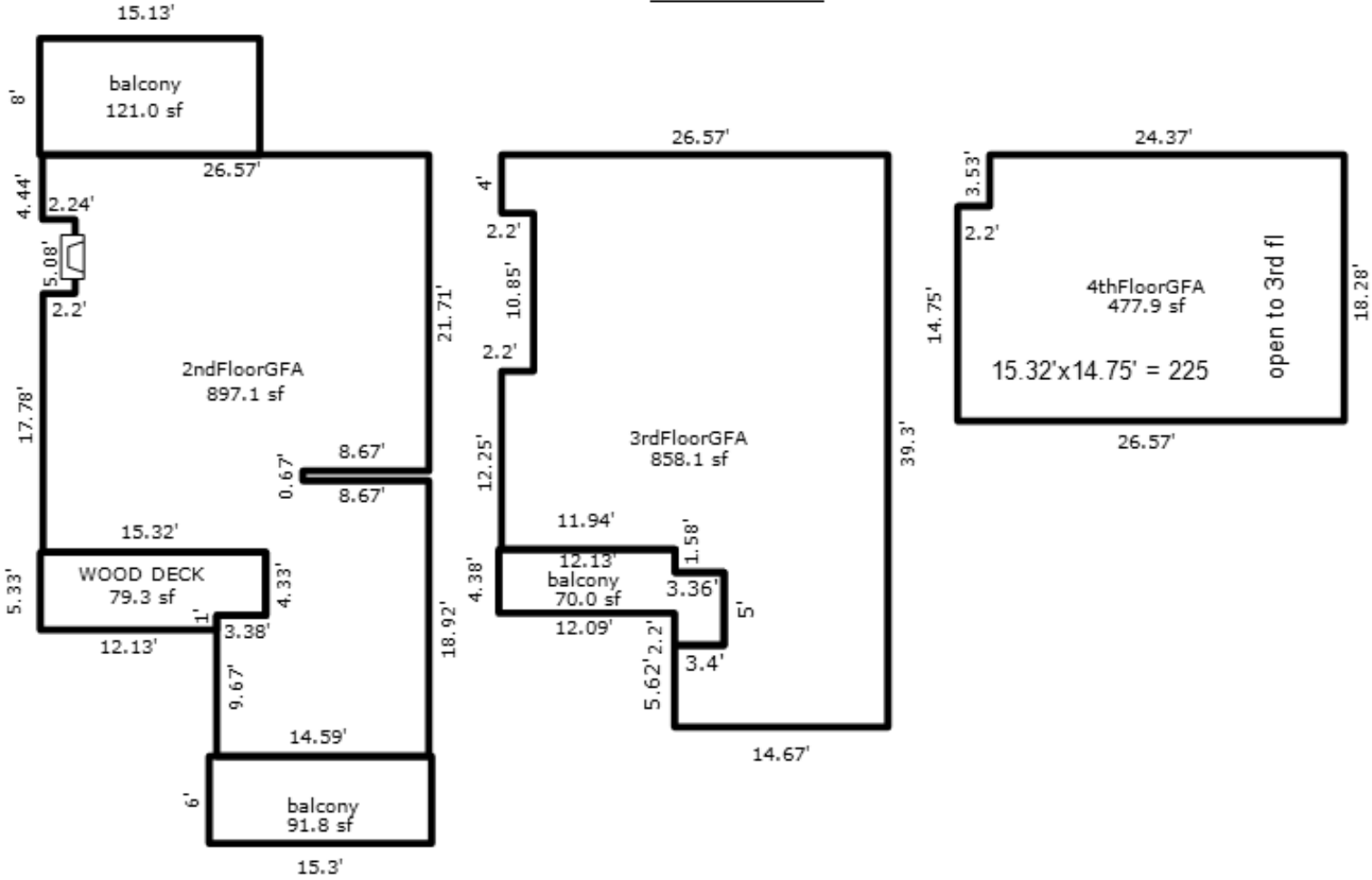
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	228,300	438,300			169,296C
2023	150,000	204,700	354,700			161,235C
2022	125,000	206,300	331,300			153,558C
2021	125,000	182,900	307,900			148,653C

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



**BUILDING A**



UNIT 6

UNIT 6

UNIT 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.
SELL ROSALIND B & STEVEN	SELL ROSALIND B TRUST	1	10/05/2011	WD	18-LIFE ESTATE	1098-634 WD	DEED	0.0
ARNDT	SELL	184,000	08/29/1997	WD	03-ARM'S LENGTH	451:856	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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13 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17					
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SELL ROSALIND B (ELE) 22035 RIVER RIDGE TR FARMINGTON HILLS MI 48335	2024 Est TCV 596,450 TCV/TFA: 664.20					
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X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD				
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Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	H645 GENTL LOWER LEVEL	1 Units	320000.00000	100	FLR LOCATION			320,000
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	0.00 Total Acres					Total Est. Land Value =	320,000
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Tax Description	X Dirt Road							
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L308 P669 L451 P856/97 APARTMENT A-7	X Gravel Road							
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GENTLE WINDS CONDOMINIUM REC IN LIBER 190	X Paved Road							
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PAGE 548 SEC 14 T29N R14W.	X Storm Sewer							
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Comments/Influences	X Sidewalk							
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1ST FLOOR	X Water							
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	X Sewer							
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	X 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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	X Rolling							
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	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							
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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	160,000	138,200	298,200	118,981C
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TPC 12/07/2017 INSPECTED			2023	100,000	124,200	224,200	113,316C
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WAS 12/07/2007 INSPECTED			2022	70,000	125,800	195,800	107,920C
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			2021	70,000	111,900	181,900	104,473C
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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	Interior 1 Story Interior 2 Story 2nd/Same Stack 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			1	Class: C +10 Effec. Age: 27 Floor Area: 898 Total Base New : 140,263 Total Depr Cost: 102,389 Estimated T.C.V: 276,450		126 127	Treated Wood Treated Wood	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		Bsmnt Garage:			
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 140,263		E.C.F. X 2.700		Storage Area:		
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Depr Cost: 102,389		Estimated T.C.V: 276,450		No Conc. Floor:		
Room List		Doors	Solid	X	H.C.	(12) Electric			Total Base New : 140,263		E.C.F. X 2.700		Storage Area:		
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Depr Cost: 102,389		Estimated T.C.V: 276,450		Roof:		
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls C 10		Blt 1977		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:			Cls C 10		Blt 1977		
Insulation		Many X Ave. Few			(13) Plumbing			(11) Heating System: Forced Air w/ Ducts			Cls C 10		Blt 1977		
(2) Windows		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			Ground Area = 898 SF Floor Area = 898 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Cls C 10		Blt 1977		
X	Many Avg. X Avg. Few Large Avg. Small	(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Cls C 10		Blt 1977		
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 2 Fixture Bath Softener, Auto 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			Cls C 10		Blt 1977		
(3) Roof		(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			1 Story Siding Slab			Cls C 10		Blt 1977		
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Cls C 10		Blt 1977		
Asphalt Shingle		(10) Floor Support			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			Plumbing			Cls C 10		Blt 1977		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			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			Deck			Cls C 10		Blt 1977		
		Lump Sum Items: 1			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			Fireplaces			Cls C 10		Blt 1977		
		Lump Sum Items: 1			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			Notes:			Cls C 10		Blt 1977		
		Lump Sum Items: 1			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			Totals:			Cls C 10		Blt 1977		
		Lump Sum Items: 1			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			ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCY:			Cls C 10		Blt 1977		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLENDENING WALLACE H & AL	LHG INVESTMENT COMPANY	0	06/02/1986	WD	03-ARM'S LENGTH	264P255	OTHER	0.0
GLENDENING WALLACE H & AL	LHG INVESTMENT COMPANY	0	06/02/1986	QC	09-FAMILY		DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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15 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 17	2024 Est TCV 886,476 TCV/TFA: 447.72		
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Owner's Name/Address	LHG INVESTMENT COMPANY TANIELIAN MICHAEL E & SHARON A 25071 BAY CEDAR DR BONITA SPRINGS FL 34134	X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD		
Tax Description	L264 P255/86 APARTMENT A-8 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.	Public Improvements		* Factors *		
Comments/Influences	3 FLOOR UNIT: 2ND3RD&4TH	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth

				* Factors *			
				Description	Frontage	Depth	Rate %Adj. Reason
				H645 GENTL GENTLE WINDS	1 Units	420000.00000	100
				0.00 Total Acres			Total Est. Land Value =
							420,000

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

			Topography of Site				
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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	210,000	233,200	443,200			169,296C
2023	150,000	209,500	359,500			161,235C
2022	125,000	211,600	336,600			153,558C
2021	125,000	188,000	313,000			148,653C

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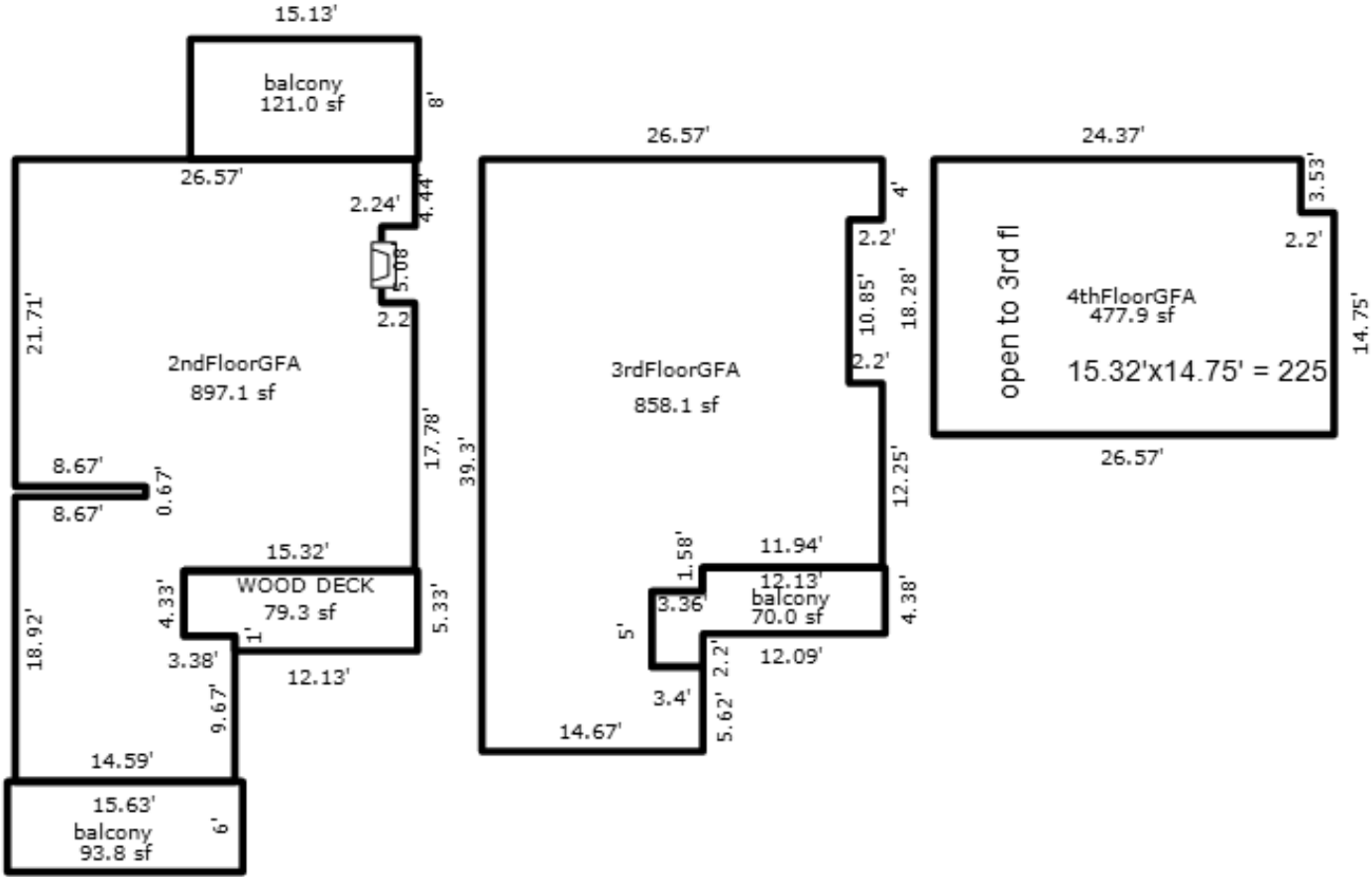
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:		
	Mobile Home			Wood	Coal	Steam		Cook Top					Interior 2 Story	126	Treated Wood
	Town Home	0		Forced Air w/o Ducts	Forced Air w/ Ducts			Garbage Disposal	2nd/Same Stack	127	Treated Wood	Exterior:			
	Duplex	0		Forced Hot Water	Electric Baseboard			Bath Heater	Exterior 1 Story	72	Wood Balcony	Brick Ven.:			
	A-Frame	(4) Interior		Forced Hot Water	Elec. Ceil. Radiant			Vent Fan	Exterior 2 Story			Stone Ven.:			
X	Wood Frame	Drywall		Electric Radiant (in-floor)	Electric Wall Heat			Hot Tub	Prefab 1 Story			Common Wall:			
		Paneled		Space Heater	Radiant (in-floor)			Unvented Hood	Prefab 2 Story			Foundation:			
	Building Style:	Trim & Decoration		Wall/Floor Furnace	Electric Wall Heat			Vented Hood	Heat Circulator			Finished ?:			
	CONDOMINIUM			Forced Heat & Cool	Space Heater			Intercom	Raised Hearth			Auto. Doors:			
	Yr Built	Ex	X	Heat Pump	No Heating/Cooling			Jacuzzi Tub	Wood Stove			Mech. Doors:			
	Remodeled	Ord		Central Air				Jacuzzi repl.Tub	Direct-Vented Ga			Area:			
	1977	Min		Wood Furnace				Oven	Class: C +10			% Good:			
	0	Size of Closets						Microwave	Effec. Age: 27			Storage Area:			
	Condition: Average	Lg	X	Central Air				Standard Range	Floor Area: 1,980			No Conc. Floor:			
		Ord		Wood Furnace				Self Clean Range	Total Base New : 236,681	E.C.F.		Bsmnt Garage:			
	Room List	Small						Sauna	Total Depr Cost: 172,769	X 2.700		Carport Area:			
	Basement	(5) Floors		(12) Electric				Trash Compactor	Estimated T.C.V: 466,476			Roof:			
	1st Floor	Kitchen:		0				Central Vacuum							
	2nd Floor	Other:		Amps Service				Security System							
	3 Bedrooms	Other:		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls C 10		Blt 1977			
	(1) Exterior			Ex.	X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof:							
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts		Ground Area = 792 SF Floor Area = 1980 SF.						
	Aluminum/Vinyl			Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73							
	Brick			(13) Plumbing			Building Areas		Stories Exterior Foundation Size		Cost New		Depr. Cost		
	Insulation			1	Average Fixture(s)			2.5 Story Siding Slab	792						
	(2) Windows	(7) Excavation		2	3 Fixture Bath			Other Additions/Adjustments		Total:		203,714 148,703			
	Many	Basement: 0 S.F.		1	2 Fixture Bath			Plumbing							
	Avg.	Crawl: 0 S.F.		Softener, Auto			Average Fixture(s)		1	1,518		1,108			
	Few	Slab: 792 S.F.		Softener, Manual			3 Fixture Bath		1	4,777		3,487			
	Large	Height to Joists: 0.0		No Plumbing			2 Fixture Bath		1	3,197		2,334			
	X Avg.			Extra Toilet			Deck								
	X Avg.			Extra Sink			Treated Wood		126	3,142		2,294			
	Small			Separate Shower			Treated Wood		127	3,160		2,307			
	Wood Sash	(8) Basement		Ceramic Tile Floor			Balcony								
	Metal Sash	Conc. Block		Ceramic Tile Wains			Wood Balcony		72	2,997		2,188			
	Vinyl Sash	Poured Conc.		Ceramic Tub Alcove			Water/Sewer								
	Double Hung	Stone		Vent Fan			Public Water		1	1,536		1,121			
	Horiz. Slide	Treated Wood					Public Sewer		1	1,536		1,121			
	Casement	Concrete Floor					Built-Ins								
	Double Glass	(9) Basement Finish					Appliance Allow.		1	2,845		2,077			
	Patio Doors						Fireplaces								
	Storms & Screens						Prefab 2 Story		1	3,259		2,379			
	(3) Roof	(10) Floor Support					Lump Sum Items								
X	Gable	Recreation SF					END UNIT								
	Hip	Living SF					Notes: END UNIT								
	Flat	Walkout Doors (B)					ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCV:						466,476		
	Gambrel	No Floor SF													
	Mansard	Walkout Doors (A)													
	Shed														
X	Asphalt Shingle	Joists:													
		Unsupported Len:													
	Chimney: Brick	Cntr.Sup:													

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



**BUILDING A**



UNIT 8

UNIT 8

UNIT 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.
BLOUNT	DAVENPORT	128,000	08/13/1992	WD	03-ARM'S LENGTH	346:966	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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17 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17					
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DAVENPORT RICHARD 439 UNIVERSITY PLACE GROSSE POINTE MI 48230	2024 Est TCV 594,547 TCV/TFA: 668.78					
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	X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD			
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	Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	H645 GENTL LOWER LEVEL			1 Units	320000.00000	100	FLR LOCATION	320,0
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	0.00 Total Acres				Total Est. Land Value =		320,000
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Tax Description	X	Dirt Road						
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L300 P716 L302 P849 L346 P966-967/92	X	Gravel Road						
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APARTMENT B-9 GENTLE WINDS CONDOMINIUM	X	Paved Road						
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REC IN LIBER 190 PAGE 548 SEC 14 T29N	X	Storm Sewer						
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R14W.	X	Sidewalk						
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Comments/Influences	X	Water						
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1ST FLOOR, SOUTH BLDG "B"	X	Sewer						
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	X	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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	X	Rolling						
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		Low						
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	X	High						
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		Landscaped						
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		Swamp						
--	--	-------	--	--	--	--	--	--

		Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
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		Flood Plain						
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	160,000	137,300	297,300	118,981C
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TPC 12/07/2017 INSPECTED			2023	100,000	123,400	223,400	113,316C
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WAS 12/07/2007 INSPECTED			2022	70,000	124,900	194,900	107,920C
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			2021	70,000	111,200	181,200	104,473C
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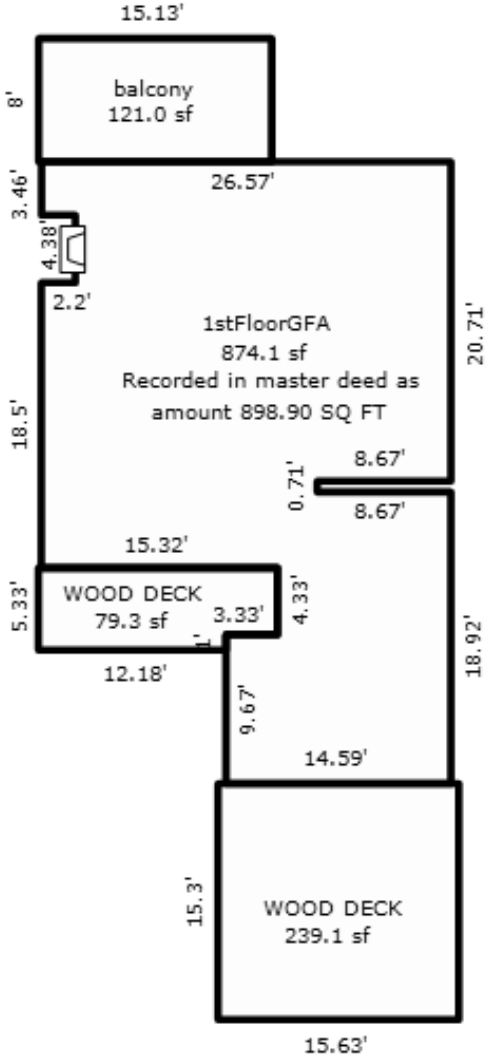
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family 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 126 127	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +10 Effec. Age: 27 Floor Area: 889 Total Base New : 139,307 Total Depr Cost: 101,684 Estimated T.C.V: 274,547	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric								
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls		C	10			
Condition: Average		Size of Closets		Lg	X	Ord	Small	Ex. X Ord. Min		Exterior Units: 1 Interior Units: 0 Roof:							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Ground Area = 889 SF Floor Area = 889 SF.								
(1) Exterior		(6) Ceilings		(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		Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 889 S.F. Height to Joists: 0.0			(14) Water/Sewer			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1 Story Siding Slab 889			Other Additions/Adjustments		Total: 112,534 82,140					
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish			Lump Sum Items: 1			Plumbing		Average Fixture(s) 1 1,518 1,108 3 Fixture Bath 1 4,777 3,487						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items: 1			Deck			Average Fixture(s)		1 1,518 1,108					
(3) Roof		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			Treated Wood 126 3,142 2,294 Treated Wood 127 3,160 2,307			Water/Sewer		Public Water 1 1,536 1,121 Public Sewer 1 1,536 1,121					
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 2,845 2,077						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1			Fireplaces			Prefab 2 Story 1 3,259 2,379							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1			Notes:			Lump Sum Items END UNIT		Totals: 5,000 3,650					
							ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCY:			274,547							

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

**BUILDING B**



**UNIT 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.
LAIRD JOHN & ALPERN ANN	LAIRD JOHN E & ALPERN ANN	1	03/26/2019	QC	03-ARM'S LENGTH	1356P477	PROPERTY TRANSFER	0.0
OMALLEY RICHARD F & GALLA	LAIRD JOHN & ALPERN ANN	650,000	11/08/2017	WD	03-ARM'S LENGTH	1312P532	PROPERTY TRANSFER	100.0
BENDER	OMALLEY	645,000	06/28/2002	WD	03-ARM'S LENGTH	652:298	OTHER	0.0

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

Owner's Name/Address	MAP #: 17
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LAIRD JOHN E & ALPERN ANN TRUST 311 WINDYCREST DR ANN ARBOR MI 48105-3014	2024 Est TCV 945,709 TCV/TFA: 423.70
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X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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H645 GENTL GENTLE WINDS	1	Units	420000.00000	100				420,0
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0.00 Total Acres Total Est. Land Value =								420,000
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Tax Description	X	Improvements
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L261 P188/86 L285 P155/88 L652 P298/02 APARTMENT B-10 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk
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Comments/Influences	X	Improvements
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3 FLOOR UNIT: 2ND3RD&4TH	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities 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
--------

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	210,000	262,900	472,900			374,995C
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2023	150,000	236,100	386,100			357,139C
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2022	125,000	238,400	363,400			340,133C
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2021	125,000	211,700	336,700			329,268C
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Who	When	What
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TPC	12/07/2017	INSPECTED
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WAS	12/07/2007	INSPECTED
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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			1	Class: C +10 Effec. Age: 25 Floor Area: 2,232 Total Base New : 259,626 Total Depr Cost: 194,707 Estimated T.C.V: 525,709		126 127 72	Treated Wood Treated Wood 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	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls		C	10	Blt	1977		
1977	2015						Ex.	X	Ord.		Exterior Units: 1	Interior Units: 0	Roof:						
Condition: Average		Size of Closets		No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 893 SF		Floor Area = 2232 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Room List		Doors		Solid	X	H.C.	Many	X	Ave.		Few	(13) Plumbing			Building Areas				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			3 Fixture Bath			2.5 Story		Siding	Slab	893					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,518	1,138	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 893 S.F. Height to Joists: 0.0		2 Fixture Bath			Softener, Auto			Deck		Treated Wood		126	3,142	2,356			
X	Insulation	(7) Excavation		2 Fixture Bath			Softener, Manual			Treated Wood		127	3,160	2,370					
(3) Roof		(8) Basement		3 Fixture Bath			Solar Water Heat			Balcony		Wood Balcony		72	2,997	2,248			
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No Plumbing			Water/Sewer		Public Water		1	1,536	1,152		
(3) Roof		(9) Basement Finish		14) Water/Sewer			No Plumbing			Built-Ins		Public Sewer		1	1,536	1,152			
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			Average Fixture(s)			Appliance Allow.		Fireplaces		1	3,259	2,444		
X		Asphalt Shingle	(10) Floor Support		Lump Sum Items: 1			3 Fixture Bath			Prefab 2 Story		Lump Sum Items		END UNIT				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1			No Plumbing			Notes: END UNIT		E.C.F. H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCV:		5,000		3,750			
										Totals:		259,626		194,707					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POMEROY RICHARD & BONNIE	GIERAK JOHN L & DONA A	349,000	03/09/2017	WD	03-ARM'S LENGTH	1289P759	PROPERTY TRANSFER	100.0
HARTY KEVIN S TRUST	POMEROY RICHARD & BONNIE	310,500	09/11/2013	WD	03-ARM'S LENGTH	1179P264	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
21 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GIERAK JOHN L & DONA A 19305 AFTON RD HIGHLAND PARK MI 48203	MAP #: 17					
	2024 Est TCV 606,305 TCV/TFA: 675.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L228 P249 L305 P76 L551 P813 L551 P814 APARTMENT B-11 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			* Factors *								
			H645 GENTL LOWER LEVEL 1 Units 320000.00000 100 320,0								
			0.00 Total Acres Total Est. Land Value = 320,000								

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
1ST FLOOR SOUTH BLDG "B"	X	Level	2024	160,000	143,200	303,200			209,669C
	X	Rolling	2023	100,000	129,000	229,000			199,685C
	X	Low	2022	70,000	131,000	201,000			190,177C
	X	High	2021	70,000	117,000	187,000			184,102C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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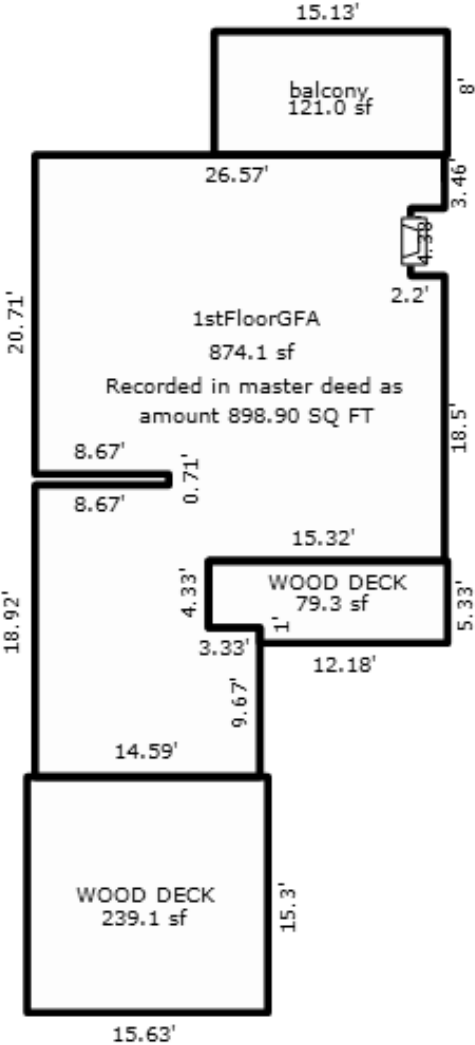
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 126 127	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior 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 +10 Effec. Age: 27 Floor Area: 898 Total Base New : 145,263 Total Depr Cost: 106,039 Estimated T.C.V: 286,305	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		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 898 SF Floor Area = 898 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73		
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		Building Areas Stories Exterior Foundation Size 1 Story Siding Slab 898		Cost New		Depr. Cost		
1977	2004	Size of Closets		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Water Public Sewer		1 1,518 1,108 1 4,777 3,487 126 3,142 2,294 127 3,160 2,307 1 1,536 1,121 1 1,536 1,121		10,000 7,300		106,039		
Condition: Average		Lg X Ord Small		Lump Sum Items: 1			Notes: ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCY:		1 2,845 2,077 1 3,259 2,379		Totals: 145,263		286,305		
Room List		Doors Solid X H.C.													
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 898 S.F. Height to Joists: 0.0													
(2) Windows		Many Avg. X Avg. Large Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

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

**BUILDING B**



**UNIT 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.
GREDEN JOHN F & GREDED RE	GREDED JOHN F & GREDED RE	0	03/08/2021	WD	09-FAMILY	2021002107	PROPERTY TRANSFER	0.0
VALADE AMY E	GREDED JOHN F & GREDED RE	615,000	09/30/2019	WD	03-ARM'S LENGTH	2019005552	PROPERTY TRANSFER	100.0
VALADE AMY ELIZABETH	VALADE AMY E	1	05/21/2018	QC	09-FAMILY	1363P756	PROPERTY TRANSFER	0.0
ARMSTRONG-MICHIGAN LLC	VALADE AMY E	670,000	05/28/2002	WD	03-ARM'S LENGTH	646:769	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
23 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
GREDED JOHN F & GREDED RENEE M 2015 WOODSIDE RD ANN ARBOR MI 48104	2024 Est TCV 898,791 TCV/TFA: 453.93					

	X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD			
	Public Improvements		* Factors *			
Tax Description	Description	Frontage	Depth	Front	Rate %Adj.	Reason Value
L589 P836 L595 P815/820/825/30 L646 P768/02 L646 P769/02 UNIT 12 (APARTMENT B-12) GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGES 548-587 SEC 14 T29N R14W.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.					
Comments/Influences						
3 FLOOR UNIT: 2ND3RD&4TH						
	Topography of Site					
	X 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
2024	210,000	239,400	449,400			360,796C
2023	150,000	214,700	364,700			343,616C
2022	125,000	216,300	341,300			327,254C
2021	125,000	191,800	316,800			316,800S

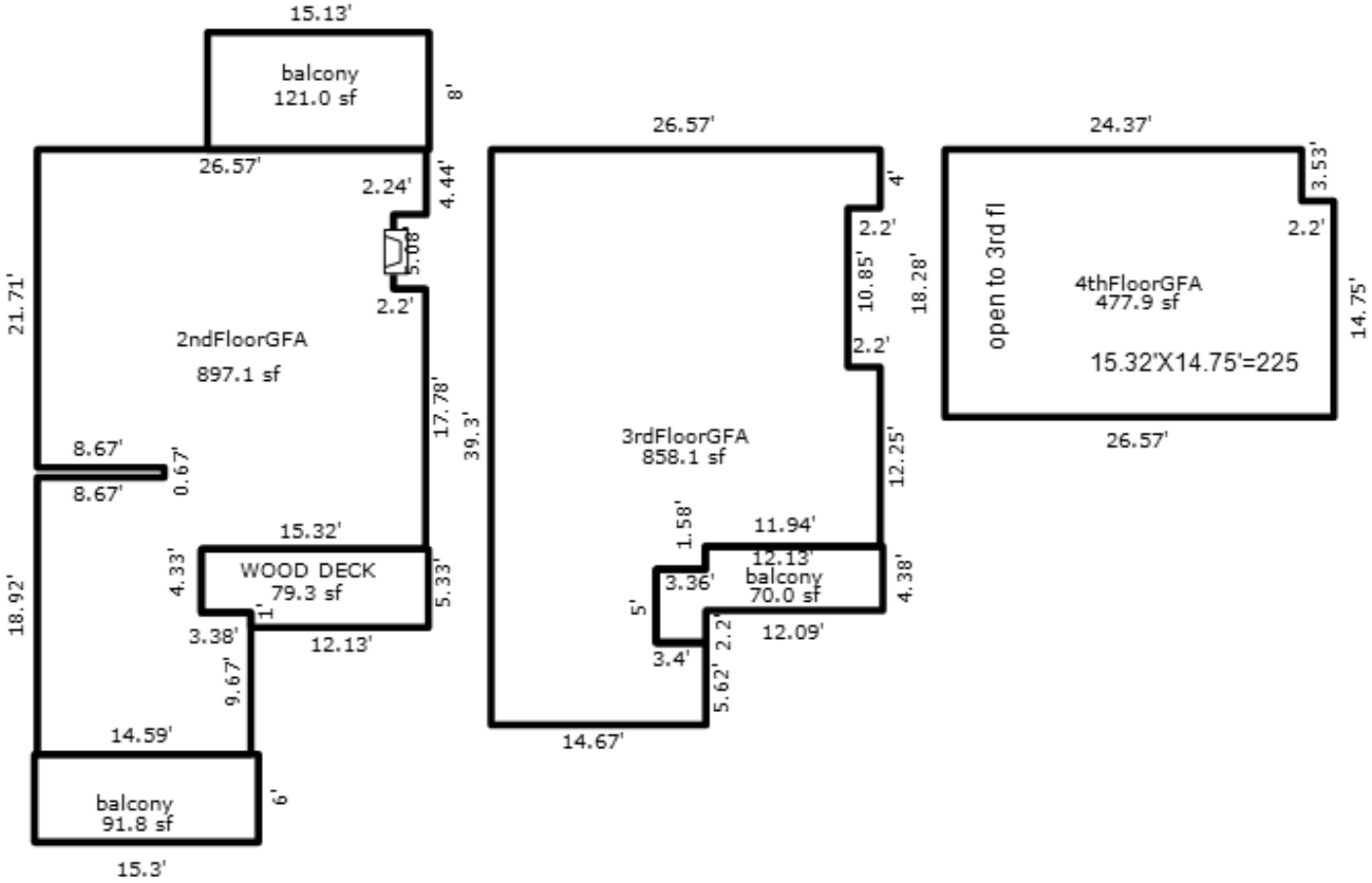
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 126 127 72	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +10 Effec. Age: 25 Floor Area: 1,980 Total Base New : 236,459 Total Depr Cost: 177,330 Estimated T.C.V: 478,791	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1977	Remodeled 2015	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM								
Condition: Average		Lg	X	Ord	Small	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof:								
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
Basement	1st Floor	(5) Floors		(12) Electric			Many X Ave. Few			Ground Area = 792 SF Floor Area = 1980 SF.							
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		0 Amps Service			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. X Ord. Min			3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost							
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 792 S.F. Height to Joists: 0.0		1 Average Fixture(s)			2 Fixture Bath			2.5 Story Siding Slab 792							
(2) Windows		(8) Basement		3 3 Fixture Bath			Softener, Auto			Total: 203,714 152,772							
X	Many Avg. X Avg. Large Few Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath			Softener, Manual			Other Additions/Adjustments							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		1 Solar Water Heat			No Plumbing			Plumbing							
(3) Roof		(10) Floor Support		1 Extra Toilet			Solar Water Heat			Average Fixture(s) 1 1,518 1,138							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Extra Sink			No Plumbing			3 Fixture Bath 2 9,555 7,166						
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1 Extra Shower			Extra Toilet			2 Fixture Bath 1 3,197 2,398							
Chimney: Brick		Lump Sum Items:		1 Separate Shower			Extra Sink			Deck							
				1 Ceramic Tile Floor			Extra Sink			Treated Wood 126 3,142 2,356							
				1 Ceramic Tile Floor			Separate Shower			Treated Wood 127 3,160 2,370							
				1 Ceramic Tile Wains			Ceramic Tile Floor			Balcony							
				1 Ceramic Tub Alcove			Ceramic Tile Floor			Wood Balcony 72 2,997 2,248							
				1 Vent Fan			Ceramic Tub Alcove			Water/Sewer							
				1 Vent Fan			Vent Fan			Public Water 1 1,536 1,152							
				1 Vent Fan			Vent Fan			Public Sewer 1 1,536 1,152							
				1 Vent Fan			Vent Fan			Built-Ins							
				1 Vent Fan			Vent Fan			Appliance Allow. 1 2,845 2,134							
				1 Vent Fan			Vent Fan			Fireplaces							
				1 Vent Fan			Vent Fan			Prefab 2 Story 1 3,259 2,444							
				1 Vent Fan			Vent Fan			Totals: 236,459 177,330							
				1 Vent Fan			Vent Fan			Notes:							
				1 Vent Fan			Vent Fan			ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.700 => TCV: 478,791							

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

**BUILDING B**



UNIT 12

UNIT 12

UNIT 12

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YAMSHON DANIEL & LESLIE	LESLIE YAMSHON TRUST	0	05/08/2005	OTH	33-TO BE DETERMINED		REALTOR	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
25 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
YAMSHON LESLIE TRUST 2513 PARK PLACE EVANSTON IL 60201	MAP #: 17	2024 Est TCV 596,450 TCV/TFA: 664.20				

	X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			H645 GENTL LOWER LEVEL	1 Units	320000.00000	100 320,0
			0.00 Total Acres Total Est. Land Value =			320,000

Tax Description  
L217 P786/80 L276 P522/87 L856 P513/05  
APARTMENT B-13 GENTLE WINDS CONDOMINIUM  
REC IN LIBER 190 PAGE 548 SEC 14 T29N  
R14W.

Comments/Influences  
1ST FLOOR SOUTH BLDG "B"

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- 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



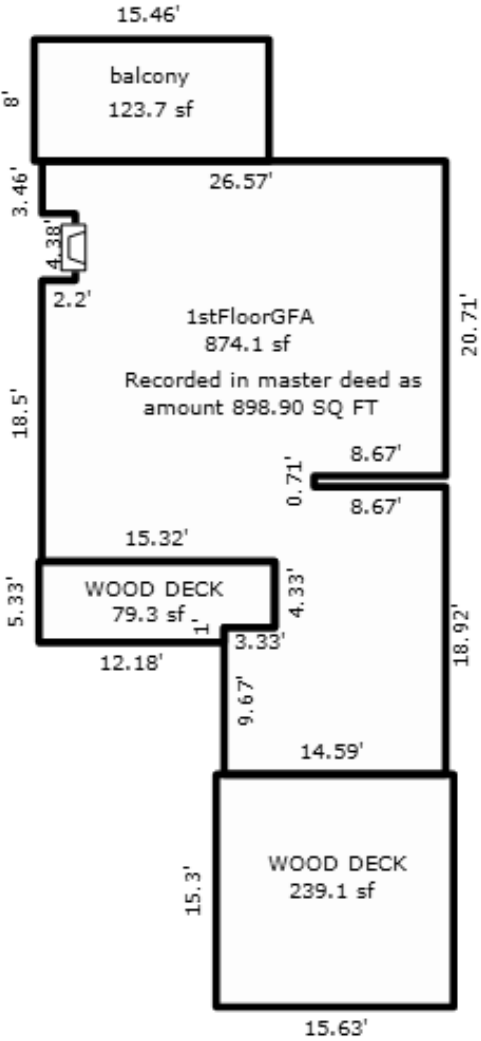
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	160,000	138,200	298,200			118,981C
2023	100,000	124,200	224,200			113,316C
2022	70,000	125,800	195,800			107,920C
2021	70,000	111,900	181,900			104,473C

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**BUILDING B**



**UNIT 13**

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GENTLE WINDS 14 LLC	LEWIS JAMES W & NANCY J	10	03/31/2023	QC	09-FAMILY	2023001399	PROPERTY TRANSFER	0.0
BATES	GENTLE WINDS LLC#14	405,000	01/20/2000	WD	03-ARM'S LENGTH	534:468	OTHER	0.0
THOMPSON	BATES	210,000	09/03/1993	WD	03-ARM'S LENGTH	370:236	OTHER	0.0
THOMPSON	BATES	210,000	09/03/1903	WD	03-ARM'S LENGTH	370:236	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
27 GENTLE WINDS	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/20/2024	PE24-0094	
	P.R.E. 100% 04/19/2023		Plumbing	02/13/2024	PP24-0049	
Owner's Name/Address	MAP #: 17		Plumbing	12/08/2021	PP21-0388	100% FINIS
LEWIS JAMES W & NANCY J PO BOX 201 GLEN ARBOR MI 49636	2024 Est TCV 897,878 TCV/TFA: 453.47		Electrical	04/26/2019	PE19-0177	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L370 P236 L534 P468/00 APARTMENT B-14 GENTLE WINDS CONDOMINIUM REC IN LIBER 190 PAGE 548 SEC 14 T29N R14W.	X		H645 GENTL	GENTLE	WINDS	1	Units	420000.00000	100	420,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 420,000							

3 FLOOR UNIT: 2ND3RD&4TH	X	Public Improvements	
		Dirt Road	Gravel Road
	X	Paved Road	
	X	Storm Sewer	
	X	Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
		Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	210,000	238,900	448,900			208,166C
X Rolling	2023	150,000	214,600	364,600			198,254C
X Low	2022	125,000	216,800	341,800			188,814C
X High	2021	125,000	192,600	317,600			182,783C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

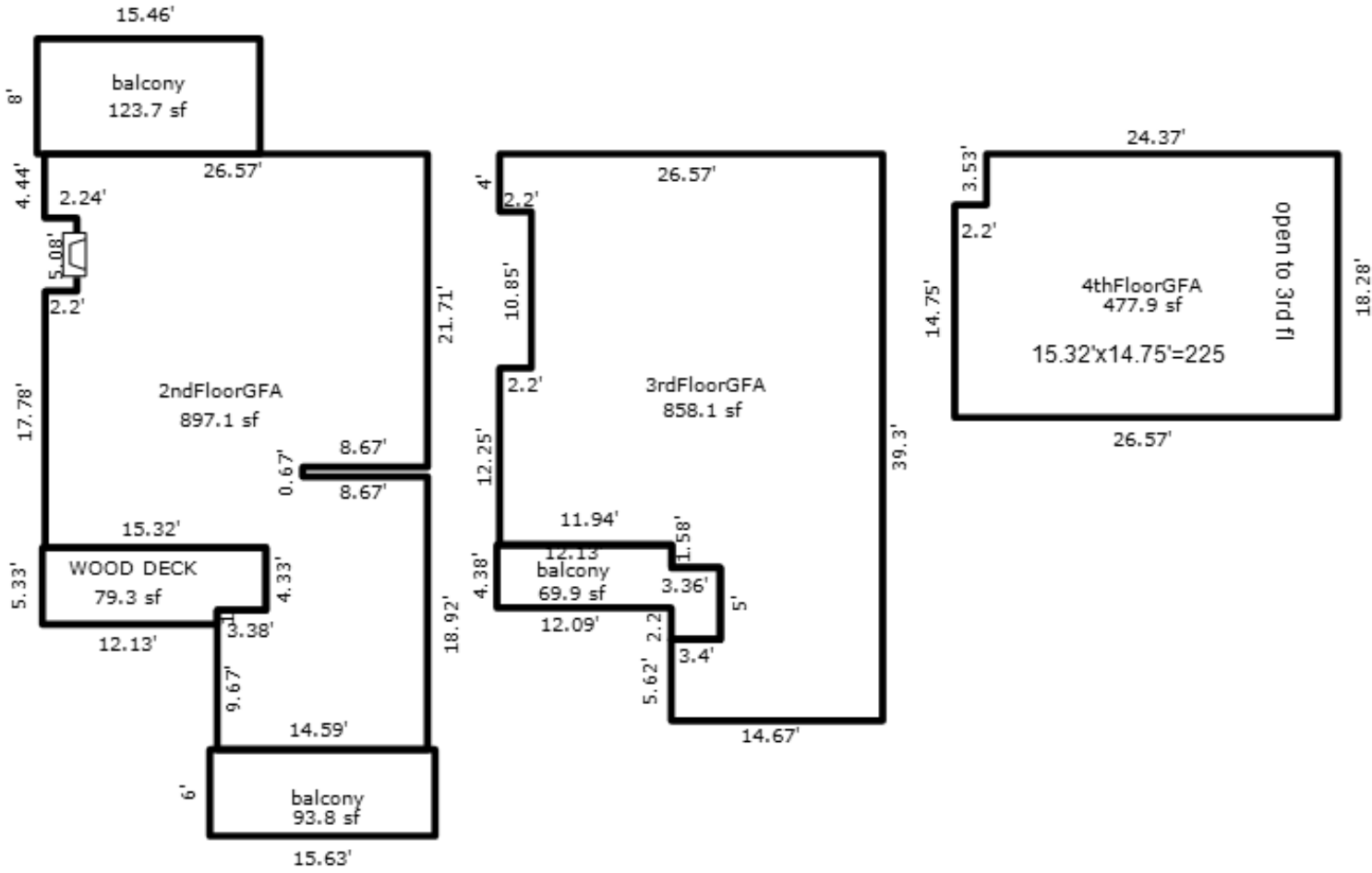
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/07/2019	INSPECTED	2023	150,000	214,600	364,600			198,254C
TPC	12/07/2017	INSPECTED	2022	125,000	216,800	341,800			188,814C
WAS	12/07/2007	INSPECTED	2021	125,000	192,600	317,600			182,783C

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



**BUILDING B**



UNIT 14

UNIT 14

UNIT 14

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GAGNE OLIVER H & MARGARET	ADLER BARRY & LYNN	0	12/20/2011	WD	03-ARM'S LENGTH	1106P711-712	DEED	0.0				
GAGNE OLIVER H & MARGRET	ADLER BARRY & LYNN	800,000	11/12/2010	MLC	33-TO BE DETERMINED	2010-1068-741M	OTHER	100.0				
DUMAS	GAGNE	10,000	11/10/2010	OTH	33-TO BE DETERMINED	2010-1068-7350	DEED	0.0				
GAGNE OLIVER H & MARGRET		0	09/19/2007	QC	09-FAMILY	956/900	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5265 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/06/2018	PM18-0790	100% FINIS				
		P.R.E. 100% 03/08/2018		Electrical		11/01/2018	PE18-0674	100% FINIS				
Owner's Name/Address		MAP #: 50		Res. Garage Detached		10/25/2018	PB18-0622	100% FINIS				
ADLER BARRY & LYNN 5265 NORTHWOOD DR GLEN ARBOR MI 49636		2024 Est TCV 4,869,725 TCV/TFA: 1476.1		ADDITION/ALTERATION		10/17/2018	LU18-32	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L180 P511&512/75 L227 P937/81 LOT 1 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.		Gravel Road		GRADE A 19000	110.00	600.00	0.9765	1.0466	19000	100		2,135,962
Comments/Influences		Paved Road		110 Actual Front Feet, 1.51 Total Acres					Total Est. Land Value =		2,135,962	
02/20/2006 LIFE ESTATE ON THIS PROPERTY.		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Residential Local Cost Land Improvements								
		Sewer		Description				Rate	Size	% Good	Cash Value	
		Electric		LAND IMPROVEMENTS 10				10,000.00	5	100	50,000	
		Gas		Total Estimated Land Improvements True Cash Value =						50,000		
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		X Low										
		High										
		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		
		Who When What		2024	1,068,000	1,366,900	2,434,900			1,130,185C		
		TPC 12/26/2018 INSPECTED		2023	899,400	1,034,000	1,933,400			1,076,367C		
		TPC 06/12/2013 INSPECTED		2022	809,400	850,100	1,659,500			1,025,112C		
		TPC 11/21/2012 INSPECTED		2021	809,400	824,500	1,633,900			992,364C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMAS THOMAS W & DARLA G	GAGNE	10,000	11/10/2010	OTH	33-TO BE DETERMINED	2010-1068-735	DEED	0.0
HOLDEN	DUMAS	475,000	10/12/1995	WD	03-ARM'S LENGTH	412:332	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5243 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/03/2021	PM21-0087	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	01/27/2016	PM16-0063	100% FINIS
DUMAS THOMAS W & DARLA G 173 ARBOR COVE FORT WAYNE IN 46845-0032	MAP #: 50		Plumbing	01/21/2016	PP16-0015	100% FINIS
	2024 Est TCV 3,733,444 TCV/TFA: 1023.7		Res. Add/Alter/Repair	09/29/2015	PB15-0371	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			Description	Frontage	Depth	Rate %Adj.	Reason	Value		
L412 P332/95 LOT 2 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.	X		GRADE A 19000	124.00	550.00	0.9476	1.0241	19000	100	2,286,483
Comments/Influences			124 Actual Front Feet, 1.57 Total Acres				Total Est. Land Value =			2,286,483

Comments/Influences	X	Improved	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X		D/W/P: Asphalt Paving	3.71	3500	0	0
			Residential Local Cost Land Improvements				
	X		Description	Rate	Size % Good	Cash Value	
			Gas	7,500.00	1	100	7,500
			LAND IMPROVEMENTS 75				
			Total Estimated Land Improvements True Cash Value =				7,500

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
Level	X			Rolling					
Low				High					
Landscaped				Swamp					
Wooded	X			Pond					
Waterfront	X			Ravine					
Wetland									
Flood Plain									



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	1,143,200	723,500	1,866,700			557,279C
TPC 05/18/2016	INSPECTED		2023	962,700	545,000	1,507,700			530,742C
TPC 01/04/2016	INSPECTED		2022	890,800	446,300	1,337,100			505,469C
TPC 12/07/2011	INSPECTED		2021	890,800	464,200	1,355,000			489,322C

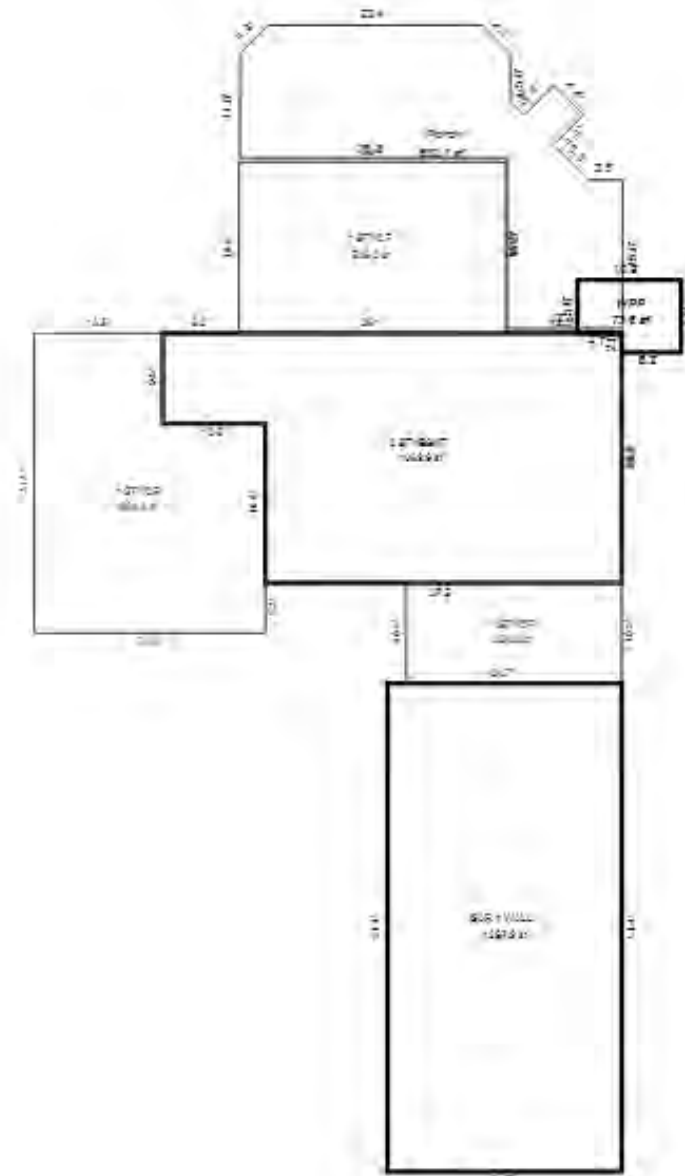
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: 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: 1268 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall X 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			129 WPP 632 WPP 73 WPP 60 Treated Wood 90 Brzwy, FW			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 3,647 Total Base New : 738,188 Total Depr Cost: 553,639 Estimated T.C.V: 1,439,461			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Ex		X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls BC		Blt 1978		
1978	200	2016	Lg		X	Ord	Small	150 Amps Service			11) Heating System: Forced Heat & Cool						
Condition: Average		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 2498 SF							
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			Many			Floor Area = 3647 SF.							
Basement	4 1st Floor	3 2nd Floor	4 Bedrooms	Other:			X Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Ord.			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Min			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Insulation	(7) Excavation		Basement: 1753 S.F. Crawl: 745 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1,089 2 Story Siding 239 1 Story Siding 664 1 Story Siding 506 1 Story Siding 60							
(2) Windows		Many Avg. X Large Avg. X Small		(8) Basement			14) Water/Sewer			Other Additions/Adjustments							
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer 82 3,933 2,950 Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 3 21,076 15,807 Water/Sewer 2000 Gal Septic 1 11,381 8,536 Water Well, 50 Feet 1 3,004 2,253			Porches WPP 129 4,466 3,349 WPP 632 13,974 10,480 WPP 73 3,317 2,488 Deck Treated Wood 60 2,132 1,599							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 2000 Gal Septic			Water Well			Common Wall: 1 Wall 1 -3,205 -2,404						
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: 12 Cntr.Sup:			Deck			<<<<< 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\*\*\*

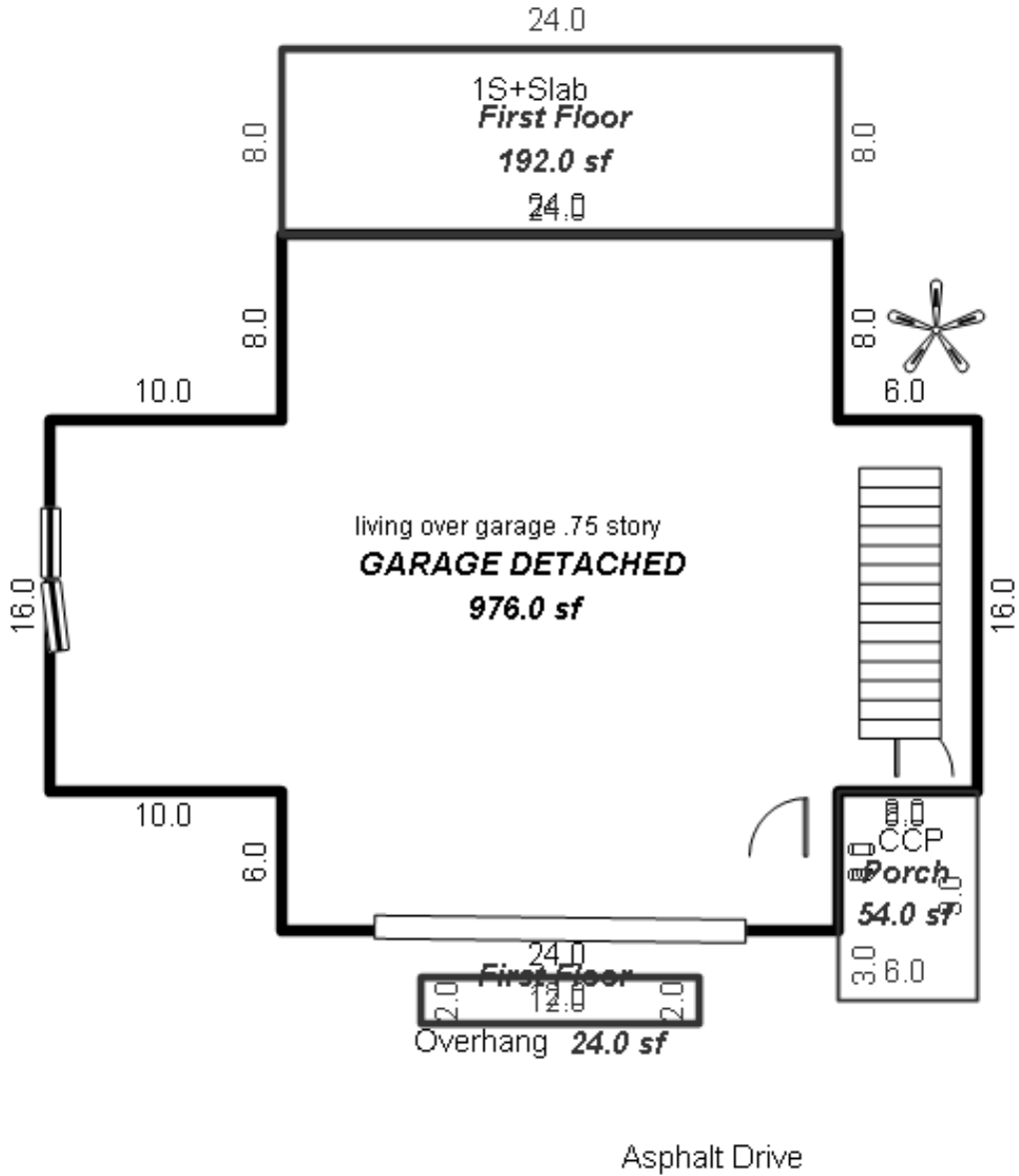






Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 54	Type CCP (1 Story)	Year Built: 200 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 976 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.600	Bsmnt Garage:	Carport Area: 192 Roof: Comp.Shingle				
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: B Effec. Age: 25 Floor Area: 732 Total Base New : 176,464 Total Depr Cost: 132,347 Estimated T.C.V: 344,102	
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY			Cls B			Blt 2000					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 0 SF			Floor Area = 732 SF.					
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		0 Amps Service			0.75 Story Siding Overhang			Total: 85,693 64,270								
Building Style: 1.75 STORY		Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
Yr Built 2000		Lg Ord Small		Many Ave. Few			Water/Sewer			1000 Gal Septic			1 3,407 2,555					
Remodeled 0		Doors Solid H.C.		(13) Plumbing			Porches			CCP (1 Story)			1 6,288 4,716					
Condition: Average		(5) Floors		1 Average Fixture(s)			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 976 66,544 49,908					
Room List		Kitchen: Other: Other:		1 3 Fixture Bath			Carports			Door Opener 1 787 590			Appliance Allow. 1 7,043 5,282					
Basement		(6) Ceilings		2 Fixture Bath			Carports			Comp.Shingle 192 4,374 3,280			Totals: 176,464 132,347					
1st Floor		No. of Elec. Outlets		Softener, Auto			Notes: GAME ROOM			ECF (4080 BIG GLEN) 2.600 => TCV: 344,102								
2nd Floor		Many Ave. Few		Softener, Manual														
Bedrooms		(7) Excavation		No Plumbing														
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet														
Wood/Shingle		(8) Basement		Extra Sink														
Aluminum/Vinyl		Conc. Block Poured Conc. Stone		Separate Shower														
Brick		Treated Wood Concrete Floor		Ceramic Tile Floor														
Insulation		(9) Basement Finish		Ceramic Tile Wains														
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tub Alcove Vent Fan														
Many Avg. Few		Large Avg. Small		(14) Water/Sewer														
Wood Sash		(10) Floor Support		Public Water														
Metal Sash		Joists: Unsupported Len: Cntr.Sup:		Public Sewer														
Vinyl Sash				Water Well														
Double Hung				1 1000 Gal Septic														
Horiz. Slide				2000 Gal Septic														
Casement				Lump Sum Items:														
Double Glass																		
Patio Doors																		
Storms & Screens																		
(3) Roof																		
Gable																		
Hip																		
Flat																		
Asphalt Shingle																		
Chimney:																		

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



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







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

Property Address      Class: RESIDENTIAL-IMPRO      Zoning: R-2 (      Building Permit(s)      Date      Number      Status

5195 W NORTHWOOD DR      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 0%      MAP #: 50      2024 Est TCV 2,464,610 TCV/TFA: 1467.0

Owner's Name/Address      X Improved      Vacant      Land Value Estimates for Land Table 4080.4080 BIG GLEN

TRAMITZ SALLY A DECLARATION OF TRUST      Public Improvements      \* Factors \*

6147 S WEST-BAY SHORE DR      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

TRAVERSE CITY MI 49684-9565      GRADE A 19000      113.28      353.01      0.9693      0.9167      19000      100           1,912,337

Tax Description      113 Actual Front Feet, 0.92 Total Acres      Total Est. Land Value =      1,912,337

L256 P575 L403 P864/95 LOT 4 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.      Land Improvement Cost Estimates      Description      Rate      Size % Good      Cash Value

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



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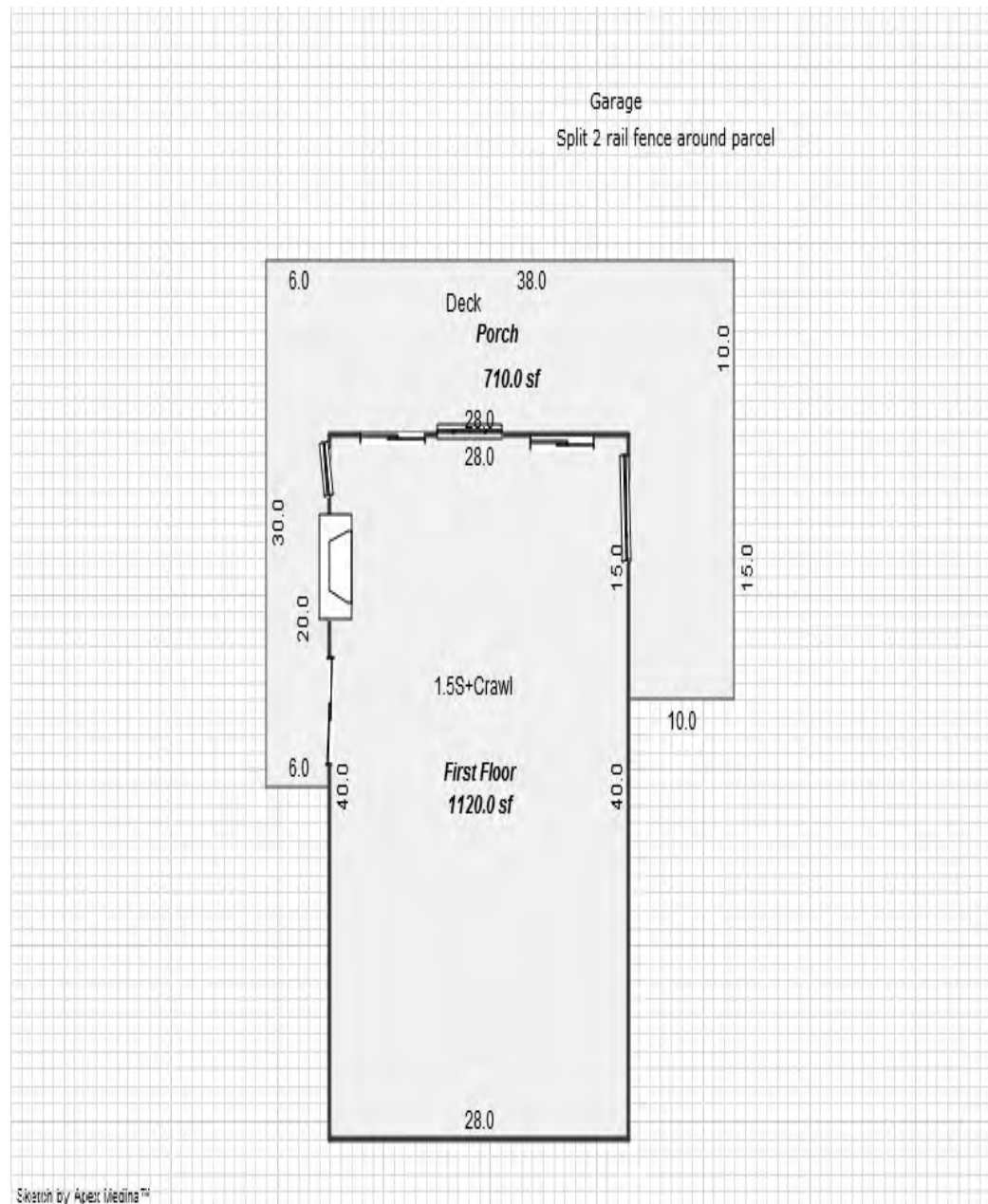
Who      When      What      Year      Land Value      Building Value      Assessed Value      Board of Review      Tribunal/ Other      Taxable Value

WAS 10/25/2008 INSPECTED      2024      956,200      276,100      1,232,300                335,045C

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

Building Type		(3) Roof (cont.)		(11) Heating/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 710	Type WPP	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 30 Floor Area: 1,680 Total Base New : 302,074 Total Depr Cost: 211,451 Estimated T.C.V: 549,773		E.C.F. X 2.600		Bsmnt Garage:				
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls BC		Blt 1975			
Yr Built 1975	Remodeled 1990	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg	X	Ord	Small	150 Amps Service		Exterior		Foundation		Total:				
Room List		Doors	Solid	X	H.C.	(12) Electric			1.5 Story		Siding		Crawl Space		Total: 240,601 168,420			
Basement 4 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Vinyl Other: Carpeted			100 Ex. X Ord. Min			Plumbing		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		3 Fixture Bath		2 Fixture Bath		Softener, Auto		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		3 Fixture Bath		Softener, Manual		Solar Water Heat		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1120 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces		
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 1120 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces	
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) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces		
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			1000 Gal Septic Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces		
Chimney: Brick		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			1000 Gal Septic Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces		
<p>Notes:</p> <p>Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 200 10,330 7,231 Totals: 302,074 211,451</p> <p>ECF (4080 BIG GLEN) 2.600 =&gt; TCv: 549,773</p>																		

\*\*\* 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.
HOENECKE GRETCHEN R TRUST	HOENECKE GRETCHEN R TRUST	0	12/21/1992	WD	09-FAMILY	356P732	OTHER	0.0
HOENECKE GRETCHEN R	HOENECKE GRETCHEN R TRUST	0	04/12/1988	QC	09-FAMILY	287P209	OTHER	0.0

Property Address: 5157 W NORTHWOOD DR  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: HOENECKE GRETCHEN R TRUST  
 14155 S COPPER CREEK DR  
 OLATHE KS 66062  
 2024 Est TCY 4,051,370 TCY/TFA: 1057.5

Land Value Estimates for Land Table 4080.4080 BIG GLEN

X Improved Vacant \* Factors \*

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

GRADE A 19000 200.00 365.00 0.8409 0.9243 19000 100 2,953,635  
 200 Actual Front Feet, 1.68 Total Acres Total Est. Land Value = 2,953,635

Tax Description: L287 P208 L356 P732-734/93 LOTS 5 & 6  
 PLAT OF GLEN ACRES SUBDIVISION. SEC 26  
 T29N R14W.

Comments/Influences: Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Wood Frame 42.52 80 50 1,701

Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value

LAND IMPROVEMENTS 5 5,000.00 1 100 5,000

Total Estimated Land Improvements True Cash Value = 6,701

Topography of Site

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

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

2024 1,476,800 548,900 2,025,700 491,899C

2023 1,243,600 417,700 1,661,300 468,476C

2022 1,305,800 342,000 1,647,800 446,168C

2021 1,305,800 349,600 1,655,400 431,915C

Who When What: TPC 02/10/2011 INSPECTED WAS 10/25/2007 INSPECTED

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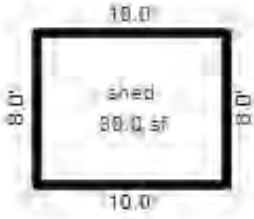
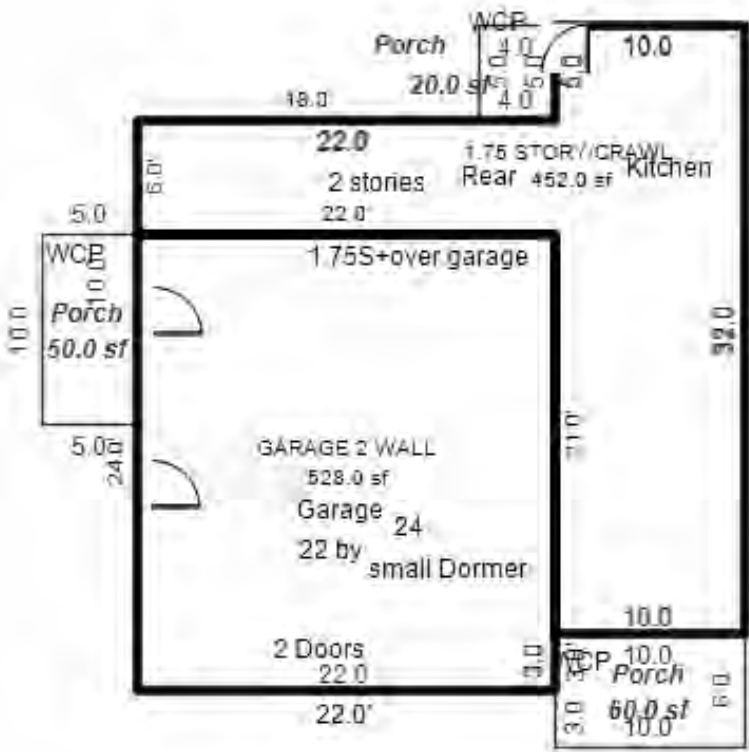
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 450 329 156	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	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall	Plaster		Trim & Decoration		Class: C +10 Effec. Age: 35 Floor Area: 3,040 Total Base New : 479,130 Total Depr Cost: 311,495 Estimated T.C.V: 809,887		E.C.F. X 2.600		Cls C 10 Blt 1974			
Yr Built 1974	Remodeled 1986	X	Ex	Ord	Min	Size of Closets		Central Air Wood Furnace		E.C.F. X 2.600		Cls C 10 Blt 1974			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		E.C.F. X 2.600		Cls C 10 Blt 1974			
Room List		Doors	Solid	X	H.C.	(12) Electric		Ground Area = 3040 SF Floor Area = 3040 SF.		E.C.F. X 2.600		Cls C 10 Blt 1974			
8	Basement	(5) Floors		200		Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		E.C.F. X 2.600		Cls C 10 Blt 1974			
1	1st Floor	Kitchen: Carpeted		200		Amps Service		Building Areas		E.C.F. X 2.600		Cls C 10 Blt 1974			
2	2nd Floor	Other: Hardwood		200		Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost		E.C.F. X 2.600		Cls C 10 Blt 1974			
4	Bedrooms	Other:		200		Amps Service		1 Story Siding Crawl Space 2,431 411,888 267,788		E.C.F. X 2.600		Cls C 10 Blt 1974			
(1) Exterior		(6) Ceilings		200		Amps Service		Other Additions/Adjustments		E.C.F. X 2.600		Cls C 10 Blt 1974			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	200		Amps Service		Recreation Room 674 13,399 8,709		E.C.F. X 2.600		Cls C 10 Blt 1974			
X	Insulation	(7) Excavation		200		Amps Service		Plumbing		E.C.F. X 2.600		Cls C 10 Blt 1974			
(2) Windows		Basement: 609 S.F. Crawl: 2431 S.F. Slab: 0 S.F. Height to Joists: 0.0		200		Amps Service		Average Fixture(s)		E.C.F. X 2.600		Cls C 10 Blt 1974			
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		200		Amps Service		3 Fixture Bath		E.C.F. X 2.600		Cls C 10 Blt 1974		
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		200		Amps Service		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		E.C.F. X 2.600		Cls C 10 Blt 1974			
(3) Roof		(9) Basement Finish		200		Amps Service		Water/Sewer		E.C.F. X 2.600		Cls C 10 Blt 1974			
X	Gable Hip Flat	Gambrel Mansard Shed	674 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		200		Amps Service		1 Average Fixture(s) 3 Fixture Bath		E.C.F. X 2.600		Cls C 10 Blt 1974		
X	Asphalt Shingle	(10) Floor Support		200		Amps Service		1000 Gal Septic 2000 Gal Septic		E.C.F. X 2.600		Cls C 10 Blt 1974			
Chimney: Block		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		200		Amps Service		Lump Sum Items:		E.C.F. X 2.600		Cls C 10 Blt 1974			
Notes:													ECF (4080 BIG GLEN) 2.600 => TCV: 809,887		

\*\*\* Information 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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X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	X		Trim & Decoration	Ex	X	Ord	Min																																																																																																																																					
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Condition: Average		(5) Floors		(12) Electric		100		Amps Service																																																																																																																																								
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X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 452 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																																																																																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X1X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: GARAGE WITH GUEST ROOM		ECF (4080 BIG GLEN) 2.600 => TCV:																																																																																																																																						
X	Asphalt Shingle X Wood Shake Chimney: Metal																																																																																																																																															
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>452</td> <td>Total:</td> <td>115,892</td> <td>75,328</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>60</td> <td></td> <td>4,598</td> <td>2,989</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>50</td> <td></td> <td>4,010</td> <td>2,606</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>20</td> <td></td> <td>1,816</td> <td>1,180</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>60</td> <td></td> <td>2,132</td> <td>1,386</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: BC Exterior: Siding Foundation: 18 Inch (Finished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>528</td> <td></td> <td>34,067</td> <td>22,144</td> </tr> <tr> <td></td> <td>Common Wall: 2 Wall</td> <td></td> <td>1</td> <td></td> <td>-5,445</td> <td>-3,539</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>2</td> <td></td> <td>1,405</td> <td>913</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>4,088</td> <td>2,657</td> </tr> <tr> <td colspan="7">Fireplaces</td> </tr> <tr> <td></td> <td>Wood Stove</td> <td></td> <td>1</td> <td></td> <td>3,798</td> <td>2,469</td> </tr> <tr> <td colspan="5">Totals:</td> <td>166,361</td> <td>108,133</td> </tr> </tbody> </table>												Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	452	Total:	115,892	75,328	Other Additions/Adjustments							Porches								WCP (1 Story)		60		4,598	2,989		WCP (1 Story)		50		4,010	2,606		WCP (1 Story)		20		1,816	1,180	Deck								Treated Wood		60		2,132	1,386	Garages							Class: BC Exterior: Siding Foundation: 18 Inch (Finished)								Base Cost		528		34,067	22,144		Common Wall: 2 Wall		1		-5,445	-3,539		Door Opener		2		1,405	913	Built-Ins								Appliance Allow.		1		4,088	2,657	Fireplaces								Wood Stove		1		3,798	2,469	Totals:					166,361	108,133
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAXTER JOHN F & SHARON E	HOENECKE GRETCHEN R	345,000	12/15/1997	WD	03-ARM'S LENGTH	460:950	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HOENECKE GRETCHEN R SCHULTZ SARAH 14155 S COPPER CREEK DR OLATHE KS 66062	MAP #: 50					
	2024 Est TCV 736,733					

	Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				GRADE A 19000	41.00	400.00	1.0000	0.9457	19000 100	736,733
				41 Actual Front Feet, 0.38 Total Acres				Total Est. Land Value =		736,733

**Tax Description**  
 L144 P200-201 L460 P950/97 LOT 7 EXC PRT BEG NE LOT 7 TH S 69 DEG 30' 45" W ALG N LN SD LOT 64.03 FT TH S 00 DEG 24' 29" E 363.67 FT TO SHR GLEN LAKE TH N 78 DEG 29' 38" E ALG SD SHR 60.73 FT TO E LN LOT 7 TH N 00 DEG 18' 40" W 373.91 FT TO POB PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.  
 507P520 3/19/1999 SPLIT OF LOT # TRANSFER TO ADJACENT LAND OWNER

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

**Comments/Influences**

TRANSFER OF LOT 7 TO JOUTRAS  
 TRANSFER TO ADJACENT  
 LINE TRANSFER



**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	368,400	0	368,400			55,287C
2023	252,300	0	252,300			52,655C
2022	192,700	0	192,700			50,148C
2021	192,700	0	192,700			48,546C

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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.
JOUTRAS RICHARD D & META	JOUTRAS META H TRUST	10	08/24/2017	QC	09-FAMILY	1306P232	PROPERTY TRANSFER	0.0
JOUTRAS META H	JOUTRAS RICHARD D & META	0	03/22/1999	WD	03-ARM'S LENGTH	507P521	DEED	0.0
HONENECKE GRETCHEN R	JOUTRAS META H	195,000	03/19/1999	QC	32-SPLIT VACANT	507P520	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 50					
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JOUTRAS META H TRUST 6 BRISTOL RD NORTHFIELD IL 60093	2024 Est TCV 1,055,904					
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Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GRADE A 19000	60.00	368.00	1.0000	0.9262	19000	100	1,055,904
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60 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value = 1,055,904
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Tax Description L507 P520-521/99 PRT LOT 7 BEG NE COR THEREOF TH S 69 DEG 30'45" W ALG N LN SD LOT 64.03 FT THS 00 DEG 24'29" E 363.67 FT TO SHR GLEN LAKE TH N 78 DEG 29'38" E ALG SD SHR 60.73 FT TO E LN LOT 7 TH N 00 DEG 18' 40" W 373.91 FT TO POB PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W. Comments/Influences							
---	--	--	--	--	--	--	--

	Dirt Road						
--	-----------	--	--	--	--	--	--

	Gravel Road						
--	-------------	--	--	--	--	--	--

	Paved Road						
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	Storm Sewer						
--	-------------	--	--	--	--	--	--

	Sidewalk						
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	Water						
--	-------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	528,000	0	528,000			195,639C
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2023	444,600	0	444,600			186,323C
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2022	450,000	0	450,000			177,451C
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2021	450,000	0	450,000			171,783C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOUTRAS RICHARD D & META	JOUTRAS META H TRUST	10	08/24/2017	QC	09-FAMILY	1306P232	PROPERTY TRANSFER	0.0
BAXTER JOHN F & SHARON	JOUTRAS RICHARD D & META	345,000	12/15/1997	WD	03-ARM'S LENGTH	460:951	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5127 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	02/01/2024	PB23-0646	
Owner's Name/Address	P.R.E. 0%		Electrical	12/15/2023	PE23-0923	
JOUTRAS META H TRUST 6 BRISTOL RD NORTHFIELD IL 60093	MAP #: 50		ACCESSORY BLDG	11/27/2023	LU23-38	100% FINIS
	2024 Est TCV 4,109,800 TCV/TFA: 870.35		Mechanical	10/20/2023	PM23-0952	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
L460 P951/97 LOT 8 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.			GRADE A 19000	100.00	400.00	1.0000 0.9457	19000 100	1,796,909
Comments/Influences			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,796,909					

Tax Description	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
L460 P951/97 LOT 8 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W. Comments/Influences	Dirt Road	D/W/P: Crushed Rock	2.70	3000 0	0
	Gravel Road	D/W/P: Flagstone/Sand	30.28	400 0	0
	Paved Road	Retaining Wall: Brick, 12 in.	58.35	165 0	0
	Storm Sewer	Wood Frame	41.60	128 50	2,662
	Sidewalk	Wood Frame	38.33	180 50	3,449
	Water	Residential Local Cost Land Improvements			
	Sewer	Description	Rate	Size % Good	Cash Value
	Electric	LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
	Gas	Total Estimated Land Improvements True Cash Value = 16,111			
	Curb				



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Waterfront Ravine Wetland Flood Plain	Rolling	2024	898,500	1,156,400	2,054,900			718,868C
	Low	2023	756,600	816,100	1,572,700			614,541C
	High	2022	750,000	653,500	1,403,500			567,944C
	Landscaped	2021	750,000	641,300	1,391,300			517,178C
	Swamp							

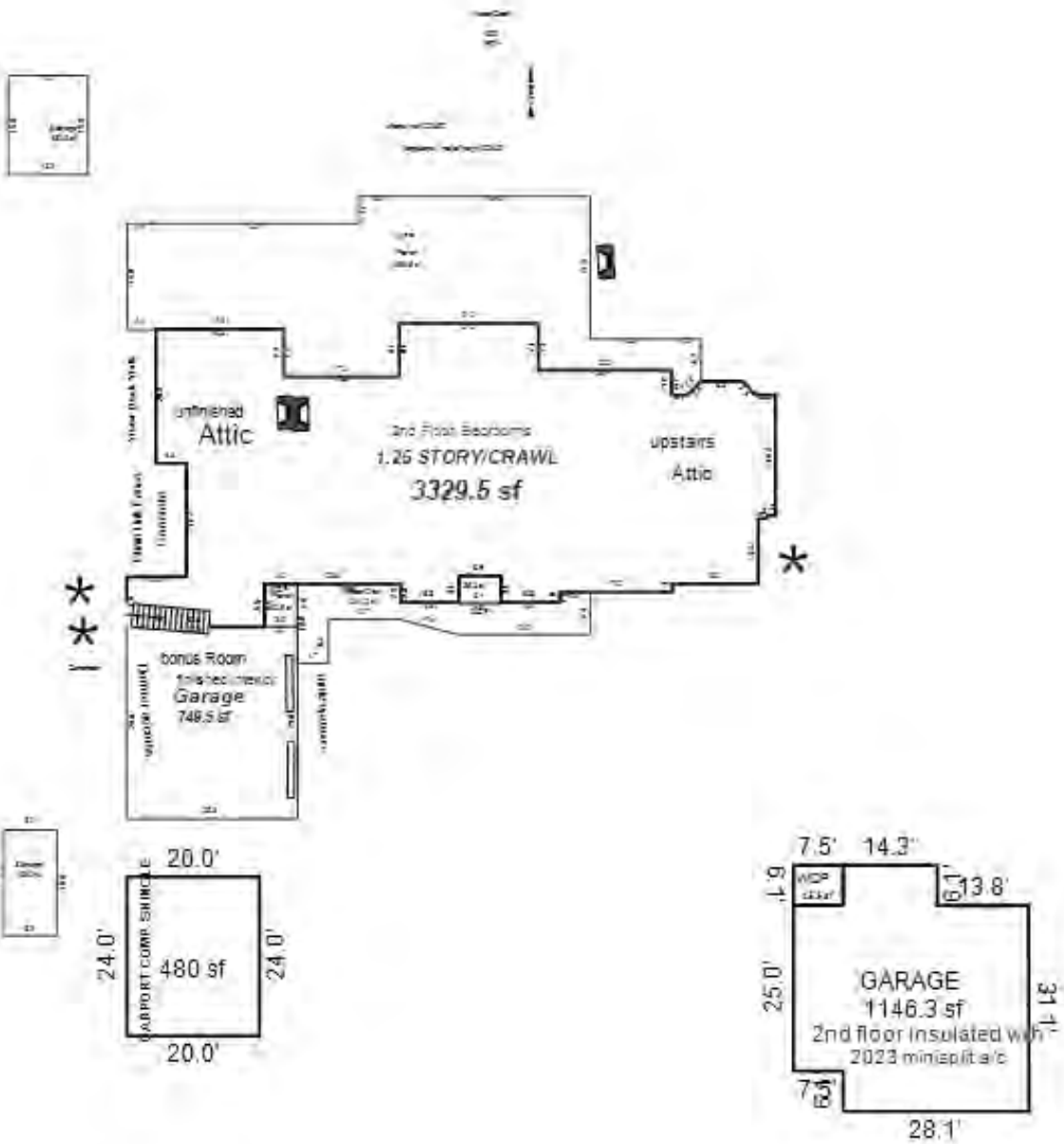
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/07/2023	INSPECTED	2023	756,600	816,100	1,572,700			614,541C
TPC	05/24/2023	INSPECTED	2022	750,000	653,500	1,403,500			567,944C
TPC	12/08/2022	INSPECTED	2021	750,000	641,300	1,391,300			517,178C

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

Building Type		(3) Roof (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 1 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 32 26 1509 251 300	Type CCP (1 Story) CCP (1 Story) WPP Treated Wood Treated Wood	Year Built: 1999 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 749 % Good: 0 Storage Area: 0 No Conc. Floor: 0																											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																				
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																				
Yr Built 1999		Remodeled 0		Ex	X	Ord	Min																																		
Condition: Average		Size of Closets		Lg	X	Ord	Small																																		
Room List		Doors	Solid	H.C.	(12) Electric																																				
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			0	Amps Service																																	
(1) Exterior		No./Qual. of Fixtures		X	Ex.	Ord.	Min																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few																															
X	Insulation	(7) Excavation		(13) Plumbing			1	Average Fixture(s)																																	
(2) Windows		Basement: 0 S.F. Crawl: 3329 S.F. Slab: 0 S.F. Height to Joists: 0.0		6	3	Fixture Bath	1	2	Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																					
(3) Roof		(9) Basement Finish		Lump Sum Items:																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	1	1000 Gal Septic 2000 Gal Septic																																			
X	Asphalt Shingle	(10) Floor Support		Deck																																					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Garages																																					
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3329 SF Floor Area = 4722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>3,329</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>561</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>761,845</td> <td>609,477</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	3,329			1 Story	Siding	Overhang	561			Total:				761,845	609,477	Class: B Effec. Age: 20 Floor Area: 4,722 Total Base New : 1,104,221 Total Depr Cost: 883,377 Estimated T.C.V: 2,296,780		E.C.F. X 2.600		Cls B Blt 1999	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1.25 Story	Siding	Crawl Space	3,329																																						
1 Story	Siding	Overhang	561																																						
Total:				761,845	609,477																																				
Other Additions/Adjustments Exterior Stone Veneer 245 13,029 10,423 Plumbing Average Fixture(s) 1 3,407 2,726 3 Fixture Bath 5 53,745 42,996 2 Fixture Bath 1 7,166 5,733 Water/Sewer 1000 Gal Septic 1 6,288 5,030 Water Well, 100 Feet 1 6,732 5,386 Porches CCP (1 Story) 32 1,487 1,190 CCP (1 Story) 26 1,235 988 WPP 1509 36,141 28,913 Deck Treated Wood 251 5,459 4,367 Treated Wood 300 6,135 4,908 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 749 55,703 44,562 Common Wall: 1 Wall 1 -3,749 -2,999												<<<<< 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.
BAXTER WILLIAM M JR/GWEN	BAXTER W M JR & G C JOINT	0	08/12/2011	QC	03-ARM'S LENGTH	1093/964	DEED	0.0
BAXTER W M JR & GWENDOLYN	BAXTER W M JR TRUST GWEND	0	07/14/1992	QC	09-FAMILY	346/864	DEED	0.0
BAXTER WILLIAM M	BAXTER WILLIAM M JR	0	01/01/1980	OTH	33-TO BE DETERMINED	?	DEED	0.0

Property Address: 5121 W NORTHWOOD DR  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s): Mechanical Date: 11/08/2007 Number: PM07-0546 Status:

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

Owner's Name/Address: BAXTER W M JR & G C JOINT TRUST  
 5121 W NORTHWOOD DR  
 GLEN ARBOR MI 49636  
 MAP #: 50

2024 Est TCY 3,852,947 TCY/TFA: 1681.0

X Improved Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 GRADE A 19000 200.00 450.00 0.8409 0.9740 19000 100 3,112,338  
 200 Actual Front Feet, 2.07 Total Acres Total Est. Land Value = 3,112,338

Tax Description: L346 P863-864/92 LOTS 9 & 10 PLAT OF GLEN ACRES SUBDIVISION. SEC 26 T29N R14W.

Comments/Influences: Land Improvement Cost Estimates  
 Description Rate Size % Good Cash Value  
 Wood Frame 24.93 240 50 2,991

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

Total Estimated Land Improvements True Cash Value = 7,991

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



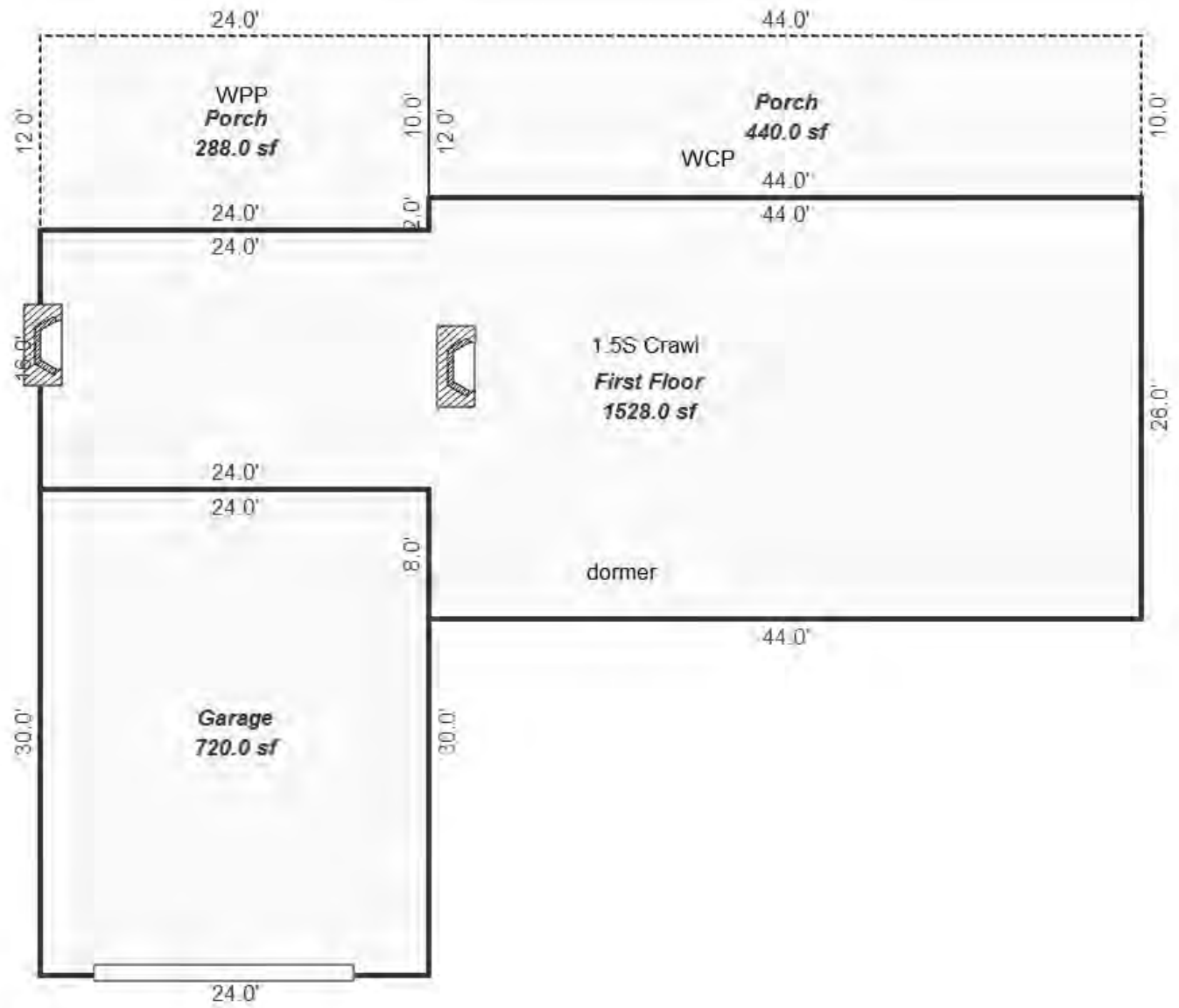
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	1,556,200	370,300	1,926,500			426,149C
2023	1,310,500	279,300	1,589,800			405,857C
2022	1,305,800	229,000	1,534,800			386,531C
2021	1,305,800	210,400	1,516,200			374,183C

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

Building Type		(3) Roof (cont.)		(11) Heating/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 288 440	Type WPP WCP (1 Story)	Year Built: 1972 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 2,292 Total Base New : 433,471 Total Depr Cost: 281,776 Estimated T.C.V: 732,618		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 10 Blt 1965	
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1965			
1965	1980	Lg	X	Ord	Small	150 Amps Service			Ground Area = 1528 SF Floor Area = 2292 SF.						
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Building Areas						
Basement 5 1st Floor 3 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath			1.5 Story Siding Basement 1,528					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Tile	Many		X	Ave.	Few	Other Additions/Adjustments						
X	Insulation	(7) Excavation		Basement: 1528 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 2 Fixture Bath			Plumbing					
(2) Windows		Many	X	Avg.	Large	2 Softener, Auto			Average Fixture(s)						
X	Avg. Few	X	Avg. Small	2 Softener, Manual			3 Fixture Bath			Water/Sewer					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Solar Water Heat			No Plumbing			1000 Gal Septic					
(3) Roof		(9) Basement Finish		2 Extra Toilet			Extra Sink			Water Well, 100 Feet					
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Separate Shower			Ceramic Tile Floor			Porches					
X	Asphalt Shingle	(10) Floor Support		2 Ceramic Tile Wains			Ceramic Tub Alcove Vent Fan			WPP WCP (1 Story)					
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 Ceramic Tile Floor			Ceramic Tub Alcove Vent Fan			Garages					
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		2 Ceramic Tub Alcove Vent Fan			Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
				2 Vent Fan			Ceramic Tub Alcove Vent Fan			Base Cost Common Wall: 1 Wall Door Opener					
				2 Vent Fan			Ceramic Tub Alcove Vent Fan			Door Opener Base Cost					
				2 Vent Fan			Ceramic Tub Alcove Vent Fan			Built-Ins					
				2 Vent Fan			Ceramic Tub Alcove Vent Fan			Appliance Allow.					
				2 Vent Fan			Ceramic Tub Alcove Vent Fan			Fireplaces					
				2 Vent Fan			Ceramic Tub Alcove Vent Fan			Interior 2 Story					
				2 Vent Fan			Ceramic Tub Alcove Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



Sketch by Apex Sketch

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

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

Property Address      Class: RESIDENTIAL-IMPRO      Zoning: R-2 (      Building Permit(s)      Date      Number      Status

5043 W NORTHWOOD DR      School: GLEN LAKE COMMUNITY SCH DIST      ADDITION/ALTERATION      04/26/1999      99000184

Owner's Name/Address      P.R.E. 100% 12/13/2023

KASSARJIAN JOHN R & CAROLYN      MAP #: 50

5043 W NORTHWOOD DR      2024 Est TCV 2,469,895 TCV/TFA: 1099.6

GLEN ARBOR MI 49636      X Improved      Vacant      Land Value Estimates for Land Table 4080.4080 BIG GLEN

Tax Description      Public Improvements      \* Factors \*

LOT 11 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

Comments/Influences      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.      101 Actual Front Feet, 1.16 Total Acres      Total Est. Land Value =      1,914,232

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	957,100	277,800	1,234,900			319,729C
2023	806,000	209,200	1,015,200			304,504C
2022	756,000	171,300	927,300			290,004C
2021	756,000	157,400	913,400			280,740C

Who      When      What

TPC 12/07/2011 INSPECTED      2023      806,000      209,200      1,015,200

TPC 02/10/2011 INSPECTED      2022      756,000      171,300      927,300

WAS 10/25/2007 INSPECTED      2021      756,000      157,400      913,400

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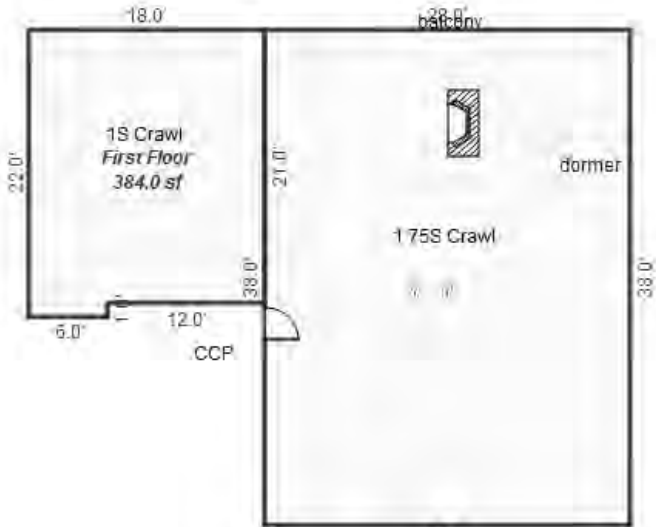
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*









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.
HURBIS CHARLES JAMES TRUS	HURBIS CHARLES G & HURBIS	0	12/14/2021	QC	09-FAMILY	2022000319	DEED	0.0
HURBIS CHARLES J & IRENE	HURBIS CHARLES JAMES TRUS	0	07/13/2004	QC	09-FAMILY	813P205	DEED	0.0
HOWE ROBERT H & JANET	HURBIS CHARLES JAMES	203,500	06/30/1989	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------------	--------------------	------	--------	--------

5027 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/09/2014	PM14-0160	
	P.R.E. 0%		Plumbing	04/07/2014	PP14-0044	

Owner's Name/Address	MAP #: 50	Res. Add/Alter/Repair	Date	Number	Status
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HURBIS CHARLES G & HURBIS JOHN F 2695 N 17TH ST COOS BAY OR 97420	2024 Est TCV 2,824,099 TCV/TFA: 1082.8	Electrical	03/11/2014	PE14-0057	100% FINIS
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X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		GRADE A 19000	102.00	517.00	0.9951	1.0084	19000	100	1,944,616
		102 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =							1,944,616

Taxpayer's Name/Address	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
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HURBIS CHARLES G & HURBIS JOHN F 8600 MI STATE RD 52 MANCHESTER MI 48158	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				

Tax Description	X	Description	Rate	Size % Good	Cash Value
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L300 P263/89 L699 P109/03 L813 P185&205/04 LOT 12 PLAT OF GLEN ACRES SUBDIVISION. SEC 26 T29N R14W.	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

		LAND IMPROVEMENTS 75				7,500.00	1	100	7,500
		Total Estimated Land Improvements True Cash Value =							7,500

Comments/Influences	Topography of Site
---------------------	--------------------

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

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

Who	When	What	2024	972,300	439,700	1,412,000			369,474C
	TPC 10/01/2014	INSPECTED	2023	818,800	331,600	1,150,400			351,880C
	TPC 12/07/2011	INSPECTED	2022	762,000	271,800	1,033,800			335,124C
	WAS 02/11/2008	INSPECTED	2021	762,000	276,300	1,038,300			324,419C



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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: 2000 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 981 % Good: 0 Storage Area: 736 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					81 836 171	WPP WPP Wood Balcony				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 2,608 Total Base New : 515,969 Total Depr Cost: 335,378 Estimated T.C.V: 871,983			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1975 199	Remodeled 2014	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1707 SF Floor Area = 2608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1975		
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas			Total: 370,230		Depr. Cost 240,649			
Room List		Doors Solid X H.C.		(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			1.5 Story Siding 1 Story Siding			Total: 48					
1 Basement 3 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Linoleum Other: Carpeted Other:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 2,234 2 14,051		1,452 9,133			
(1) Exterior		(6) Ceilings X Drywall		(9) Basement Finish			Porches WPP WPP			81 3,471 836 17,598		2,256 11,439			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 1707 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Balcony Wood Balcony			171 8,748		5,686			
X	Insulation	(2) Windows Many Avg. Few Large Avg. Small		(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Storage Over Garage Door Opener			981 57,693 736 13,601 2 1,405		37,500 8,841 913			
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		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow.			1 4,088		2,657			
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Fireplaces Exterior 2 Story			1 10,633		6,911		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALEY LOUIS & EDNA	J R HALEY FAMILY LTD PART	0	03/29/2007	QC	09-FAMILY	936:931	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5005 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/04/2024	PE24-0107	
Owner's Name/Address	P.R.E. 0%		Mechanical	03/04/2024	PM24-0167	
J R HALEY FAMILY LTD PARTNERSHIP 246 THRUSTON BLVD W OAKWOOD OH 45419	MAP #: 50		Mechanical	05/25/2018	PM18-0299	REVIEWED
	2024 Est TCV 3,973,361 TCV/TFA: 768.10		ADDITION/ALTERATION	10/14/1997	97000573	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
			* Factors *						
L936 P931/07 LOT 13 PLAT OF GLEN ACRES SUBDIVISION SEC 26 T29N R14W.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences			GRADE A 19000	119.94	527.92	0.9556	1.0137	19000 100	2,207,339
			120 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =						2,207,339

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	1,103,700	883,000	1,986,700			581,394C
Rolling	2023	929,400	664,600	1,594,000			553,709C
Low	2022	867,400	543,900	1,411,300			527,342C
High	2021	867,400	570,600	1,438,000			510,496C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/07/2011	INSPECTED	2024	1,103,700	883,000	1,986,700			581,394C
WAS	10/26/2007	INSPECTED	2023	929,400	664,600	1,594,000			553,709C
			2022	867,400	543,900	1,411,300			527,342C
			2021	867,400	570,600	1,438,000			510,496C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top		Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built:			
		0	Front Overhang							1	Dishwasher		21	CCP (1 Story)	Class: B				
		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	Garbage Disposal Bath Heater Vent Fan Hot Tub 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	1540	WPP WPP	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	115	WPP	Class: B Effec. Age: 30 Floor Area: 5,173 Total Base New : 967,596 Total Depr Cost: 677,316 Estimated T.C.V: 1,761,022	
X	Wood Frame	(4) Interior																	
		X	Drywall																
		X	Paneled																
			Plaster Wood T&G																
			Trim & Decoration																
		X	Ex		Ord		Min												
			Size of Closets																
		X	Lg		Ord		Small												
			Doors		Solid	X	H.C.												
			(5) Floors																
			Kitchen: Slate/Stone Other: Hardwood Other:																
			Basement 1st Floor 2nd Floor 4 Bedrooms																
			(1) Exterior																
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																
		X	Wood																
X	Insulation		(7) Excavation																
			Basement: 0 S.F. Crawl: 2677 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Many Avg. Few	X	Large Avg. Small																
			(8) Basement																
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
			(9) Basement Finish																
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat		Gambrel Mansard Shed																
X	Asphalt Shingle		(10) Floor Support																
			Joists: Unsupported Len: Cntr.Sup:																
			Chimney: Brick																
			(12) Electric																
			150 Amps Service																
			No./Qual. of Fixtures																
			Ex. X Ord. Min																
			No. of Elec. Outlets																
			Many X Ave. Few																
			(13) Plumbing																
			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
			(14) Water/Sewer																
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																
			Lump Sum Items:																
			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Hot Water Ground Area = 2677 SF Floor Area = 5173 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,677 1 Story Siding Overhang 468 1 Story Siding Overhang 20 Total: 790,137 553,095 Other Additions/Adjustments Exterior Brick Veneer 432 9,897 6,928 Plumbing Average Fixture(s) 1 3,407 2,385 3 Fixture Bath 2 21,498 15,049 2 Fixture Bath 1 7,166 5,016 Separate Shower 1 3,267 2,287 Water/Sewer 1000 Gal Septic 1 6,288 4,402 Water Well, 100 Feet 1 6,732 4,712 Porches WPP 40 2,491 1,744 WPP 115 4,577 3,204 CCP (1 Story) 21 1,415 990 WPP 1540 36,883 25,818 Garages Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 41,833 29,283 Common Wall: 1 Wall 1 -3,749 -2,624 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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





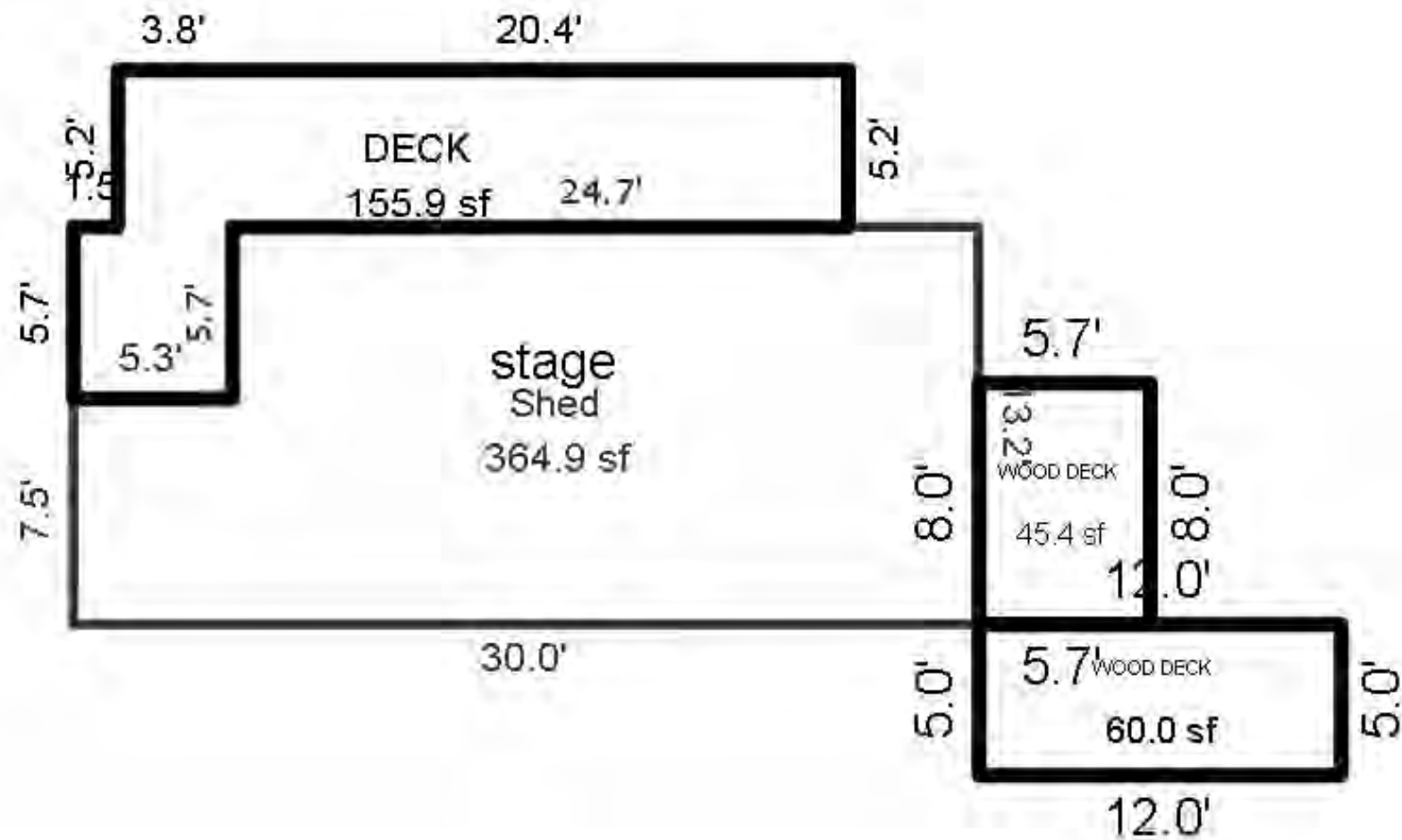
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LAKE STREET STUDIOS LLC	LAKE STREET WOODS ASSOCIA	1	02/02/2017	QC	09-FAMILY	1287P422	OTHER	0.0				
STUPKA ALLISON ET AL	LAKE STREET STUDIOS LLC	0	08/06/2007	WD	03-ARM'S LENGTH	951:494	OTHER	0.0				
WESTCOTT KENNETH A ESTATE	STUPKA ALLISON ET AL	0	02/23/2007	AFF	33-TO BE DETERMINED	932:316	OTHER	0.0				
WILSON SUZANNE R TRUST	FRIED ALLISON STUPKA	0	09/28/2006	QC	08-ESTATE	917:816	REALTOR	50.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status				
6023 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/02/2024	PM23-0840					
Owner's Name/Address		P.R.E. 0%		Plumbing		05/23/2022	PP22-0151	100% FINIS				
LAKE STREET STUDIOS LLC PO BOX 340 GLEN ARBOR MI 49636		MAP #: 35		Electrical		10/12/2021	PE21-0720	100% FINIS				
		2024 Est TCV 421,366 TCV/TFA: 124.15		COMMERCIAL ADD/ALT		06/28/2021	LU21-22	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					132.00	165.00	1.0000	0.0000	0	100*		0
				2000 COMME	\$12/SQFT	21780	SqFt	12.00000	100			261,360
				* denotes lines that do not contribute to the total acreage calculation.								
				132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 261,360								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good			Cash Value		
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good			Cash Value		
				LAND IMPROVEMENTS 25	2,500.00	1	100			2,500		
				Commercial Local Cost Land Improvements								
				Description	Rate	Size	% Good	Arch	Mult	Cash Value		
				WATER WELL 4"-6"	0.00	1	94	100		0		
				SEPTIC TANK 750 GAL	0.00	1	94	100		0		
				DRAIN FIELD	0.00	1	94	100		0		
				Total Estimated Land Improvements True Cash Value =						2,500		
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	130,700	80,000	210,700			91,977C		
		Rolling		2023	130,700	75,700	206,400			87,598C		
		Low		2022	130,700	57,100	187,800			83,332C		
		High		2021	163,400	51,300	214,700			80,670C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/12/2022	INSPECTED								
		TPC	11/17/2021	INSPECTED								
		TPC	11/12/2018	INSPECTED								



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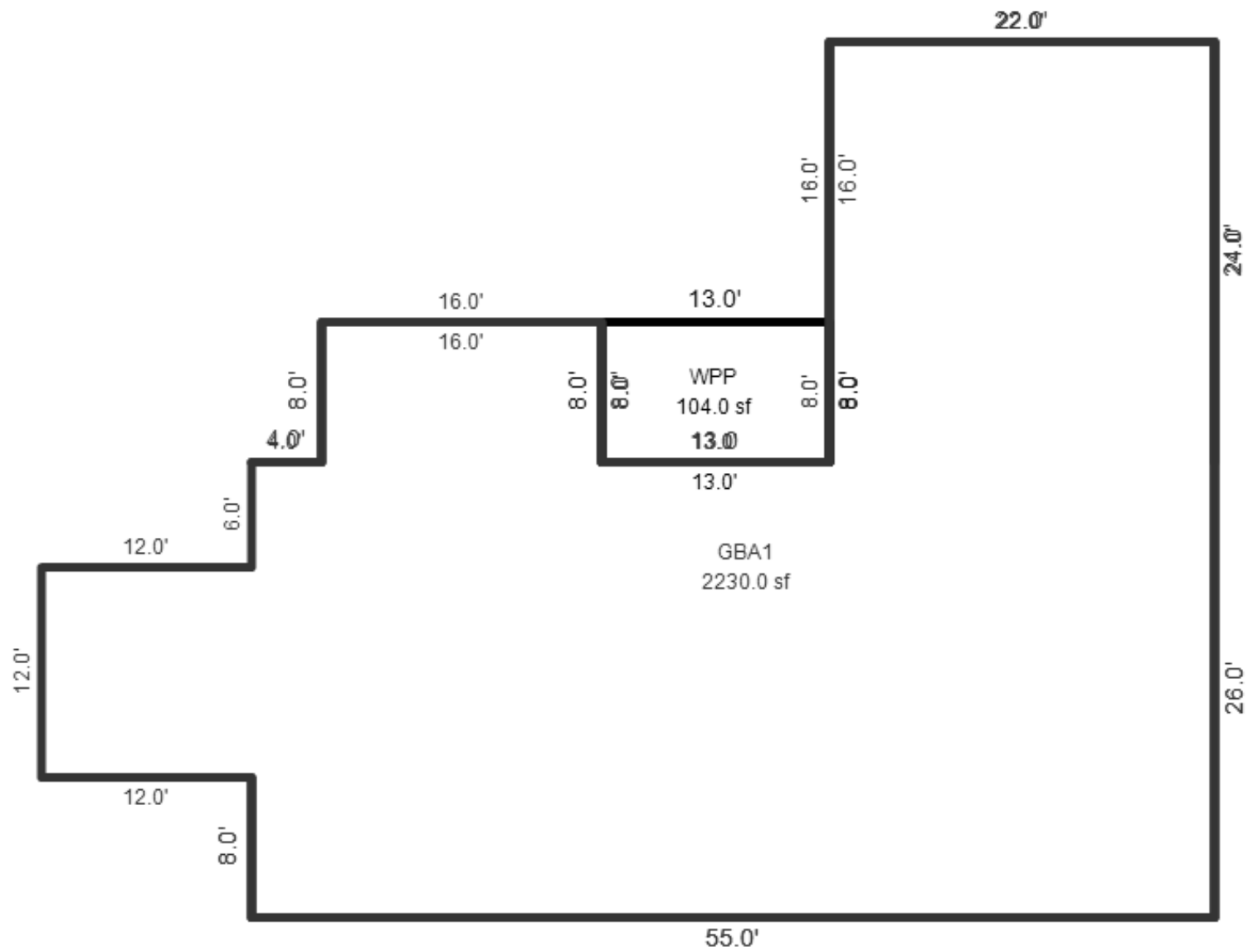
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Stores - Discount	
Class: D Floor Area: 2,230 Gross Bldg Area: 3,394 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 4% Effective Age : 30 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2230 Ave. Perimeter: 250 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1950 Year Built 1996 Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
10 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

<<<<< Calculator Cost Computations >>>>>	
Class: D Quality: Low Cost	Stories: 1 Story Height: 10 Perimeter: 250
Overall Building Height: 10	
Base Rate for Upper Floors = 70.05	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.66 100% Adjusted Square Foot Cost for Upper Floors = 91.71	
Total Floor Area: 2,230	Base Cost New of Upper Floors = 204,514
Reproduction/Replacement Cost = 204,514	
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost = 71,580
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 2 = 114,528
Replacement Cost/Floor Area= 91.71	Est. TCV/Floor Area= 51.36

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

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



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

Desc. of Bldg/Section: 6027 S LAKE ST  
 Calculator Occupancy: Stores - Discount

Class: D  
 Floor Area: 800  
 Gross Bldg Area: 3,394  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 30  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Package Heating & Cooling 0%  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 800  
 Ave. Perimeter: 120  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Heaters, Vented

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

\* Sprinkler Info \*  
 Area:  
 Type:

2014 Year Built Remodeled  
 Overall Bldg Height  
 Comments:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 79.08  
 Adjusted Square Foot Cost for Upper Floors = 79.08

Total Floor Area: 800 Base Cost New of Upper Floors = 63,264  
 Reproduction/Replacement Cost = 63,264  
 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 22,142

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

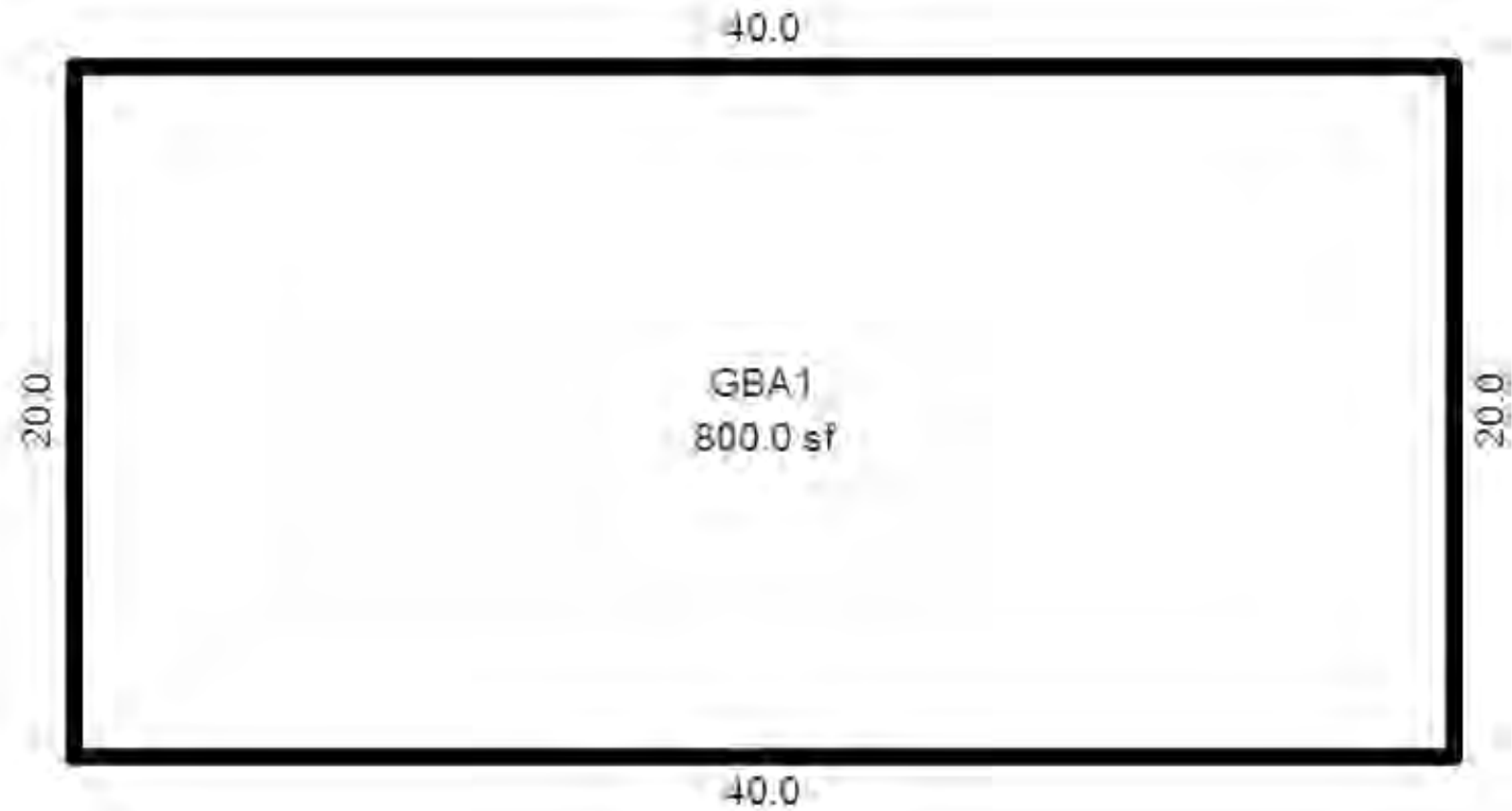
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New = 0				
Reproduction/Replacement Cost = 0				
Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0				
Total Depreciated Cost = 0				
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 35,428				
Replacement Cost/Floor Area= 79.08 Est. TCV/Floor Area= 44.28				

Architectural Multiplier: 0.00

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OBATA GEN	OBATA GEN & STITH REBECCA	0	05/06/2023	WD	09-FAMILY	2023002186	PROPERTY TRANSFER	0.0				
OBATA MAJEL CHANCE TRUST	OBATA GEN	0	04/19/2023	WD	09-FAMILY	2023001902	PROPERTY TRANSFER	0.0				
OBATA MAJEL CHANCE TRUST	OBATA MAJEL CHANCE TRUST	0	11/09/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0				
WESTCOTT ARDITH	OBATA MAJEL CHANCE	0	06/12/1998	WD	16-LC PAYOFF	478P575	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (	Building Permit(s)	Date	Number	Status				
6001 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/11/2010	PM10-0050					
Owner's Name/Address		P.R.E. 0%		Electrical		04/11/2008	PE08-0117					
OBATA GEN & STITH REBECCA S TRUST 1119 N FIFE ST TACOMA WA 98406		MAP #: 35		2024 Est TCV 298,366 TCV/TFA: 175.20								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L294 P378/88 L294 P389-390/88 LOT 5 BLOCK 1 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OBATA HOUSE 2022 NEW ZONING RULES ALLOW FOR SINGLE FAMILY DWELLINGS IN THE COM DISTRICT.		Gravel Road		2000 COMME \$12/SQFT	66.00	165.00	1.0000	0.0000	0	100*		0
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
		Storm Sewer		66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 130,680								
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		When		2024	65,300	83,900	149,200			149,200S		
		What		2023	65,300	78,300	143,600			143,600S		
		TPC 10/30/2015 INSPECTED		2022	65,300	69,000	134,300			52,215C		
		WAS 09/21/2007 INSPECTED		2021	81,700	60,900	142,600			50,547C		

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

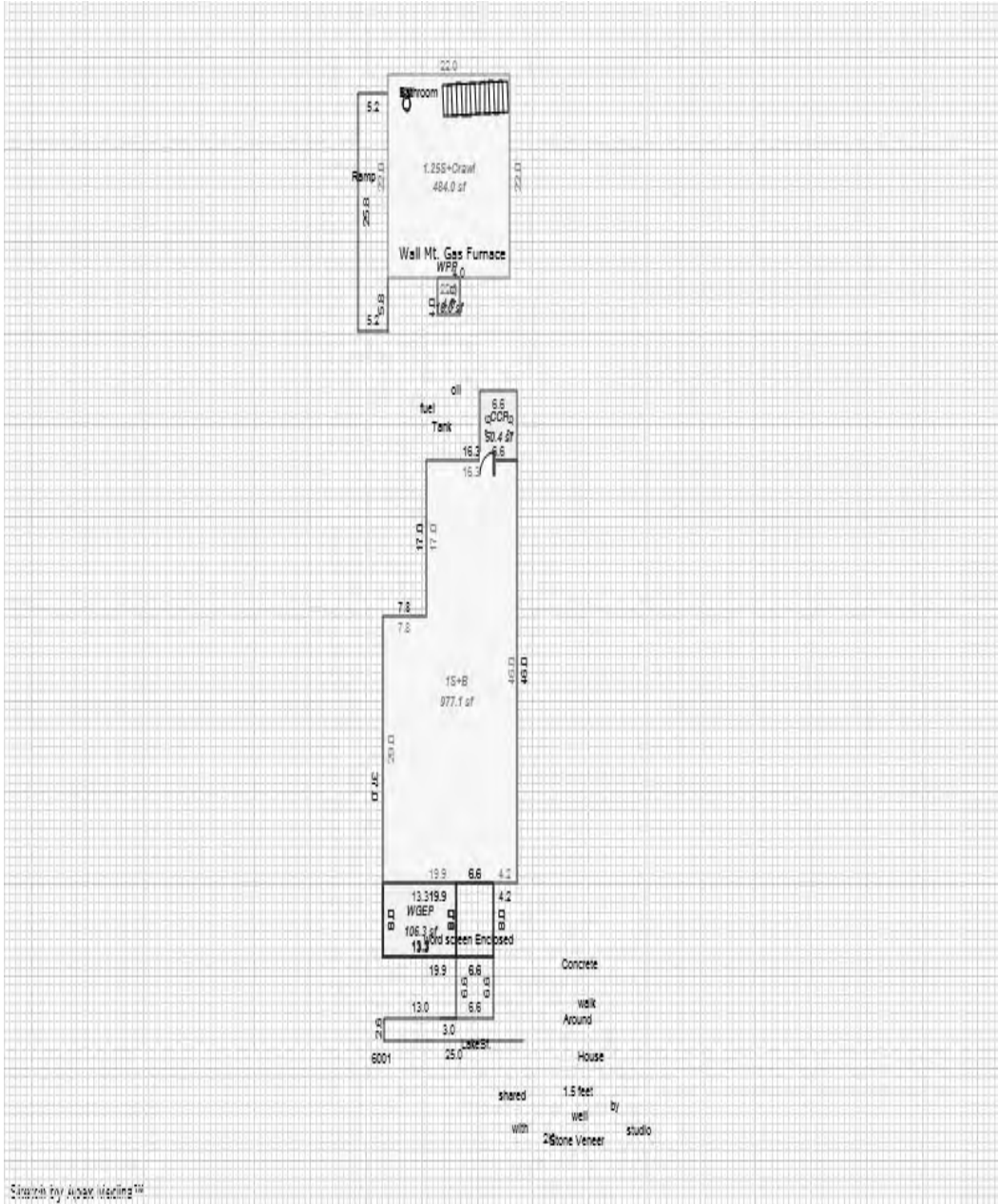


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 16	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			Class: D Effec. Age: 45 Floor Area: 726 Total Base New : 81,574 Total Depr Cost: 31,406 Estimated T.C.V: 53,390			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 484 SF Floor Area = 726 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/70/100/100/38.5		Cls D Blt 1920	
Yr Built 1920	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		Lg	X	Ord		Few	1.5 Story Siding Slab			484		78,061 30,053		
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Average Fixture(s)			1 1,054 406			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Built-Ins			Appliance Allow.		1 1,685 649	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 484 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 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			Porches			WPP		16 774 298	
(2) Windows		Many Avg.	X	Large Avg.	Height to Joists: 0.0			(13) Plumbing			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 53,390		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:		81,574 31,406	
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	Joists: 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	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	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							106 52 50	WGEP (1 Story) WSEP (1 Story) CPP																				
	Building Style: 1 STORY																																
	Yr Built 1920	Remodeled 0			Ex	X	Ord	Min																									
	Condition: Average				Size of Closets Lg			X	Ord	Small																							
	Room List	Doors			Solid	X	H.C.																										
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: 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: 977 S.F. Crawl: 0 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 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 1000 Gal Septic 2000 Gal Septic																												
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																														
X	Asphalt Shingle																																
	Chimney: Brick																																
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1920 (11) Heating System: Forced Air w/ Ducts Ground Area = 977 SF Floor Area = 977 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/70/100/100/45.5 Building Areas <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>977</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>124,152</td> <td>56,489</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,054 480 Porches WGEP (1 Story) 106 8,691 3,954 WSEP (1 Story) 52 3,064 1,394 CPP 50 1,065 485 Built-Ins Appliance Allow. 1 1,685 767 Totals: 139,711 63,569 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 108,067																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	977			Total:				124,152	56,489
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	977																														
Total:				124,152	56,489																												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR TOWNSHIP		0	10/03/2008	QC	33-TO BE DETERMINED	2008 989/8730T	DEED	0.0
OBATA	SIEPKER	66,000	08/20/1998	WD	03-ARM'S LENGTH	484:957	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5989 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SIEPKER FRANK & BARBARA 6898 W MACFARLANE RD GLEN ARBOR MI 49636	MAP #: 35					
	2024 Est TCV 258,912 TCV/TFA: 245.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L484 P957/98 LOT 6 BLK 1 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.			2000 COMME \$12/SQFT	66.00	165.00	1.0000	0.0000	0	100*	0
Comments/Influences			* denotes lines that do not contribute to the total acreage calculation.							
			66 Actual Front Feet, 0.25 Total Acres	Total Est. Land Value =						130,680



COTTAGE BOOK STORE		Waterfront		Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
		Description								
		Residential Local Cost Land Improvements								
		Description								
		LAND IMPROVEMENTS 25			2,500.00		1	100		2,500
		Commercial Local Cost Land Improvements								
		Description								
		WATER WELL 4"-6"			0.00		1	93	100	0
		SEPTIC TANK 750 GAL			0.00		1	93	100	0
		DRAIN FIELD			0.00		1	93	100	0
		WOOD DECKS			5.25		168	93	100	820
		Total Estimated Land Improvements True Cash Value =								3,320

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	65,300	64,200	129,500			94,699C
2023	65,300	60,800	126,100			90,190C
2022	65,300	46,000	111,300			85,896C
2021	81,700	41,400	123,100			83,152C

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

Desc. of Bldg/Section: LOG HOUSE  
 Calculator Occupancy: Stores - Retail

Class: D		Construction Cost					
Floor Area: 1,056		High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 1,056		** ** Calculator Cost Data ** **					
Stories Above Grd: 1		Quality: Average					
Average Sty Hght : 10		Heat#1: Package Heating & Cooling 100					
Bsmnt Wall Hght		Heat#2: Package Heating & Cooling 0%					
Depr. Table : 2.25%		Ave. SqFt/Story: 1056					
Effective Age : 30		Ave. Perimeter: 136					
Physical %Good: 51		Has Elevators:					
Func. %Good : 100		*** Basement Info ***					
Economic %Good: 100		Area:					
Year Built	1998	Perimeter:					
Remodeled		Type:					
Overall Bldg Height	10	Heat: Hot Water, Radiant Floor					
Comments:		* Mezzanine Info *					
		Area #1:					
		Type #1:					
		Area #2:					
		Type #2:					
		* Sprinkler Info *					
		Area:					
		Type:					

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 136  
 Overall Building Height: 10

Base Rate for Upper Floors = 122.18

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.78 100%  
 Adjusted Square Foot Cost for Upper Floors = 144.96

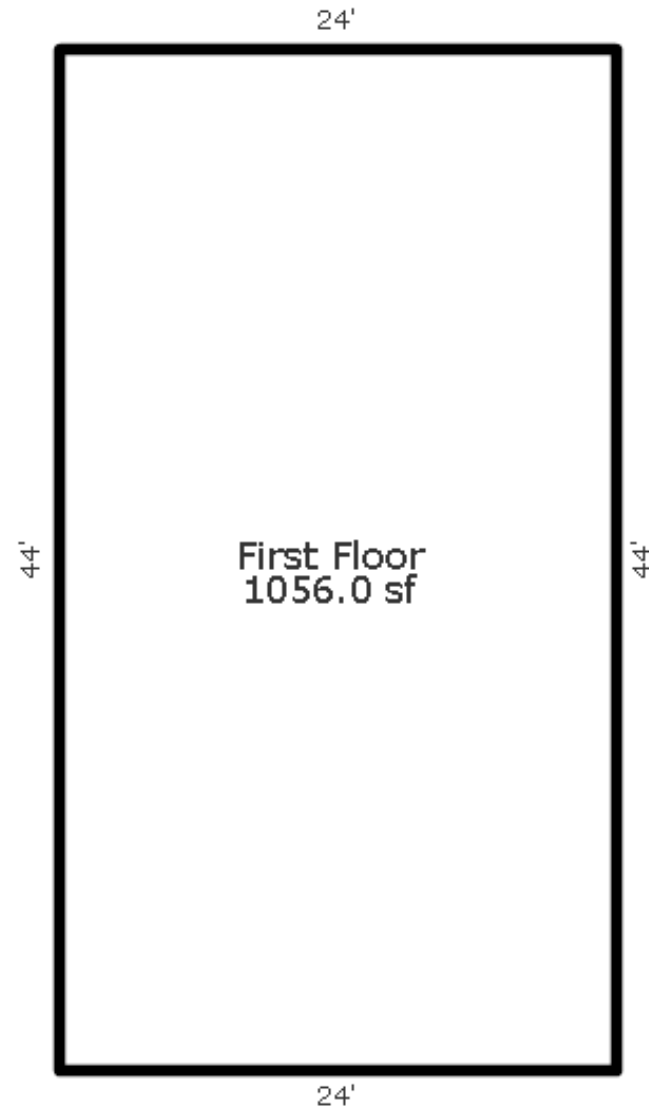
Total Floor Area: 1,056 Base Cost New of Upper Floors = 153,078

Reproduction/Replacement Cost = 153,078  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 78,070

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 124,912  
 Replacement Cost/Floor Area= 144.96 Est. TCV/Floor Area= 118.29

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR TOWNSHIP		0	10/31/2008	WD	33-TO BE DETERMINED	989/879 EASEME	DEED	0.0
GLEN ARBOR TOWNSHIP		0	10/03/2008	QC	33-TO BE DETERMINED	2008 989/8660T	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5973 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	11/17/2008	PB08-0401	100% FINIS
	P.R.E. 0%		Commercial, New Building	10/28/2008	PB08-0402	
	MAP #: 35		Mechanical	10/22/2008	PM08-0471	
	2024 Est TCV 0 TCV/TFA: 0.00		Plumbing	10/22/2008	PP08-0233	

Owner's Name/Address	MAP #:	2024 Est TCV 0 TCV/TFA:	Plumbing	Date	Number	Status
GLEN ARBOR TOWNSHIP OLD FIRE HALL - GARDEN PROPERTY P O BOX 276 GLEN ARBOR MI 49636	35	0.00		10/22/2008	PP08-0233	

Tax Description	Public Improvements	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND
GA 507 W 125 FT OF LOT 7 BLK 1 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 99.00 125.00 1.0000 0.0000 0 100* 2000 COMME \$12/SQFT 12371 SqFt 12.00000 100 148,452 * denotes lines that do not contribute to the total acreage calculation. 99 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 148,452

Comments/Influences	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates
NEW GARDEN & RR CENTER		Description Rate Size % Good Cash Value Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 5 5,000.00 1 97 4,850 Total Estimated Land Improvements True Cash Value = 4,850



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

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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/09/2015	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	10/16/2009	INSPECTED	2022	0	0	0			0
WAS	01/24/2009	INSPECTED	2021	0	0	0			0

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

Desc. of Bldg/Section: BLT LATE FALL 2008 Calculator Occupancy: Restroom Buildings		<<<<< Calculator Cost Computations >>>>>															
Class: C Floor Area: 448 Gross Bldg Area: 848 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Class: C Quality: Average Stories: 1 Story Height: 12 Perimeter: 0 Overall Building Height: 12		Base Rate for Upper Floors = 286.48  Adjusted Square Foot Cost for Upper Floors = 286.48											
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		<table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace 0% Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 448 Ave. Perimeter Has Elevators:		High	Above Ave.	Ave.	X	Low						Total Floor Area: 448 Base Cost New of Upper Floors = 128,344  Reproduction/Replacement Cost = 128,344 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost = 124,494		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 199,190 Replacement Cost/Floor Area= 286.48 Est. TCV/Floor Area= 444.62	
High	Above Ave.	Ave.	X	Low													
2009 Year Built Remodeled  12 Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Basement Info ***  * Mezzanine Info *  * Sprinkler Info *		Area #1: Type #1: Area #2: Type #2:  Area: Type: Average											
Comments:																	

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

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



Desc. of Bldg/Section: PAVILLION Calculator Occupancy: Auditoriums		<<<< Calculator Cost Computations >>>> Class: C Quality: Average Stories: 1 Story Height: 10 Perimeter: 280  Base Rate for Upper Floors = 167.53  Adjusted Square Foot Cost for Upper Floors = 167.53  Total Floor Area: 400 Base Cost New of Upper Floors = 67,012  Reproduction/Replacement Cost = 67,012 Eff. Age: 0 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0 Total Depreciated Cost = 67,012  ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 107,219 Replacement Cost/Floor Area= 167.53 Est. TCV/Floor Area= 268.05						
Class: C Floor Area: 400 Gross Bldg Area: 848 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.25% Effective Age Physical %Good: 100 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 0% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 400 Ave. Perimeter: 280 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						
2009	Year Built Remodeled							
	Overall Bldg Height							
Comments:								

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

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

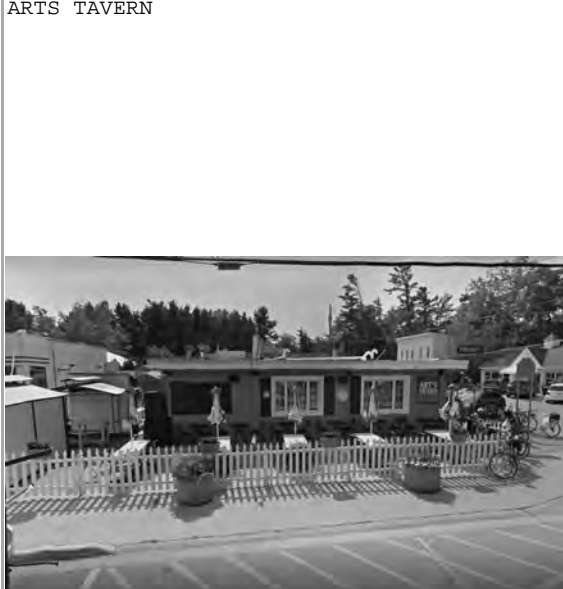
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN	MEDUSAS SHARK PAW INVES	250,000	07/17/2000	WD	03-ARM'S LENGTH	551:319	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6487 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/03/2018	PM18-0878	REVIEWED
Owner's Name/Address	P.R.E. 0%		Electrical	11/30/2018	PE18-0738	REVIEWED
MEDUSAS SHARK PAW INVESTMENTS LLC PO BOX 318 EMPIRE MI 49630	MAP #: 35		Mechanical	11/29/2018	PM18-0856	100% FINIS
	2024 Est TCV 563,343 TCV/TFA: 270.32		Mechanical	11/29/2018	PM18-0857	REVIEWED

X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
Public Improvements			* Factors * MAIN WESTERN								
Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Gravel Road			2000 COMME	48.00	92.00	1.0000	0.0000	0	100*	CORNER SITUS	0
Paved Road			* denotes lines that do not contribute to the total acreage calculation.								
Storm Sewer			48 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 79,488								

Tax Description	Land Improvement Cost Estimates										
L427 P80 L536 P962/00 L570 P106/01L550	Description	Rate	Size	% Good	Cash Value						
P066 L551 P319/00 W 48.4 FT OF LOTS 8 & 9	Fencing: Wrought iron	9.60	44	100	422						
EXC S 40 FT BLK 1 VILLAGE OF GLEN ARBOR	D/W/P: Patio Blocks	13.75	460	70	4,427						
SEC 22 T29N R14W.	Total Estimated Land Improvements True Cash Value = 4,849										

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

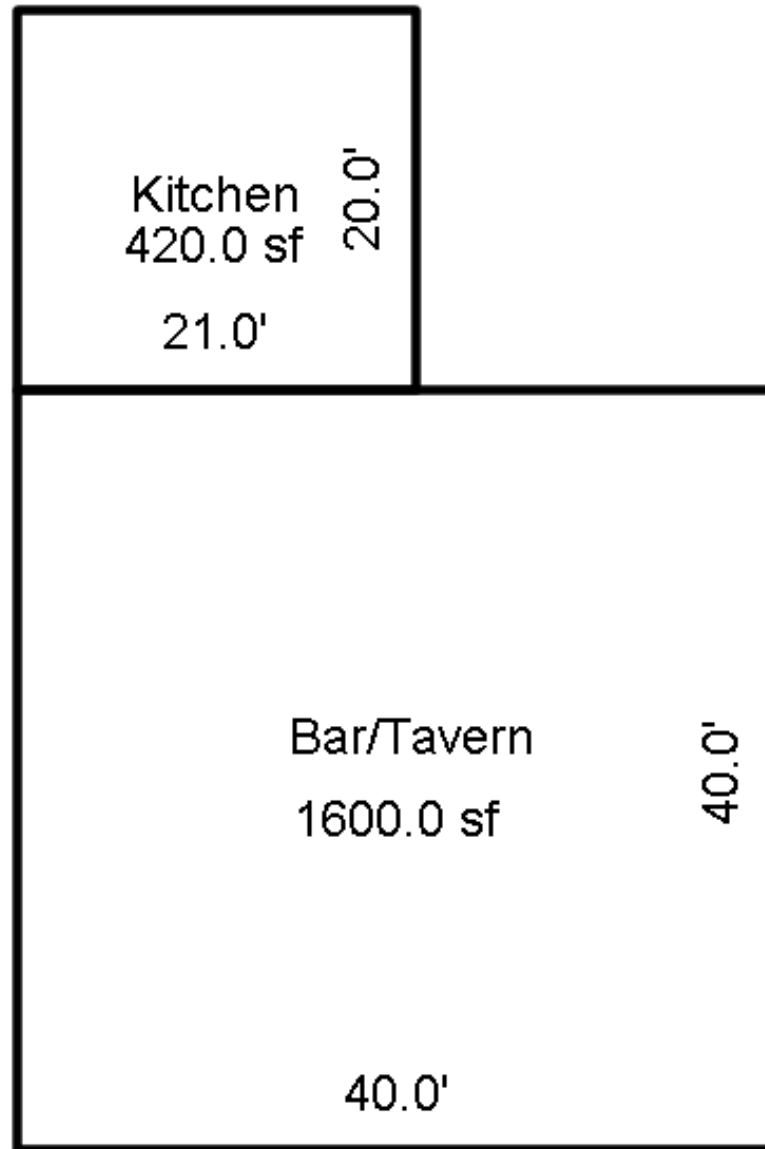


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	39,700	242,000	281,700			194,387C
2023	39,700	228,900	268,600			185,131C
2022	39,700	171,100	210,800			176,316C
2021	49,700	153,300	203,000			170,684C

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





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

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

Class: D  
 Floor Area: 64  
 Gross Bldg Area: 2,084  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

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

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: No Heating or Cooling 0%  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 64  
 Ave. Perimeter: 32  
 Has Elevators:

\*\*\* Basement Info \*\*\*

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type: Average

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 32

Base Rate for Upper Floors = 61.63

Adjusted Square Foot Cost for Upper Floors = 61.63

Total Floor Area: 64 Base Cost New of Upper Floors = 3,944

Reproduction/Replacement Cost = 3,944

Eff. Age:10 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 2,603

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 4,165  
 Replacement Cost/Floor Area= 61.63 Est. TCV/Floor Area= 65.08

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEDUSAS SHARK PAW INVESTM	NECOTT-BARR REAL ESTATE	0	12/29/2005	QC	09-FAMILY	886:636	OTHER	0.0
DOBSON NOEL & SUSAN	NECOT-BARR REAL ESTATE	372,500	02/14/2005	WD	03-ARM'S LENGTH	843:185	OTHER	100.0
QUICK	DOBSON	160,000	09/30/1995	LC	16-LC PAYOFF	411:242	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status					
6475 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Utility Struct	01/04/2018	PB17-0783	100% FINIS					
	P.R.E. 0%		Electrical	12/14/2017	PE17-0702	100% FINIS					
Owner's Name/Address	MAP #: 35		COMMERCIAL ADD/ALT	11/30/2017	PB17-50	100% FINIS					
NECOTT-BARR REAL ESTATE INVESTMENTS LLC PO BOX 318 EMPIRE MI 49630	2024 Est TCV 448,478 TCV/TFA: 280.30		ELECTRICAL	02/19/2004	PE04-0071						
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L368 P209 L411 P241-246/95 L815 P385/04 L843 P185/05 L846 P138/05 L886 P636/05 LOT 8 & 9 EXC W 48.40 FT ALSO EXC W 62 FT OF S 40 FT OF LOT 8 BLOCK 1 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.	Public Improvements		* Factors * PART OF LOTS 8 & 9								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STORAGE FOR ARTS TVRN	Gravel Road		100.00	132.00	1.0000	0.0000	0	100*			0
	Paved Road		17.00	132.00	1.0000	0.0000	0	50*		SURPLUS & SEPTIC	0
	Storm Sewer		2000	COMME	\$12/SQFT	15464	SqFt	12.00000	115	PRIME COMM CNR	213,400
	Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
	Water		117 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 213,400								
	Sewer		Land Improvement Cost Estimates								
	Electric		Description	Rate	Size	% Good	Cash Value				
	Gas		D/W/P: 4in Ren. Conc.	7.18	3000	97	20,894				
	Curb		Total Estimated Land Improvements True Cash Value = 20,894								
	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	106,700	117,500	224,200			180,148C		
	Rolling		2023	106,700	110,600	217,300			171,570C		
	Low		2022	106,700	56,700	163,400			163,400S		
	High		2021	133,400	43,400	176,800			162,427C		
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
	Who	When	What	2024	106,700	117,500	224,200			180,148C	
	TPC	10/29/2018	INSPECTED	2023	106,700	110,600	217,300			171,570C	
	TPC	12/21/2017	INSPECTED	2022	106,700	56,700	163,400			163,400S	
	WAS	03/21/2012	INSPECTED	2021	133,400	43,400	176,800			162,427C	



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

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

Class: C  
 Floor Area: 1,600  
 Gross Bldg Area: 1,600  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

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

1958 Year Built  
 2005 Remodeled

14 Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 1600  
 Ave. Perimeter: 164  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 164  
 Overall Building Height: 14

Base Rate for Upper Floors = 69.78

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.40 100%  
 Adjusted Square Foot Cost for Upper Floors = 76.18

Total Floor Area: 1,600 Base Cost New of Upper Floors = 121,888  
 Reproduction/Replacement Cost = 121,888  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
 Total Depreciated Cost = 84,103

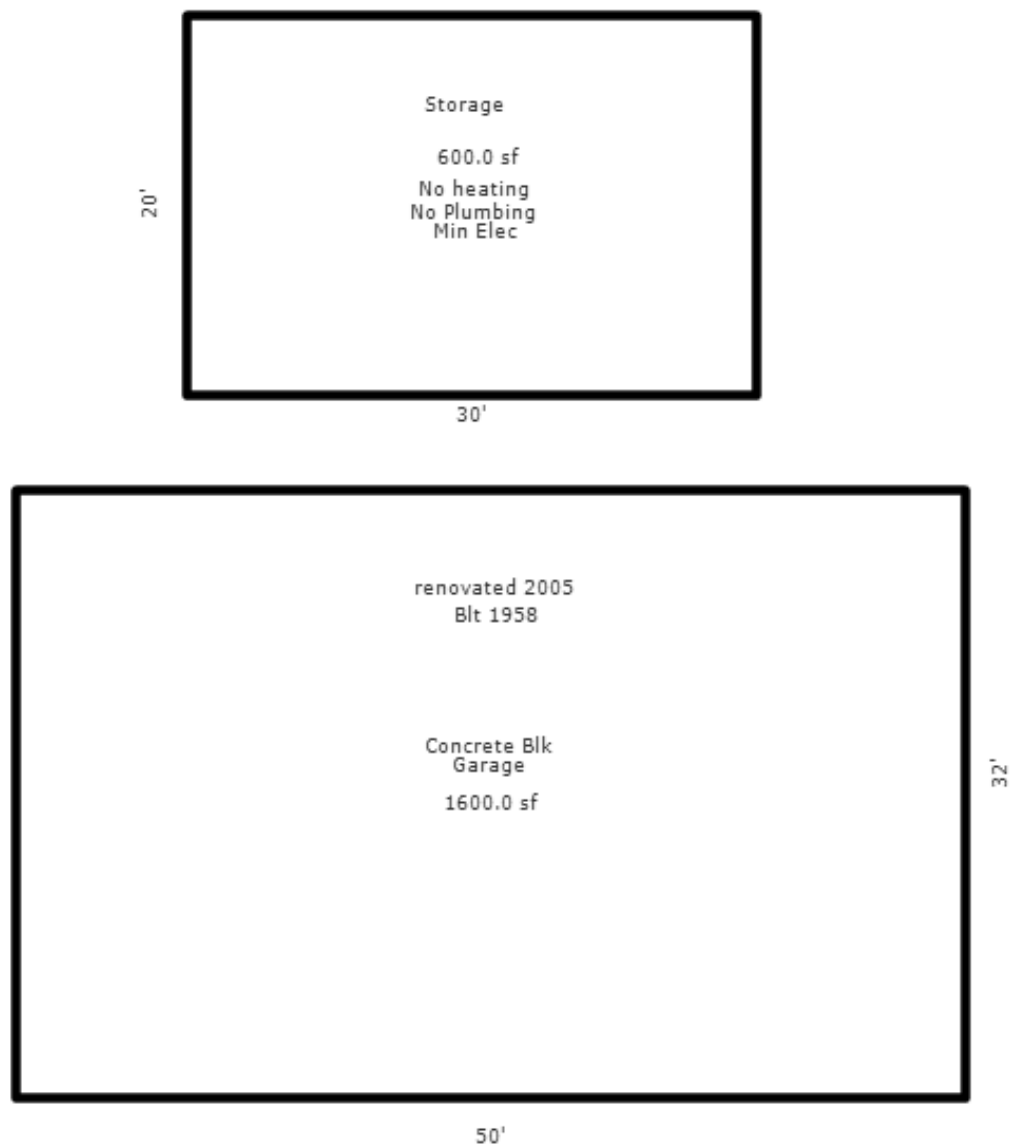
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI3/PHO/PRERU/IND1000001L	166114.29	1	1.00	25	41,529
/CI3/PHO/PRERU/MDMGMP16A	255.01	9	1.00	25	574
/CI3/PHO/PRERU/SOLMWW1030A	506.35	56	1.00	25	7,089

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
SOLAR PANEL	600.00	1	95	570

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 214,184  
 Replacement Cost/Floor Area= 199.51 Est. TCV/Floor Area= 133.86

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(3) Frame:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:	Gas Oil	(13) Roof Structure: Slope=0	
(6) Ceiling:	Coal Stoker	(14) Roof Cover:	
	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.
SHERIDAN NETTIE	GLEN ARBOR TOWNSHIP	1	10/21/1953	WD	03-ARM'S LENGTH	105P117	DEED	0.0

Property Address: 5973 S LAKE ST  
 Class: COMMERCIAL-IMPROV Zoning: COM ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 35

Owner's Name/Address: GLEN ARBOR TOWNSHIP  
 GARDEN SITE  
 P O BOX 276  
 GLEN ARBOR MI 49636

2024 Est TCV 0

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

Public Improvements \* Factors \* 62\*40

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2000 COMME \$12/SQFT	40.00	62.00	1.0000	0.0000	0	100*		0
* denotes lines that do not contribute to the total acreage calculation.								
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								30,240

Tax Description: S 40 FT OF W 62 FT OF LOT 8 BLOCK 1 VILL OF GLEN ARBOR. SEC 22 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 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

TPC 11/04/2020 INSPECTED 2023 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

TPC 04/09/2015 INSPECTED 2022 0 0 0 0 0

WAS 02/02/2008 INSPECTED 2021 0 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.
WORSLEY DONALD & CAROL	WORSLEY TRUST	0	07/27/2021	QC	09-FAMILY	2021006366	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6453 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST	REMODEL	06/28/1999	99000373		
Owner's Name/Address	P.R.E. 0%	REMODEL	11/17/1998	98000749		
WORSLEY TRUST 721 N OLD WOODWARD AVE BIRMINGHAM MI 48009	MAP #: 35	2024 Est TCV 229,622 TCV/TFA: 256.27				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L273 P54/87 PRT OF LOTS 10 & 11 BEG AT NW COR LOT 10 TH E 50 FT TH S 120 FT TH W 50 FT TH N 120 FT TO POB BLOCK 1 VILL OF GLEN ARBOR. SUBJECT TO LICENSE AGREEMENT REC IN L759 P885 SEC 22 T29N R14W.			Dirt Road	50.00	120.00	1.0000	0.0000	0	100*	0
Comments/Influences			Gravel Road							
INN & TRAIL			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	36,100	78,700	114,800			82,207C
Rolling	2023	36,100	74,500	110,600			78,293C
Low	2022	36,100	56,200	92,300			74,565C
High	2021	45,100	50,500	95,600			72,183C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 12/20/2023	INSPECTED						
TPC 07/10/2019	INSPECTED						
WAS 07/14/2007	INSPECTED						

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

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

Class: D  
 Floor Area: 896  
 Gross Bldg Area: 896  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 11  
 Physical %Good: 76  
 Func. %Good : 100  
 Economic %Good: 100

1955 Year Built  
 1990 Remodeled

8 Overall Bldg Height

Comments:  
 CONVERTED HOUSE TO  
 RETAIL USE

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 100  
 Ave. SqFt/Story: 896  
 Ave. Perimeter: 134  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 134  
 Overall Building Height: 8

Base Rate for Upper Floors = 92.17

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.35 100%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 23.35 100%  
 Combined Heating System adjustment: 46.70 100%

Adjusted Square Foot Cost for Upper Floors = 138.87

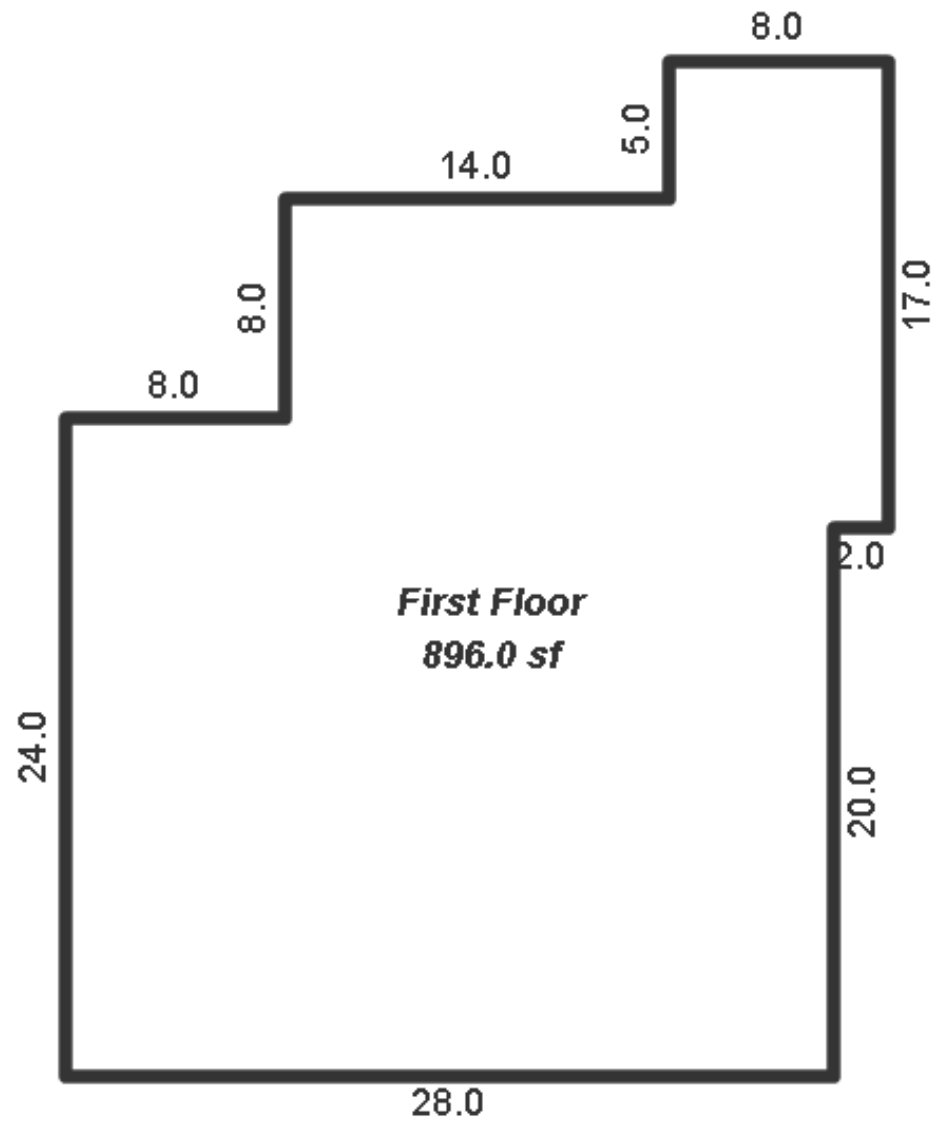
Total Floor Area: 896 Base Cost New of Upper Floors = 124,429  
 Reproduction/Replacement Cost = 124,429  
 Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0  
 Total Depreciated Cost = 94,566

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
ROOF OVER DECK	4.03	60	1.00	94	227
FIREPLACE	2205.91	1	1.00	94	2,074

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 154,987  
 Replacement Cost/Floor Area= 141.60 Est. TCV/Floor Area= 172.98

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THAT GLENAGAIN LLC	BLUE LINE ON GLEN LLC	800,000	01/13/2021	WD	03-ARM'S LENGTH	2021000517	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6445 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/06/2020	PM20-0369	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	03/22/2012	PP12-0054	100% FINIS
BLUE LINE ON GLEN LLC 4922 W WHISPERING PINES LN GLEN ARBOR MI 49636	MAP #: 35		Mechanical	03/13/2012	PM12-0086	100% FINIS
	2024 Est TCV 797,068 TCV/TFA: 133.27		Commercial, Add/Alter/Repa	02/24/2012	PB12-0019	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND																																											
L280 P101 L437 P523-524/97 LOT 7 BLK 1 EXC W 125 FT ALSO PRT LOTS 10 & 11 BLK 1 BEG 50 FT E OF NW COR LOT 10 TH E 30 FT TH S 120 FT TH W 30 FT TH N 120 FT TO BEG ALSO E 85 FT LOT 10 & E 85 FT OF N 54 FT LOT 11 ALL LOT 12 ALSO S 12 FT LOT 11 VILLAGE OF GLEN ARBOR. SUBJECT TO LICENSE AGREEMENT REC IN L759 P885 SEC 22 T29N R14W.			<p style="text-align: center;">* Factors * CORNER OF WEST &amp; PINE</p> <table border="0"> <tr> <td>Description</td> <td>Frontage</td> <td>Depth</td> <td>Front</td> <td>Depth</td> <td>Rate %Adj.</td> <td>Reason</td> <td>Value</td> </tr> <tr> <td></td> <td>115.00</td> <td>198.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td>0</td> </tr> <tr> <td>2000 COMME \$12/SQFT</td> <td></td> <td></td> <td>22782 SqFt</td> <td>12.00000</td> <td>115</td> <td>CORNER MINOR INFL - DUAL ST</td> <td></td> </tr> <tr> <td colspan="7">* denotes lines that do not contribute to the total acreage calculation.</td> <td></td> </tr> <tr> <td colspan="7">115 Actual Front Feet, 0.52 Total Acres</td> <td>Total Est. Land Value = 314,390</td> </tr> </table>				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		115.00	198.00	1.0000	0.0000	0	100*	0	2000 COMME \$12/SQFT			22782 SqFt	12.00000	115	CORNER MINOR INFL - DUAL ST		* denotes lines that do not contribute to the total acreage calculation.								115 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value = 314,390
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																																							
	115.00	198.00	1.0000	0.0000	0	100*	0																																							
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* denotes lines that do not contribute to the total acreage calculation.																																														
115 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value = 314,390																																							

Public Improvements	Land Improvement Cost Estimates			
Dirt Road	Description	Rate	Size % Good	Cash Value
Gravel Road	D/W/P: 3.5 Concrete	6.27	480 50	1,505
Paved Road	D/W/P: Asphalt Paving	2.92	3470 50	5,066
Storm Sewer	Commercial Local Cost Land Improvements			
Sidewalk	Description	Rate	Size % Good Arch Mult	Cash Value
Water	WATER WELL 4"-6"	0.00	1 92 100	0
Sewer	SEPTIC TANK 1000 GAL	0.00	1 92 100	0
Electric	DRAIN FIELD	0.00	1 92 100	0
Gas	Total Estimated Land Improvements True Cash Value = 6,571			
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				

Comments/Influences  
RETAIL SPACE & COFFEE SHOP



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	157,200	241,300	398,500			362,391C
Rolling	2023	157,200	227,200	384,400			345,135C
Low	2022	157,200	171,500	328,700			328,700S
High	2021	196,500	128,900	325,400			245,937C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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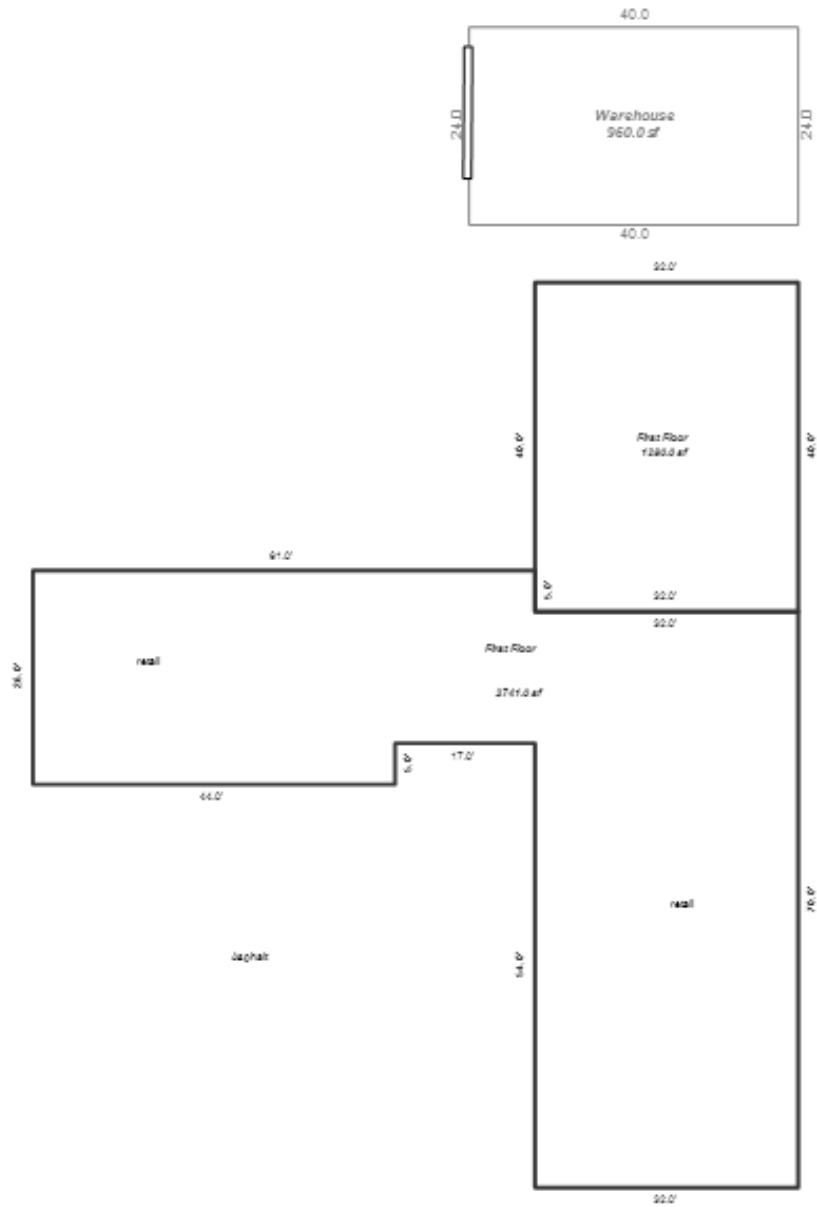
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: COFFE RETAIL & 6645 LAKE AFFE	
Calculator Occupancy: Stores - Retail	
Class: C	Construction Cost
Floor Area: 3,741	High
Gross Bldg Area: 5,981	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 8	X
Bsmnt Wall Hght	Low
Depr. Table : 2.5%	** ** Calculator Cost Data ** **
Effective Age : 20	Quality: Low Cost
Physical %Good: 60	Heat#1: Package Heating & Cooling 100
Func. %Good : 100	Heat#2: Package Heating & Cooling 0%
Economic %Good: 100	Ave. SqFt/Story: 3741
1955 Year Built	Ave. Perimeter: 346
1992 Remodeled	Has Elevators:
8 Overall Bldg Height	*** Basement Info ***
Comments:	Area:
	Perimeter:
	Type:
	Heat: Hot Water, Radiant Floor
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

<<<<<< Calculator Cost Computations >>>>>	
Class: C	Quality: Low Cost
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 346
Base Rate for Upper Floors = 84.00	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.53 100%	
Adjusted Square Foot Cost for Upper Floors = 103.53	
Total Floor Area: 3,741	Base Cost New of Upper Floors = 387,306
Reproduction/Replacement Cost = 387,306	
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 232,384	
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 = 371,814
Replacement Cost/Floor Area= 103.53	Est. TCV/Floor Area= 99.39

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

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



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

Desc. of Bldg/Section: COFFEE ROASTING WAREHOUSE  
 Calculator Occupancy: Warehouses - Storage

Class: C  
 Floor Area: 1,280  
 Gross Bldg Area: 5,981  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 20  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

Year Built Remodeled  
 Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 1280  
 Ave. Perimeter: 144  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 144

Base Rate for Upper Floors = 46.97

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.88 100%  
 Adjusted Square Foot Cost for Upper Floors = 52.85

Total Floor Area: 1,280 Base Cost New of Upper Floors = 67,647

Reproduction/Replacement Cost = 67,647  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 40,588

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 64,941  
 Replacement Cost/Floor Area= 52.85 Est. TCV/Floor Area= 50.74

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

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Desc. of Bldg/Section: WAREHOUSE GARAGE Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<< Calculator Cost Computations >>>> Class: D Quality: Average Stories: 1 Story Height: 16 Perimeter: 128						
Class: D Floor Area: 960 Gross Bldg Area: 5,981 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 38.48
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.22 100% Adjusted Square Foot Cost for Upper Floors = 42.70					
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 960 Base Cost New of Upper Floors = 40,992 Reproduction/Replacement Cost = 40,992 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 24,595					
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 39,352 Replacement Cost/Floor Area= 42.70 Est. TCV/Floor Area= 40.99					
Comments:	* Sprinkler Info * Area: Type:							

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRACHAN DONALD S & ALICE	TOBES EDWIN & BAKALAR HAR	365,000	10/19/2012	WD	03-ARM'S LENGTH	1141P460	PROPERTY TRANSFER	100.0
WILKERSON	STRACHAN	239,900	10/31/2000	WD	03-ARM'S LENGTH	558:802	PROPERTY TRANSFER	0.0
STANZ	WILKERSON	35,000	04/22/1997	LC	16-LC PAYOFF	442:942	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6440 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	08/11/1997	97000392	
Owner's Name/Address	P.R.E. 0%					
TOBES EDWIN & BAKALAR HARRIET R 1913 BOULDER DR ANN ARBOR MI 48104	MAP #: 35					
	2024 Est TCV 501,264 TCV/TFA: 212.58					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				* Factors *			ADJ FIRESTATION	
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L249 P120 L442 P942-4/97 L558 P802/00 . E 1/2 OF LOTS 1 & 2 BLOCK 2 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.	X			D 200' @ 1000/ 83 Actual Front Feet, 0.25 Total Acres	82.50	132.00	1.2478	0.7422	1000	100		76,405
				Total Est. Land Value =								76,405

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Low	2024	38,200	212,400	250,600			209,887C
	X	High	2023	30,600	197,900	228,500			199,893C
	X	Landscaped	2022	45,000	173,900	218,900			190,375C
	X	Swamp	2021	45,000	165,300	210,300			184,294C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



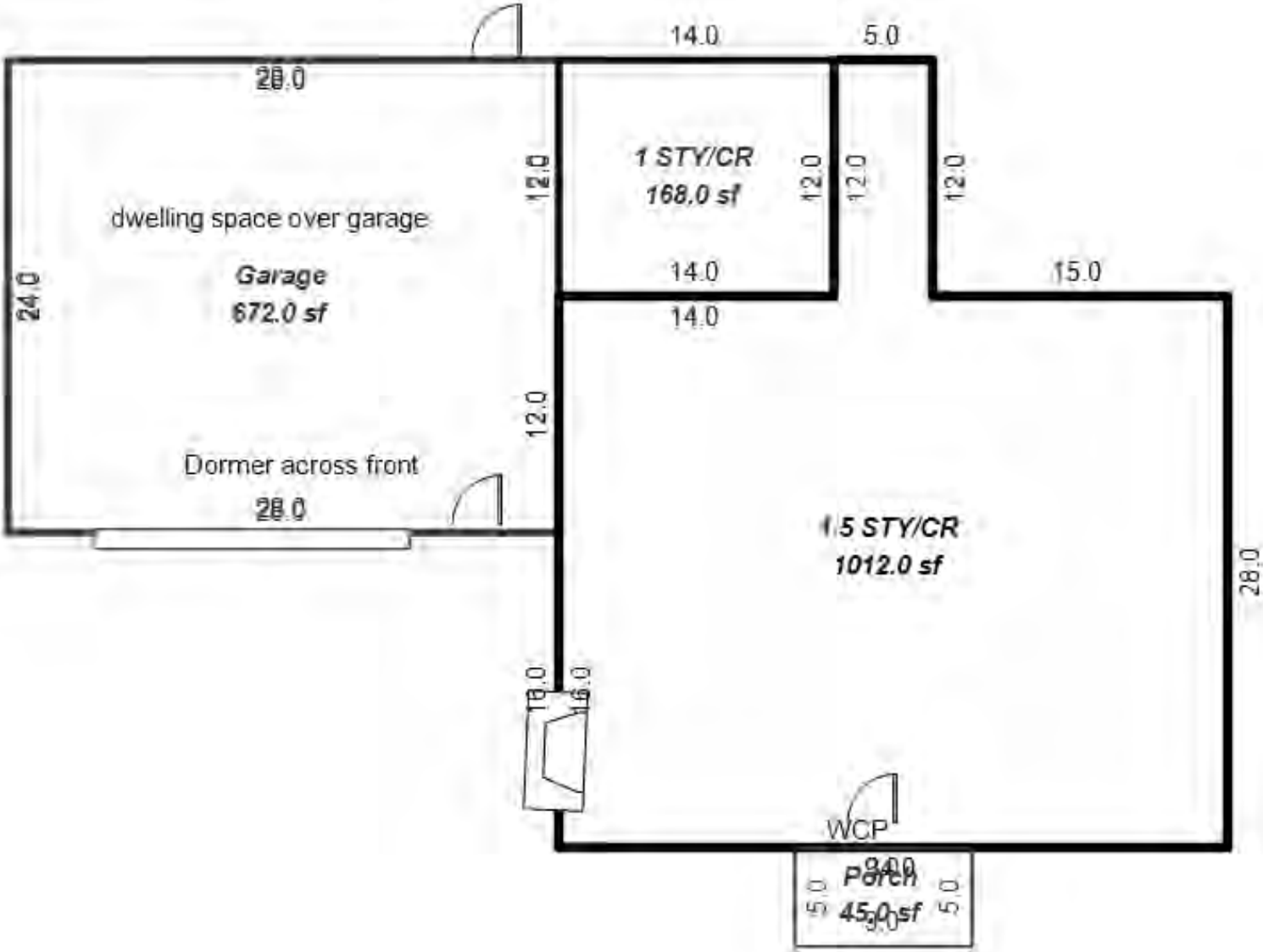
Who	When	What	2024	2023	2022	2021
TPC	06/29/2017	INSPECTED	38,200	30,600	45,000	45,000
TPC	10/27/2016	INSPECTED	212,400	197,900	173,900	165,300
TPC	04/23/2014	INSPECTED	250,600	228,500	218,900	210,300

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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 45 WCP (1 Story) 70 WPP		Year Built: 1997 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 2,358 Total Base New : 329,311 Total Depr Cost: 246,976 Estimated T.C.V: 419,859			E.C.F. X 1.700			Bsmnt Garage:	
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C 5 Blt 1997				
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ground Area = 1180 SF Floor Area = 2358 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Condition: Average		Size of Closets			No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	X Ex. Ord. Min			1.5 Story Siding Crawl Space 1,012			1 Story Siding Crawl Space 168				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Overhang 672			Total: 270,895 203,165				
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1180 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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath				
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			1000 Gal Septic Water Well, 100 Feet				
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			WCP (1 Story) WPP			
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 672 28,446 21,334				
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick		Fireplaces			Appliance Allow. Prefab 2 Story			1 2,845 2,134			1 3,259 2,444			
<<<<< 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.
TARR FAMILY TRUST	DISHER JAMES D & EMILY E	389,000	06/20/2017	WD	03-ARM'S LENGTH	1299P951	PROPERTY TRANSFER	100.0
TARR DAVID R & NANCY A	TARR ROBERT STUART & NINA	0	12/07/2008	QC	09-FAMILY	2008 993/439	DEED	0.0
DUNCAN	HOLLENBECK	25,000	03/06/1997	WD	03-ARM'S LENGTH	440:265	OTHER	0.0
STANZ	TARR	35,000	10/01/1996	LC	16-LC PAYOFF	431:239	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6456 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/12/2017	PE17-0283	
	P.R.E. 0%		Mechanical	01/03/2014	PM14-0008	
Owner's Name/Address	MAP #: 35		ELECTRICAL	11/09/2004	PE04-0732	
DISHER JAMES D & EMILY E 7565 LAWRIE LN LAFAYETTE IN 47905	2024 Est TCV 437,673 TCV/TFA: 300.60		Res. Add/Alter/Repair	08/25/2004	PB04-0460	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
L431 P239/96 W 1/2 LOTS 1 & 2 BLOCK 2 PLAT OF GLEN ARBOR SEC 22 T29N R14W.	X		* Factors * ADJ FIRESTATION			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			D 200' @ 1000/	82.50	132.00	1.2478 0.7422 1000 100 76,405
			83 Actual Front Feet, 0.25 Total Acres			Total Est. Land Value = 76,405

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	38,200	180,600	218,800			199,426C
X	Rolling	2023	30,600	168,200	198,800			189,930C
X	Low	2022	45,000	147,700	192,700			180,886C
X	High	2021	45,000	139,800	184,800			175,108C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

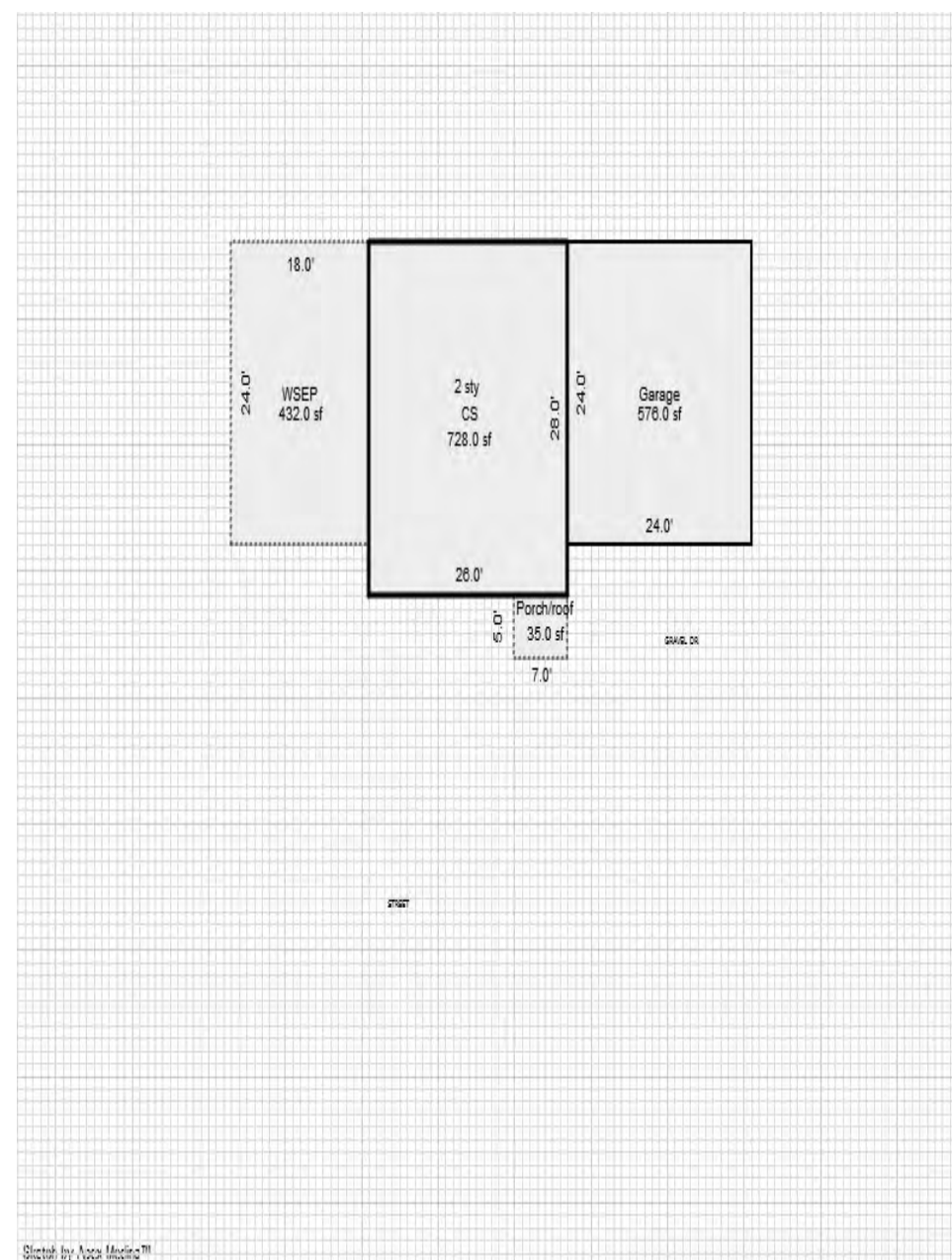


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 432	Type WSEP (1 Story) 35 Treated Wood	Year Built: 2004 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	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.700		Bsmnt Garage:																																																																																																																																												
Building Style: 2 STORY		Trim & Decoration		Ex X Ord Min			No. Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 1,456 Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
Yr Built 1999	Remodeled 0	Size of Closets		Lg X Ord Small			No Heating/Cooling			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			Central Air Wood Furnace			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		X Drywall			(12) Electric			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0			150 Amps Service			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No./Qual. of Fixtures Ex. X Ord. Min			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
X Insulation		(9) Basement Finish		(14) Water/Sewer			No. of Elec. Outlets Many X Ave. Few			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
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 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			Lump Sum Items:			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
X Asphalt Shingle		Chimney: Metal		Lump Sum Items:			Lump Sum Items:			Total Base New : 263,818 Total Depr Cost: 211,040 Estimated T.C.V: 358,768		Storage Area: 0 No Conc. Floor: 0																																																																																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1999</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 728 SF Floor Area = 1456 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>728</td> <td>Total:</td> <td>185,853</td> <td>148,668</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td></td> <td>1,214</td> <td></td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td></td> <td>3,822</td> <td></td> </tr> <tr> <td></td> <td>Solar Water Heat</td> <td>1</td> <td>1,398</td> <td></td> <td>1,118</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td></td> <td>4,002</td> <td></td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td></td> <td>4,778</td> <td></td> </tr> <tr> <td>Porches</td> <td>WSEP (1 Story)</td> <td>432</td> <td>20,058</td> <td></td> <td>16,046</td> <td></td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td>35</td> <td>1,527</td> <td></td> <td>1,222</td> <td></td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>576</td> <td>30,701</td> <td></td> <td>24,561</td> <td></td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,762</td> <td></td> <td>-2,210</td> <td></td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1</td> <td>562</td> <td></td> <td>450</td> <td></td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> <td></td> <td>2,276</td> <td></td> </tr> <tr> <td colspan="7">Fireplaces</td> </tr> <tr> <td></td> <td>Prefab 2 Story</td> <td>1</td> <td>3,259</td> <td></td> <td>2,607</td> <td></td> </tr> <tr> <td></td> <td>Direct-Vented Gas</td> <td>1</td> <td>3,107</td> <td></td> <td>2,486</td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	728	Total:	185,853	148,668	Other Additions/Adjustments							Plumbing	Average Fixture(s)	1	1,518		1,214			3 Fixture Bath	1	4,777		3,822			Solar Water Heat	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	WSEP (1 Story)	432	20,058		16,046		Deck	Treated Wood	35	1,527		1,222		Garages							Class: C Exterior: Siding Foundation: 42 Inch (Finished)								Base Cost	576	30,701		24,561			Common Wall: 1 Wall	1	-2,762		-2,210			Door Opener	1	562		450		Built-Ins								Appliance Allow.	1	2,845		2,276		Fireplaces								Prefab 2 Story	1	3,259		2,607			Direct-Vented Gas	1	3,107		2,486	
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Sketch by Auto Maximo™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILINSKI AGNES & RICHARD	MOSSNER KENNETH C ET AL	0	02/06/2008	QC	09-FAMILY	972/897	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6026 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MOSSNER KENNETH C ET AL 8962 BUSCH RD BIRCH RUN MI 48415	MAP #: 35					
	2024 Est TCV 156,446 TCV/TFA: 240.69					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				BACK LOT CATAILS		Value	
			Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason		
L152 P145 L445 P78/97 LOT 3 & 16 & N 7 FT LOT 17 BLOCK 2 VILL OF GLEN ARBOR SEC 22 T29N R14W.	X		Dirt Road	66.00	165.00	1.0000	0.0000	0	100*	0
	X		Gravel Road	73.00	165.00	1.0000	0.0000	0	100*	0
	X		Paved Road	2000 COMME \$3/SQFT		22956	SqFt	3.00000	100	68,868
	X		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
	X		Sidewalk	139 Actual Front Feet, 0.53 Total Acres		Total Est. Land Value =		68,868		

Comments/Influences	X	Electric	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
ZONED COMMERCIAL	X		Gas				
	X		Curb				
	X		Street Lights				
	X		Standard Utilities				
	X		Underground Utils.				
			LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
			Total Estimated Land Improvements True Cash Value =				1,500

Topography of Site	X	Level	Rolling	X	Low	High	Landscaped	X	Swamp	X	Wooded	Pond	Waterfront	X	Ravine	X	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
																			Who	When	What	2024	34,400	43,800	78,200

			2023	34,400	40,900	75,300			64,786C
			2022	34,400	35,900	70,300			61,701C
			2021	34,400	32,100	66,500			59,730C

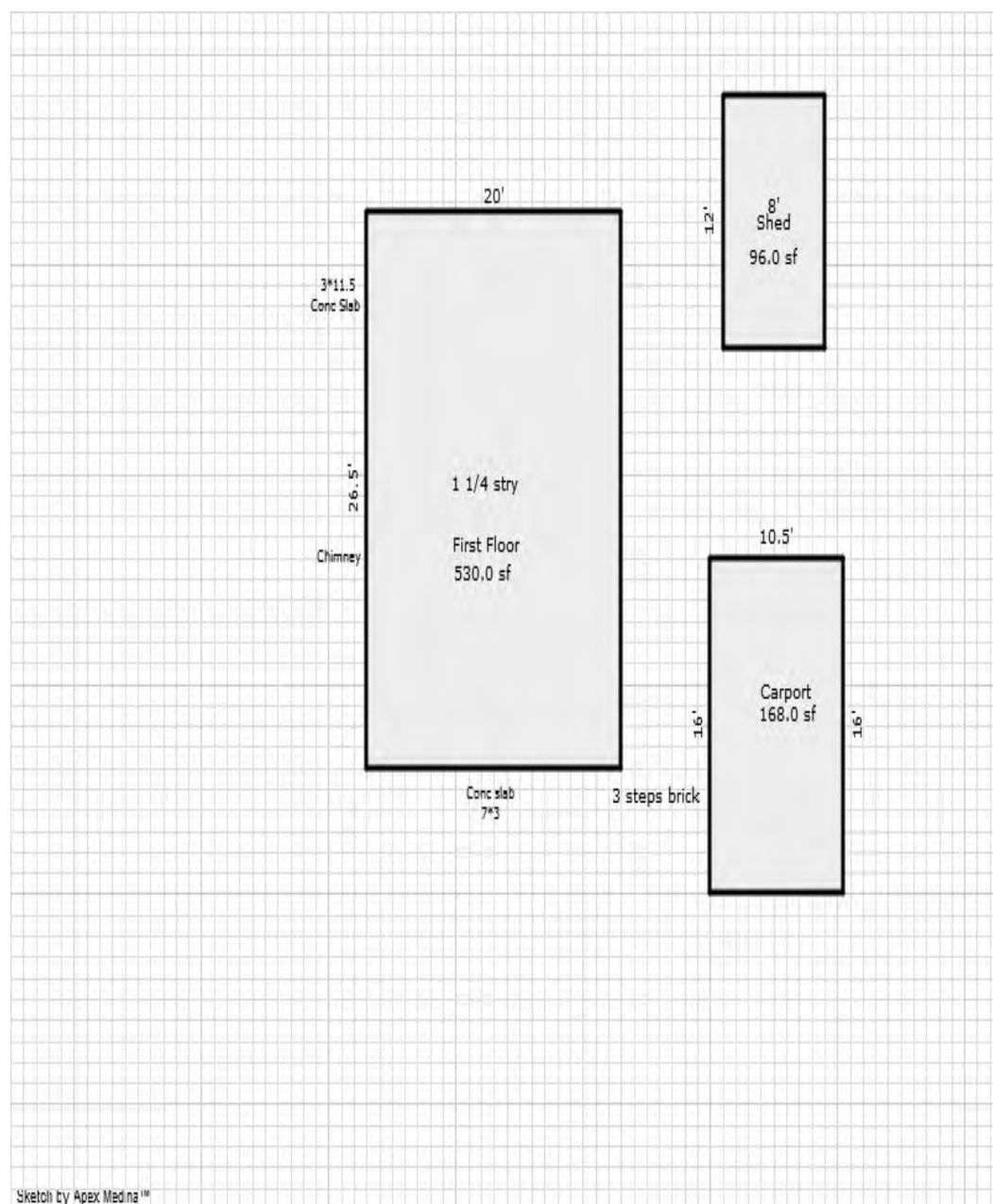
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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAETZ PROPERTIES II LLC	GRAETZ GREGORY J & DEBRA	0	07/12/2023	QC	21-NOT USED/OTHER	2023002976	DEED	0.0
CARR NATHAN	GRAETZ PROPERTIES II LLC	75,000	08/28/2020	WD	03-ARM'S LENGTH	2020005718	PROPERTY TRANSFER	100.0
CARR JAMES RICHARD ESTATE	CARR NATHAN	0	07/10/2020	QC	06-COURT JUDGEMENT	2020004172	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5989 S PINE ST	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	12/19/2023	PP23-0400	40%
	P.R.E. 0%		Mechanical	12/13/2023	PM23-1161	40%
Owner's Name/Address	MAP #: 35		Mechanical	11/17/2023	PM23-1065	40%
GRAETZ GREGORY J & DEBRA K 644 WEBSTER ST TRAVERSE CITY MI 49686	2024 Est TCV 189,411 TCV/TFA: 159.30		Res. Single Family Dwellin	08/21/2023	PB23-0321	40%

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
L251 P776 L409 P5/95 LOT 4 BLOCK 2 VILL OF GLEN ARBOR. SEC 22 T29N R14W.	X		Dirt Road	66.00	165.00	1.1095	0.7848	2200	100	126,424
Comments/Influences			Gravel Road	66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 126,424						
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							



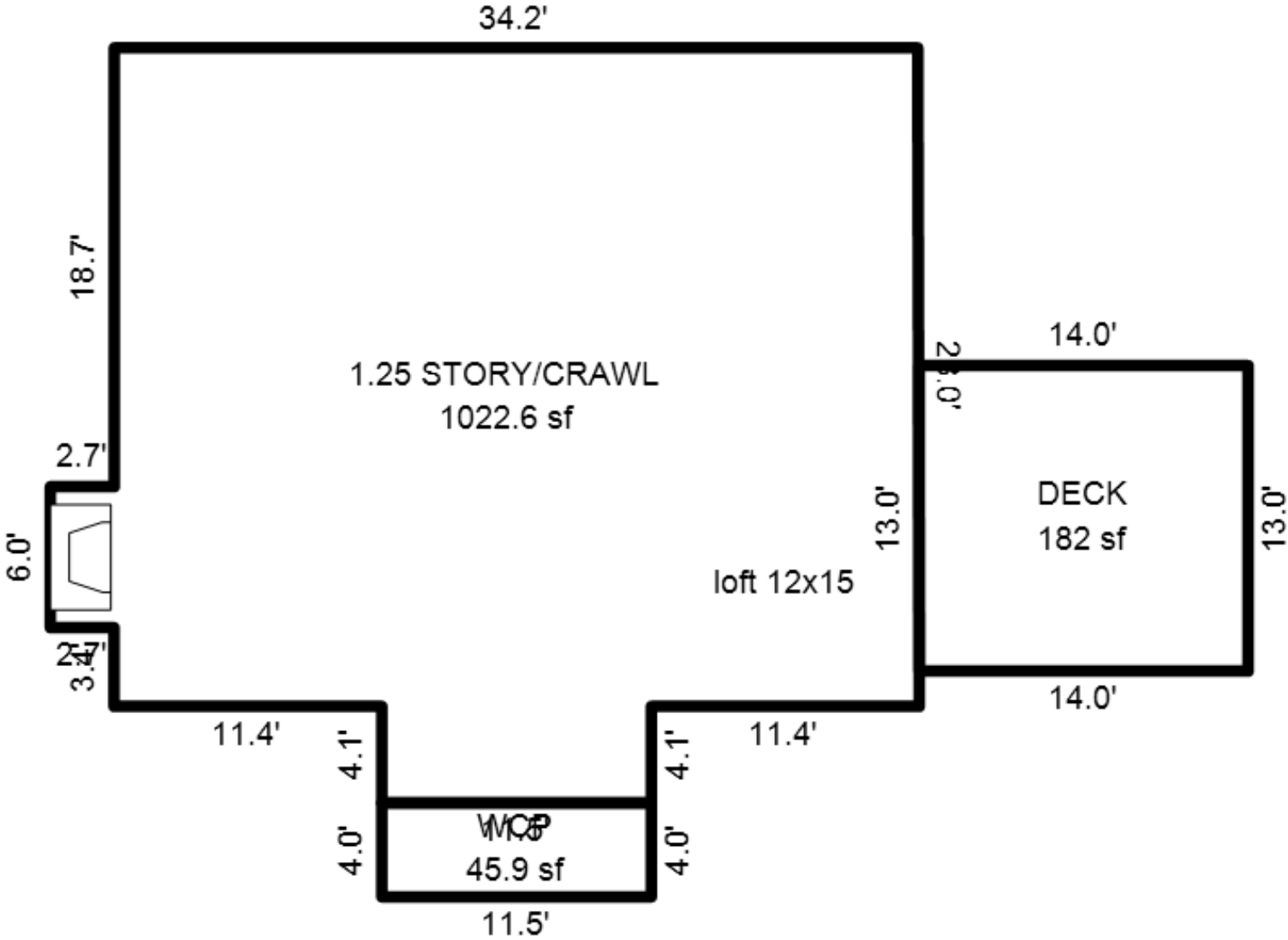
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	63,200	31,500	94,700			87,286C
X Rolling	2023	54,600	0	54,600			53,130C
X Low	2022	50,600	0	50,600			50,600S
X High	2021	50,600	0	50,600			50,600S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	0	0	Front Overhang	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: 1 STORY	Trim & Decoration													
	Yr Built 2024	Ex	Ord	Min											
	Remodeled 0														
	Condition: Average Part. Construct.: 20%	Size of Closets													
		Lg	Ord	Small											
	Room List	Doors	Solid	H.C.											
	Basement	(5) Floors													
	1st Floor	Kitchen:													
	2nd Floor	Other:													
	Bedrooms	Other:													
	(1) Exterior	(6) Ceilings													
	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows	(7) Excavation													
	Many	Basement: 0 S.F.													
	Avg.	Crawl: 1022 S.F.													
	Few	Slab: 0 S.F.													
	Large	Height to Joists: 0.0													
	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	(9) Basement Finish													
	Patio Doors														
	Storms & Screens														
	(3) Roof	(10) Floor Support													
	Gable	Recreation SF													
	Hip	Living SF													
	Flat	Walkout Doors (B)													
	Gambrel	No Floor SF													
	Mansard	Walkout Doors (A)													
	Shed														
	Asphalt Shingle	(14) Water/Sewer													
		Public Water													
		Public Sewer													
		Water Well													
		1000 Gal Septic													
		2000 Gal Septic													
	Chimney:	Lump Sum Items:													
		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVARTI DOMINICK & ALICE	MICHIGAN DEPT TRANSPORTAT	0	03/26/1991	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
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S PINE ST	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MICHIGAN DEPT TRANSPORTATION REAL ESTATE DIVISION P O BOX 30050 LANSING MI 48909	2024 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND		
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	Public Improvements			* Factors * LOT 5 & 6		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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					66.00	165.00	1.0000	0.0000	0	100*		0
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					66.00	165.00	1.0000	0.0000	0	100*		0
--	--	--	--	--	-------	--------	--------	--------	---	------	--	---

				2000 COMME	\$8.00/SQFT	21780	SqFt	8.00000	100			174,240
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				* denotes lines that do not contribute to the total acreage calculation.							
--	--	--	--	--	--	--	--	--	--	--	--

				132	Actual Front Feet,	0.50	Total Acres		Total Est. Land Value =			174,240
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				Land Improvement Cost Estimates								
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				Description	Rate	Size	% Good	Cash Value
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				Ad-Hoc Unit-In-Place Items				
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				Description	Rate	Size	% Good	Cash Value
--	--	--	--	-------------	------	------	--------	------------

				/CI16/SUBDC/RESSI/STRI/STOMOE	2,850.00	1	100	2,850
--	--	--	--	-------------------------------	----------	---	-----	-------

				Total Estimated Land Improvements True Cash Value =				2,850
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	Topography of Site							
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	Level							
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	Rolling							
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	Low							
--	-----	--	--	--	--	--	--	--

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

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

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

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

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

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

	Ravine							
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	Wetland							
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	Flood Plain							
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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				2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
--	--	--	--	------	--------	--------	--------	--	--	--------

				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.
DEVARTI DAVID ET AL	DEVARTI DAVID & RABINOWIT	0	03/28/2008	QC	09-FAMILY	974/863	DEED	50.0
DEVARTI DOMINICK & ALICE	DEVARTI DAVID ET AL	0	12/16/2003	WD	03-ARM'S LENGTH	783:216	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6399 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/15/2011	PE11-0274	
	P.R.E. 0%		Electrical	07/10/2009	PE09-0198	
Owner's Name/Address	MAP #: 35					
DEVARTI DAVID & RABINOWITZ ELLEN 1231 BALDWIN ANN ARBOR MI 48104	2024 Est TCV 308,987 TCV/TFA: 249.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
DC L783 P214 DC L783 P215 L783 P216/03 L886 P685/05 LOTS 8 & 9 EXC E 97 FT BLOCK 2 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.	X		Dirt Road	97.00	132.00	1.0000 0.0000	0 100*	0
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
			Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
	D/W/P: 3.5 Concrete	5.95	12 0	0
	D/W/P: 3.5 Concrete	5.95	100 0	0
	Wood Frame	19.43	279 50	2,710
	Total Estimated Land Improvements True Cash Value =			2,710



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	65,500	89,000	154,500			152,365C
TPC	05/04/2016	INSPECTED	2023	65,500	82,900	148,400			145,110C
WAS	01/22/2009	INSPECTED	2022	65,500	72,700	138,200			138,200S
WAS	09/24/2007	APPRAISAL	2021	81,000	64,800	145,800			144,840C

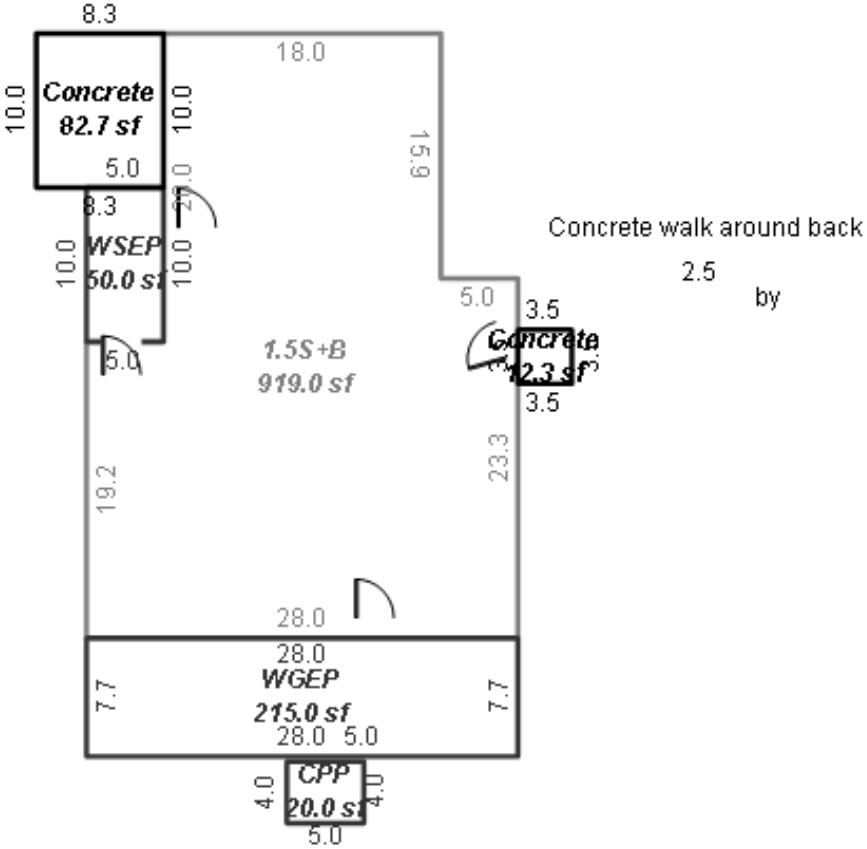
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1930		Remodeled 1988		Ex	X	Ord	Min										
Condition: Average		Size of Closets		Lg	X	Ord	Small										
Room List		Doors	Solid	X	H.C.												
	Basement 4 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other: Hardwood													
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few							
X	Insulation	X	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										
(2) Windows		(7) Excavation		1	Basement: 824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: 2X8X16 Unsupported Len: Cntr.Sup: BEAM											
X	Asphalt Shingle	Chimney: Brick		Total: 137,551			82,530										
				Totals: 171,831			103,097										

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





6399 Western Avenue

\*\*\* 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 PINE ST  
 Class: RESIDENTIAL-VACAN Zoning: COM ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 35

Owner's Name/Address: RABINOWITZ ELLEN  
 C/O DEVARTI DAVID  
 1231 BALDWIN  
 ANN ARBOR MI 48104  
 2024 Est TCV 126,424

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			A 100' @ 2200/	66.00	165.00	1.1095	0.7848	2200 100	126,424
			66 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =	126,424

Tax Description: LOTS 7 BLOCK 2 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.  
 SPLIT ON 04/11/2023 FROM 006-662-007-00;  
 Comments/Influences

Split/Comb. on 04/11/2023 completed  
 04/11/2023 TIM SEPARATE ASSESSMENT  
 OF PLATTED LOT 7;  
 Parent Parcel(s): 006-662-007-00;  
 Child Parcel(s): 006-662-007-01,  
 006-662-012-00;

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

Topography of Site

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



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Who	When	What
TPC	10/12/2022	INSPECTED
TPC	04/25/2018	INSPECTED
TPC	04/30/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	63,200	0	63,200			52,903C
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
J3B LLC	SUNSET MOON LLC	585,000	04/16/2021	WD	03-ARM'S LENGTH	2021003283	REAL PROPERTY STA	100.0
CLEAR BLUEWATER GROUP INC	J3B LLC	1	01/12/2018	QC	09-FAMILY	1219P159	PROPERTY TRANSFER	0.0
EMPIRE VALUE ADVISORS LLC	CLEAR BLUEWATER GROUP INC	425,000	02/08/2016	WD	03-ARM'S LENGTH	1252P396	DEED	100.0
NETHERTON STEVEN E & SUZY	EMPIRE VALUE ADVISORS LLC	350,000	08/26/2011	WD	03-ARM'S LENGTH	2011 1095-154	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6391 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		SIGN	04/16/2018	LU18-09	100% FINIS
Owner's Name/Address	P.R.E. 0%		COMMERCIAL ADD/ALT	08/26/2011	2011-0901	100% FINIS
SUNSET MOON LLC PO BOX 603 GLEN ARBOR MI 49636	MAP #: 35		MECHANICAL	11/19/2004	PM04-0809	
	2024 Est TCV 669,073 TCV/TFA: 242.59					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
			Description	Frontage	Depth	Value
L303 P874/89 L683 P558/02 ELY 97 FT ON M-22 BY 132 FT OF LOTS 8 & 9 BLOCK 2 VILL OF GLEN ARBOR. SEC 22 T29N R14W.			2000 COMME \$12/SQFT	12807	12.00000	153,680
Comments/Influences			* denotes lines that do not contribute to the total acreage calculation.			
			97 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 153,680			

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
	D/W/P: Patio Blocks	13.75	100 0	0
	D/W/P: 4in Ren. Conc.	6.94	1800 0	0
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
	Total Estimated Land Improvements True Cash Value =			5,000

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2024	76,800	257,700	334,500		
Rolling	2023	76,800	243,900	320,700			273,420C
Low	2022	76,800	183,600	260,400			260,400S
High	2021	96,100	135,000	231,100			221,673C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>																																			
Class: D Floor Area: 2,758 Gross Bldg Area: 2,758 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght				Class: D Quality: Low Cost Stories: 2 Story Height: 9 Perimeter: 186 Overall Building Height: 16																																			
Depr. Table : 2.5% Effective Age : 12 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 107.20  (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 49.10 100% Adjusted Square Foot Cost for Upper Floors = 156.30																																			
Year Built 2011 Remodeled				Total Floor Area: 2,758 Base Cost New of Upper Floors = 431,075  Reproduction/Replacement Cost = 431,075 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 318,996																																			
16 Overall Bldg Height				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels																																			
Comments: 2ND FLOOR APARTMENT 1 100 SQFT 2 BED 1.5 BATH & 2-3 GROUND FLOOR COMMERCIAL SPACES 1658 SQFT.				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Cost</th> <th># or Height</th> <th>Storys</th> <th>Cost</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj. Adj.</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: right;">Total Cost New = 0</td> </tr> <tr> <td colspan="5" style="text-align: right;">Reproduction/Replacement Cost = 0</td> </tr> <tr> <td colspan="5" style="text-align: right;">Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0</td> </tr> <tr> <td colspan="5" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table>						Item Description	Cost	# or Height	Storys	Cost		Col.	Rate	SqFt	Adj. Adj.	Total Cost New = 0					Reproduction/Replacement Cost = 0					Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0					Total Depreciated Cost = 0				
Item Description	Cost	# or Height	Storys	Cost																																			
	Col.	Rate	SqFt	Adj. Adj.																																			
Total Cost New = 0																																							
Reproduction/Replacement Cost = 0																																							
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0																																							
Total Depreciated Cost = 0																																							
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																															
(2) Foundation:				(8) Plumbing:		Outlets:		Fixtures:																															
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical																															
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct																															
(4) Floor Structure:				(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:																															
(5) Floor Cover:				(10) Heating and Cooling:		Slope=0		Thickness Bsmnt Insul.																															
(6) Ceiling:				Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure:		(14) Roof Cover:																															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BALLOU CARL ESTATE	OWL & ACORN ADVISORS LLC	775,000	02/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023001135	PROPERTY TRANSFER	100.0				
BALLOU CARL	BALLOU CARL	0	05/26/2022	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0				
OLD SCHOOL MANAGEMENT LLC	BALLOU CARL	525,000	10/29/2020	WD	19-MULTI PARCEL ARM'S LE	2020007370	PROPERTY TRANSFER	100.0				
SEMPLE DANIEL J & JANET R	OLD SCHOOL MANAGEMENT LLC	0	05/04/1999	QC	09-FAMILY	512P898	PROPERTY TRANSFER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status				
6363 W WESTERN AVE #2		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		04/09/2021	PB21-0075	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		03/22/2021	PE21-0159	100% FINIS				
OWL & ACORN ADVISORS LLC 20425 LAKEVIEW AVE EXCELSIOR MN 55331		MAP #: 35		Electrical		03/22/2021	PE21-0160	100% FINIS				
		2024 Est TCV 626,055 TCV/TFA: 305.10		Mechanical		03/15/2021	PM21-0209	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L378 P832 L395 P251 L504 P216 L512 P898 E 120 FT OF LOTS 10 & 11 BLK 2 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W.		Public Improvements		* Factors * CNR WESTERN & OAK								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			100.00	132.00	1.0000	0.0000	0	100*		0
		Paved Road			20.00	132.00	1.0000	0.0000	0	100*	CORNER - SIDE YARD	
		Storm Sewer		2000 COMME \$12/SQFT			15856	SqFt	12.00000	100	CORNER INFLUENCE - SHARED DF	
		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
		Water		120 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 190,270								
		Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good				Cash Value	
		Gas		D/W/P: Crushed Rock	2.30	1500	97				3,346	
		Curb		D/W/P: Brick on Sand	16.51	500	97				8,007	
		Street Lights		Commercial Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Arch	Mult		Cash Value	
		Underground Utils.		WATER WELL 4"-6"	0.00	1	91		100		0	
		Topography of Site		SEPTIC TANK 1000 GAL	0.00	1	91		100		0	
		Level		Total Estimated Land Improvements True Cash Value = 11,353								
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low		2024	95,100	217,900	313,000			313,000S		
		High		2023	95,100	205,100	300,200			255,928C		
		Landscaped		2022	95,100	172,700	267,800			243,741C		
		Swamp		2021	118,900	76,300	195,200			195,200S		
		Wooded		Who When What								
		Pond		TPC 01/19/2023 INSPECTED								
		Waterfront		TPC 05/12/2022 INSPECTED								
		Ravine		TPC 05/10/2021 INSPECTED								
		Wetland										
		Flood Plain										



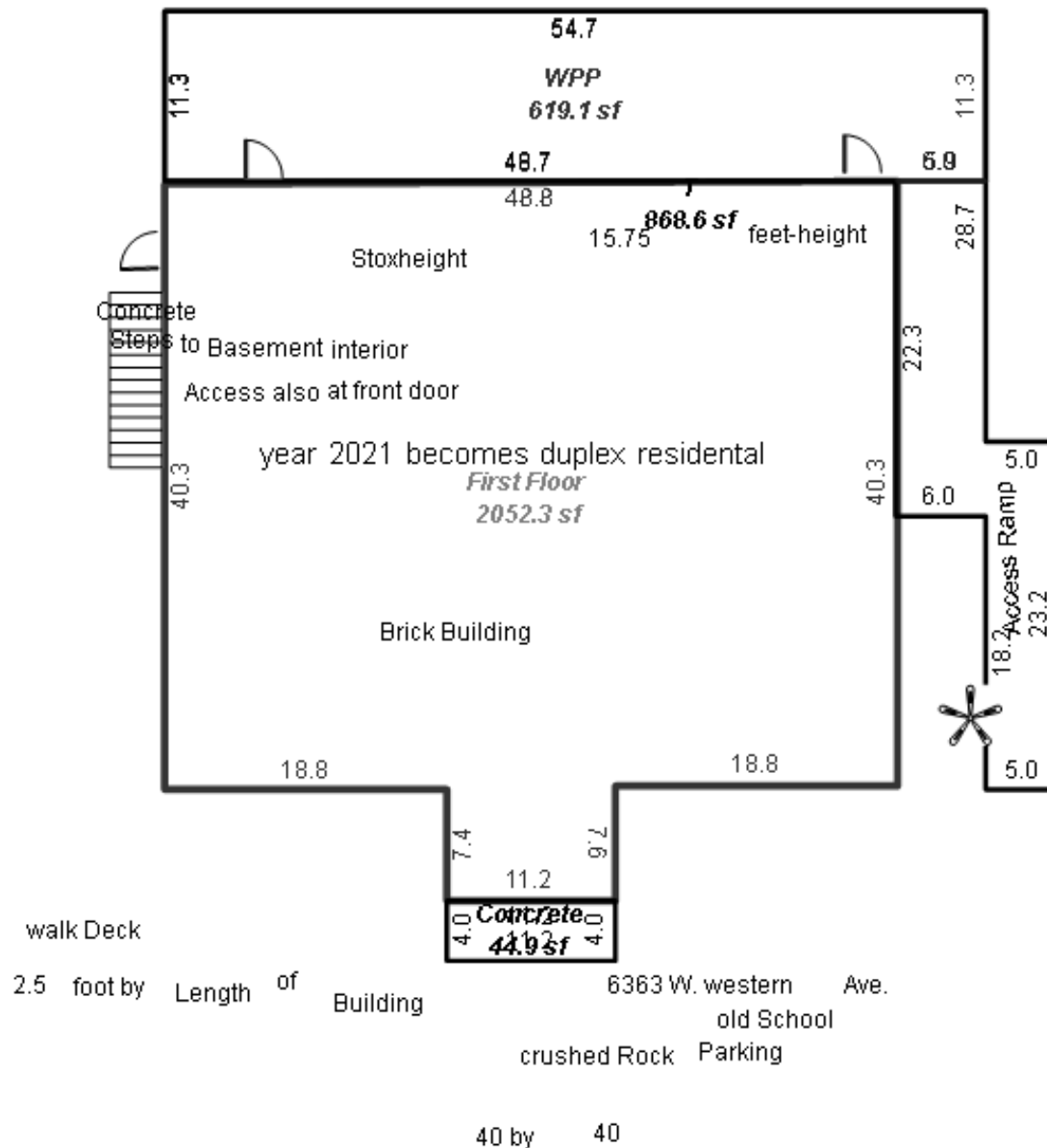
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Desc. of Bldg/Section: DUPLEX - FORMER SCHOOL BLDG Calculator Occupancy: Rooming Houses		<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 2,052 Gross Bldg Area: 2,052 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght : 10		Construction Cost				Class: C Quality: Average Stories: 1 Story Height: 12 Perimeter: 190 Overall Building Height: 12	
		High	Above Ave.	Ave.	X	Low	
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 50% Heat#2: Package Heating & Cooling 50% Ave. SqFt/Story: 2052 Ave. Perimeter: 190 Has Elevators:				Base Rate for Upper Floors = 131.18 Utility Basement Basement, Base Rate for Basement = 47.23 (Basement Fireproofing Rate = 0.00)	
1930 Year Built 2003 Remodeled		*** Basement Info *** Area: 1920 Perimeter: 190 Type: Utility Basement Heat: Forced Air Furnace				(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.74 50% (10) Heating system: Package Heating & Cooling Cost/SqFt: 24.74 50% Combined Heating System adjustment: 24.74 100% Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 16.40 Adjusted Square Foot Cost for Upper Floors = 155.92 Adjusted Square Foot Cost for Basement = 63.63	
12 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Total Floor Area: 2,052 Base Cost New of Upper Floors = 319,947 Basement Area: 1,920 Base Cost New of Basement = 122,170 Reproduction/Replacement Cost = 442,117 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 265,270	
Comments: 2021 BECOMES DUPEX RESIDENTIAL RENTAL		* Sprinkler Info * Area: Type: Average				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BALLOU CARL ESTATE	OWL & ACORN ADVISORS LLC	775,000	02/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023001135	PROPERTY TRANSFER	100.0				
BALLOU CARL	BALLOU CARL	0	05/26/2022	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0				
OLD SCHOOL MANAGEMENT LLC	BALLOU CARL	525,000	10/29/2020	WD	19-MULTI PARCEL ARM'S LE	2020007370	PROPERTY TRANSFER	100.0				
SEMPLE DANIEL J & JANET R	OLD SCHOOL MANAGEMENT LLC	0	05/04/1999	QC	09-FAMILY	512P898	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status			
6365 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/11/2019	PM19-0031	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		05/21/2018	PE18-0264	REVIEWED				
OWL & ACORN ADVISORS LLC 20425 LAKEVIEW AVE EXCELSIOR MN 55331		MAP #: 35		SIGN		06/26/2017	LU17-15	100% FINIS				
		2024 Est TCV 211,217 TCV/TFA: 126.33		SIGN		03/23/2014	2014-03	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L209 P118 L255 P576 L395 P249 L504 P216 L512 P898 W 45 FT OF LOTS 10 & 11 BLOCK 2 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		45.00 132.00 1.0000 0.0000 0 100*								
		Paved Road		2000 COMME 9.30PSF 6332 SqFt 9.30000 100 2020 DRAIN FIELD EVALUATION:								
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		45 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 58,889								
		Water		Land Improvement Cost Estimates								
		Sewer		Description Rate Size % Good Cash Value								
		Electric		D/W/P: Crushed Rock 2.38 1600 50 1,904								
		Gas		Total Estimated Land Improvements True Cash Value = 1,904								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	29,400	76,200	105,600			105,600S	
		TPC 11/14/2023	INSPECTED		2023	29,400	51,100	80,500			71,295C	
		TPC 01/19/2023	INSPECTED		2022	29,400	38,500	67,900			67,900S	
		TPC 01/24/2019	INSPECTED		2021	38,000	29,200	67,200			67,200S	



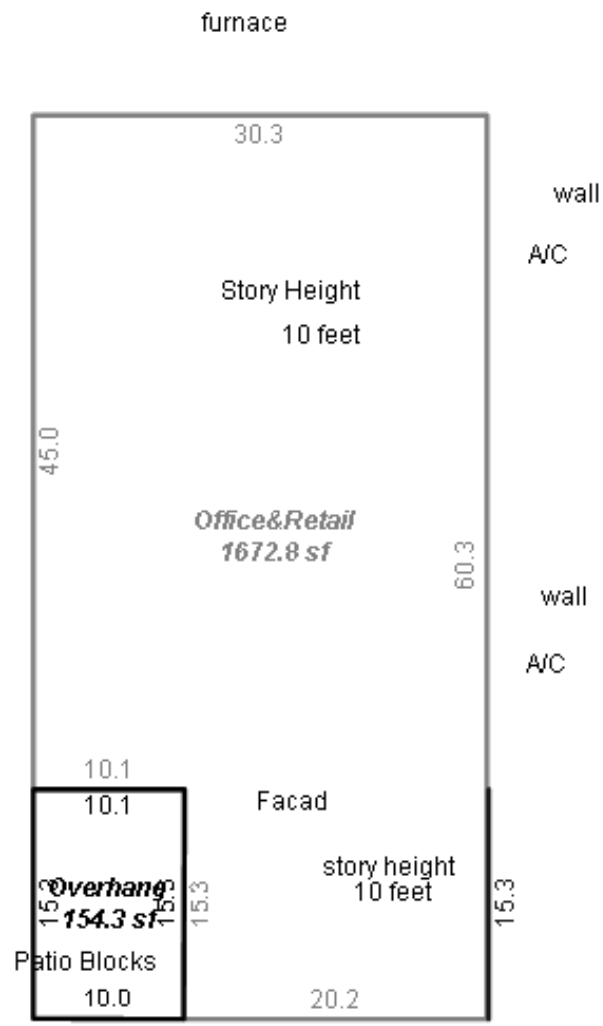
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 1,672 Gross Bldg Area: 1,672 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 181 Overall Building Height: 8	
		High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1672 Ave. Perimeter: 181 Has Elevators:				Base Rate for Upper Floors = 84.29  (10) Heating system: Package Heating & Cooling Cost/SqFt: 21.36 100% Adjusted Square Foot Cost for Upper Floors = 105.65	
Year Built 2004 Remodeled		*** Basement Info *** Area: Perimeter: Type:				Total Floor Area: 1,672 Base Cost New of Upper Floors = 176,647  Reproduction/Replacement Cost = 176,647 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 93,623	
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor				Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI4/ROOC/COMSLT235A 2.65 154 1.00 96 392	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 150,424 Replacement Cost/Floor Area= 105.89 Est. TCV/Floor Area= 89.97	
* Sprinkler Info * Area: Type: Low							

(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\*\*\*



crushed Rock Parking 40 by 40

Cottage collections  
6365 Western Avenue

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RABINOWITZ ELLEN & DEVART	ERDMANN THOMAS E & JULIAN	355,000	03/15/2023	WD	32-SPLIT VACANT	2023001220	PROPERTY TRANSFER	100.0
DEVARTI ALICE ESTATE	DEVARTI DAVID & DEVARTI R	0	03/15/2023	WD	09-FAMILY	2023001219	DEED	0.0

Property Address: S OAK ST  
 Class: RESIDENTIAL-VACAN Zoning: COM ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 35

Owner's Name/Address: ERDMANN THOMAS E & JULIANN Q  
 20425 LAKEVIEW AVE  
 EXCELSIOR MN 55331

2024 Est TCV 212,619  
 Land Value Estimates for Land Table 4120.4120 RESI

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			A 100' @ 2200/	132.00	165.00	0.9329	0.7848	2200	100		212,619	
132 Actual Front Feet, 0.50 Total Acres											Total Est. Land Value =	212,619

Tax Description: LOTS 12 & 13 BLOCK 2 VILLAGE OF GLEN ARBOR SEC 22 T29N R14W. SPLIT ON 04/11/2023 FROM 006-662-007-00; Comments/Influences

Split/Comb. on 04/11/2023 completed 04/11/2023 TIM SEPARATE ASSESSMENT OF PLATTED LOT 7; Parent Parcel(s): 006-662-007-00; Child Parcel(s): 006-662-007-01, 006-662-012-00;

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	106,300	0	106,300			106,300S
TPC	10/12/2022	INSPECTED	2023	0	0	0			0
TPC	04/25/2018	INSPECTED	2022	0	0	0			0
TPC	04/30/2015	INSPECTED	2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEMPLE DANIEL J & JANET R	OLD SCHOOL MANAGEMENT LLC	0	11/10/1999	QC	09-FAMILY	530P702	OTHER	0.0
CARR JAMES RICHARD	SEMPLE DANIEL J	190,000	11/02/1998	WD	03-ARM'S LENGTH	492:180	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6002 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
OLD SCHOOL MANAGEMENT LLC PO BOX 332 GLEN ARBOR MI 49636	MAP #: 35					
	2024 Est TCV 529,765 TCV/TFA: 282.24					

	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements		* Factors *						
Tax Description			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L313 P478 L409 P6 L492 P180 L530 P702/99	X		A 100' @ 2200/	66.00	165.00	1.1095 0.7848	2200 100	LOT 14	126,424
LOTS 14 & 15 BLK 2 VILL OF GLEN ARBOR.			A 100' @ 2200/	66.00	165.00	1.1095 0.7848	2200 100	LOT 15	126,424
SEC 22 T29N R14W.			132 Actual Front Feet, 0.50 Total Acres			Total Est. Land Value =			252,848

Comments/Influences			Land Improvement Cost Estimates			
	X		Description	Rate	Size % Good	Cash Value
			Wood Frame	27.55	96 20	529
	X		Commercial Local Cost Land Improvements			
	X		Description	Rate	Size % Good Arch Mult	Cash Value
			WATER WELL 4"-6"	0.00	1 94 100	0
			SEPTIC TANK 2000 GAL	0.00	1 94 100	0
			DRAIN FIELD	0.00	1 94 100	0
			Total Estimated Land Improvements True Cash Value =			529

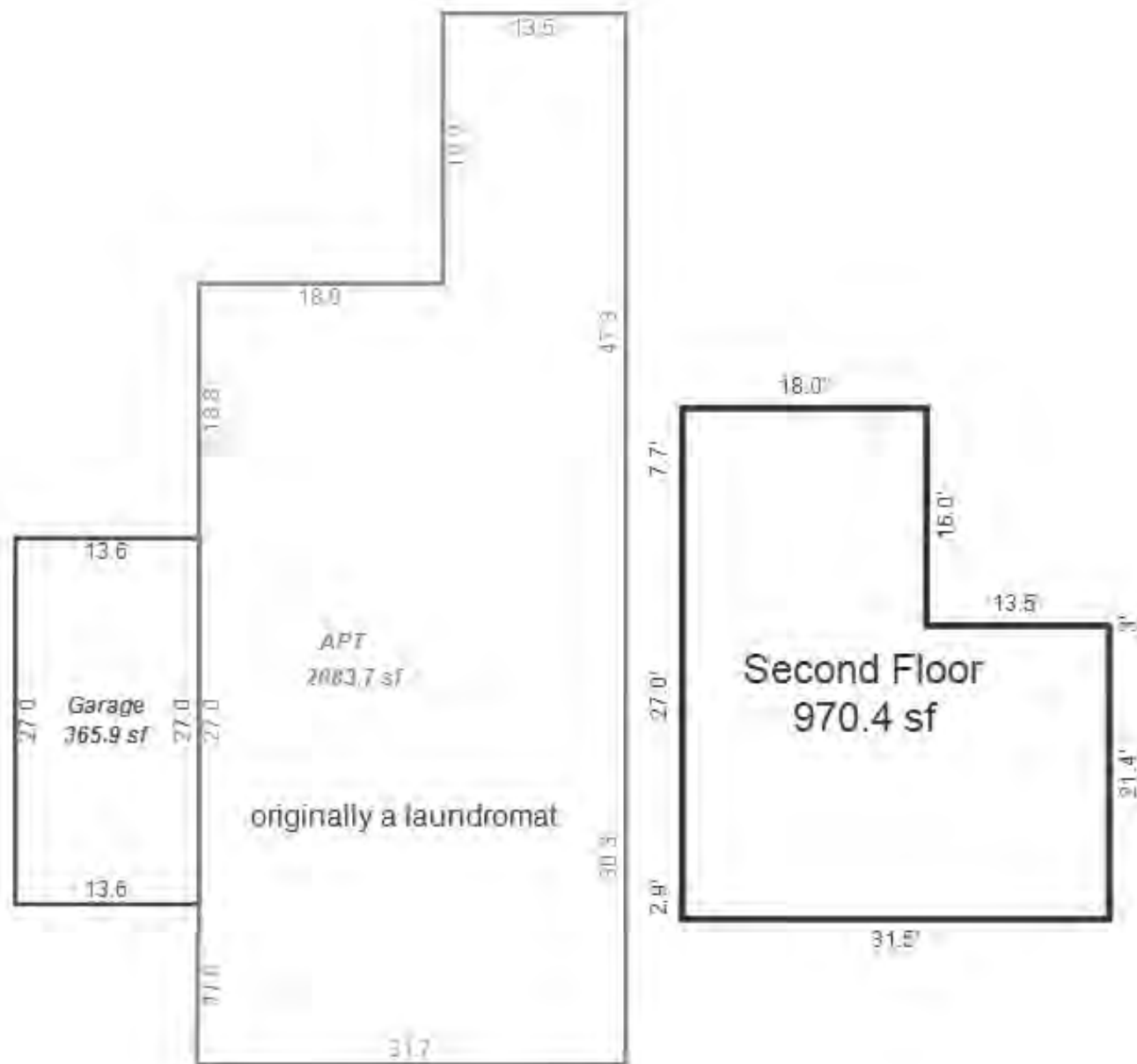


Topography of Site	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who	When	What	2024	126,400	138,500	264,900		138,625C
TPC 11/14/2023	INSPECTED		2023	109,200	130,700	239,900		132,024C
TPC 01/11/2023	INSPECTED		2022	134,600	125,100	259,700		125,738C
TPC 04/30/2015	INSPECTED		2021	129,000	112,100	241,100		121,722C

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

Desc. of Bldg/Section: Calculator Occupancy: Multiple Residences				<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Average Total Floor Area: 1526 # of Units: 218 Overall Building Height: 16  Base Rate for Upper Floors = 128.64  (10) Heating system: Forced Air Furnace Cost/SqFt: 11.28 50% (10) Heating system: Forced Air Furnace Cost/SqFt: 11.28 50% Combined Heating System adjustment: 11.28 100% Adjusted Square Foot Cost for Upper Floors = 139.92  Total Floor Area: 1,526 Base Cost New of Upper Floors = 213,518 Reproduction/Replacement Cost = 213,518 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 143,057					
Class: D,Siding Floor Area: 1,526 Gross Bldg Area: 1,877 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost High Above Ave. Ave. X Low		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 50% Heat#2: Forced Air Furnace 50% Ave. SqFt/Story: 763 Total # Units: 218 Has Elevators:			
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost  (39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Standard 1 Up 2015.61 2 1.000 1.000 4,031			
1950 Year Built 1988 Remodeled				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
16 Overall Bldg Height				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		(11) Electric and Lighting:  Outlets: Fixtures: Few Average Many Average Many Unfinished Unfinished Typical Typical  Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer			
Comments: 2 UNITS, 1 UPPER, 1 LOWER				* Sprinkler Info * Area: Type: Average		(13) Roof Structure: Slope=0  (14) Roof Cover:			
(1) Excavation/Site Prep:				(7) Interior:		(39) Miscellaneous:  2 Appliance Allowance, Standard			
(2) Foundation:				Footings		(8) Plumbing:			
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None		Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners			
(3) Frame:				(9) Sprinklers:		(40) Exterior Wall:			
(4) Floor Structure:				(10) Heating and Cooling:		Thickness Bsmnt Insul.			
(5) Floor Cover:				Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
(6) Ceiling:				(14) Roof Cover:		(14) Roof Cover:			

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



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

Desc. of Bldg/Section:  
 Calculator Occupancy: Garages - Storage

Class: D  
 Floor Area: 351  
 Gross Bldg Area: 1,877  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 20  
 Physical %Good: 54  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 351					
Ave. Perimeter: 53					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 53

Base Rate for Upper Floors = 88.76

Adjusted Square Foot Cost for Upper Floors = 88.76

Total Floor Area: 351 Base Cost New of Upper Floors = 31,154

Reproduction/Replacement Cost = 31,154

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 16,823

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.700 => TCV of Bldg: 2 = 28  
 Replacement Cost/Floor Area= 88.76 Est. TCV/Floor Area= 81.48

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

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



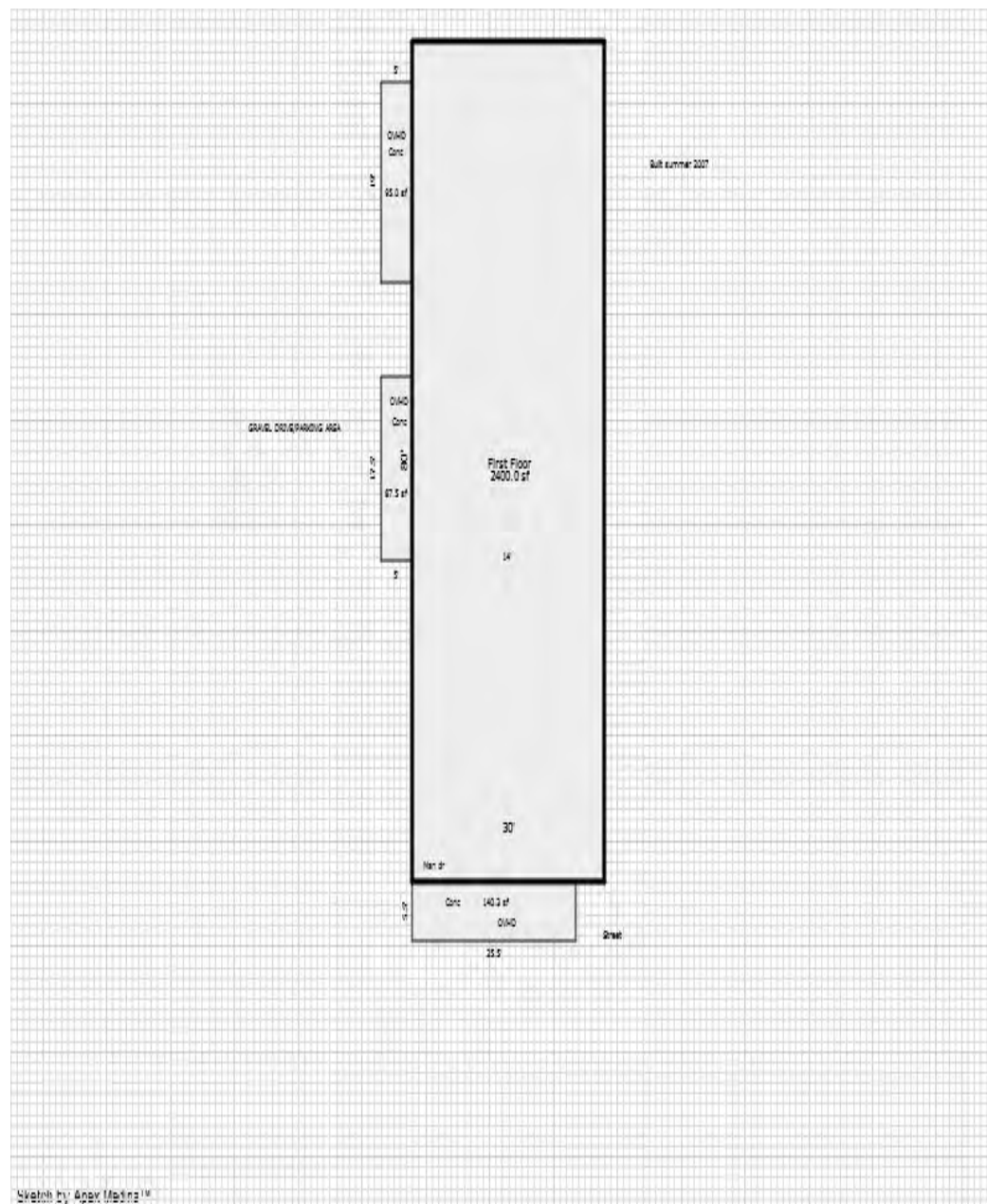


Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 2,400 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 3% Effective Age : 10 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 220 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
2007 Year Built Remodeled	
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Low Cost	Stories: 1 Story Height: 14 Perimeter: 220
Base Rate for Upper Floors = 36.49	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.27 100% Adjusted Square Foot Cost for Upper Floors = 59.76	
Total Floor Area: 2,400	Base Cost New of Upper Floors = 143,424
Reproduction/Replacement Cost = 143,424	
Eff. Age: 10 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0	Total Depreciated Cost = 106,134
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 = 169,814
Replacement Cost/Floor Area= 59.76	Est. TCV/Floor Area= 70.76

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

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



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

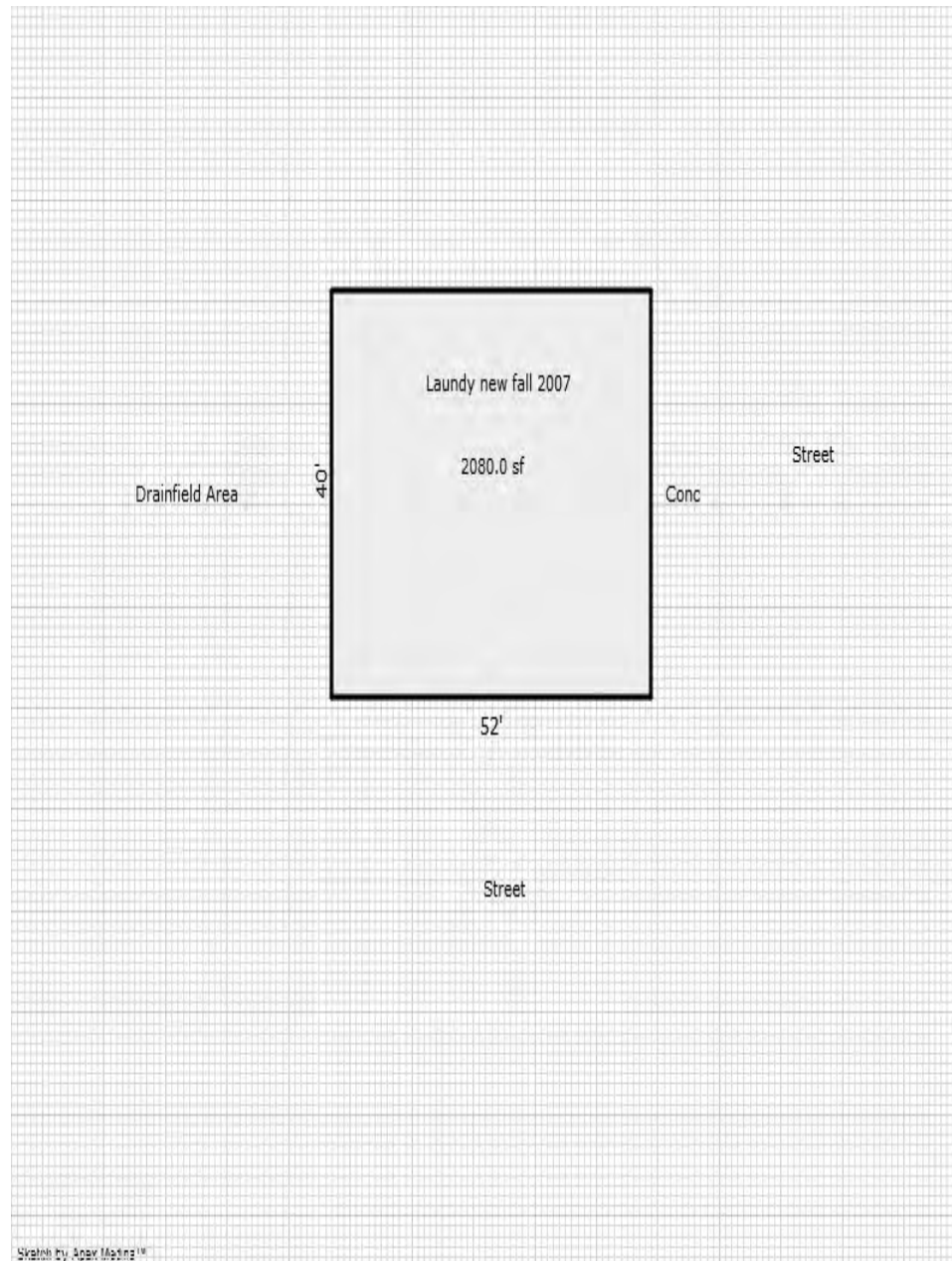


Desc. of Bldg/Section: Calculator Occupancy: Laundromats	
Class: D,Pole Floor Area: 2,080 Gross Bldg Area: 2,080 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 3% Effective Age : 10 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 90% Heat#2: Package Heating & Cooling 10% Ave. SqFt/Story: 2080 Ave. Perimeter: 184 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
2007 Year Built Remodeled	
Overall Bldg Height	* Mezzanine Info * Area #1: 764 Type #1: Good Storage (No Rates) Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Average	Stories: 1 Story Height: 14 Perimeter: 184
Base Rate for Upper Floors = 114.96 Mezzanine 1 Storage Base Rate = 30.53	
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.16 90% (10) Heating system: Package Heating & Cooling Cost/SqFt: 21.60 10% Combined Heating System adjustment: 6.80 100%	
Adjusted Square Foot Cost for Upper Floors = 121.76	
Total Floor Area: 2,080 Mezzanine 1 Area: 764	Base Cost New of Upper Floors = 253,270 Base Cost New of Mezzanine = 23,325
Reproduction/Replacement Cost = 276,595 Eff. Age:10 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 204,680	
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 327,488 Replacement Cost/Floor Area= 132.98 Est. TCV/Floor Area= 157.45	

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRYSTAL GLEN PROPERTIES L	MICHIGAN VILLAGE LLC	1,990,000	02/09/2023	WD	19-MULTI PARCEL ARM'S LE	2023000541	PROPERTY TRANSFER	100.0
SUTHERLAND PAUL	CRYSTAL GLEN PROPERTIES L	0	05/21/2018	QC	09-FAMILY	1331P725	OTHER	100.0
ROSS PAMELA V & VERNO BRE	SUTHERLAND PAUL	275,000	04/20/2018	WD	03-ARM'S LENGTH	1327P763	PROPERTY TRANSFER	100.0
GLEN ARBOR STORAGE	ROSS PAMELA V & VERNO BRE	0	09/21/2016	QC	09-FAMILY	1275P42	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6310 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST	COMMERCIAL ADD/ALT	11/21/2023	LU23-361	20%	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 35	2024 Est TCV 239,162 TCV/TFA: 96.94
MICHIGAN VILLAGE LLC 1128 COMBRE ALTA CT PACIFIC PALISADES CA 90272		

X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND
		* Factors * 66X165
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		2000 COMME \$12/SQFT 10890 SqFt 12.00000 100 130,680
		0.25 Total Acres Total Est. Land Value = 130,680

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
L245 P696/84 LOT 1 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description	2.22	3760 50	4,173
Comments/Influences		Water Sewer	D/W/P: Crushed Rock			4,173
GLEN ARBOR STORAGE	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value =			4,173

Topography of Site	X	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	X	2024	65,300	54,300	119,600			119,600S
		2023	43,600	41,400	85,000			78,645C
		2022	43,600	31,300	74,900			74,900S
		2021	50,600	28,100	78,700			77,571C



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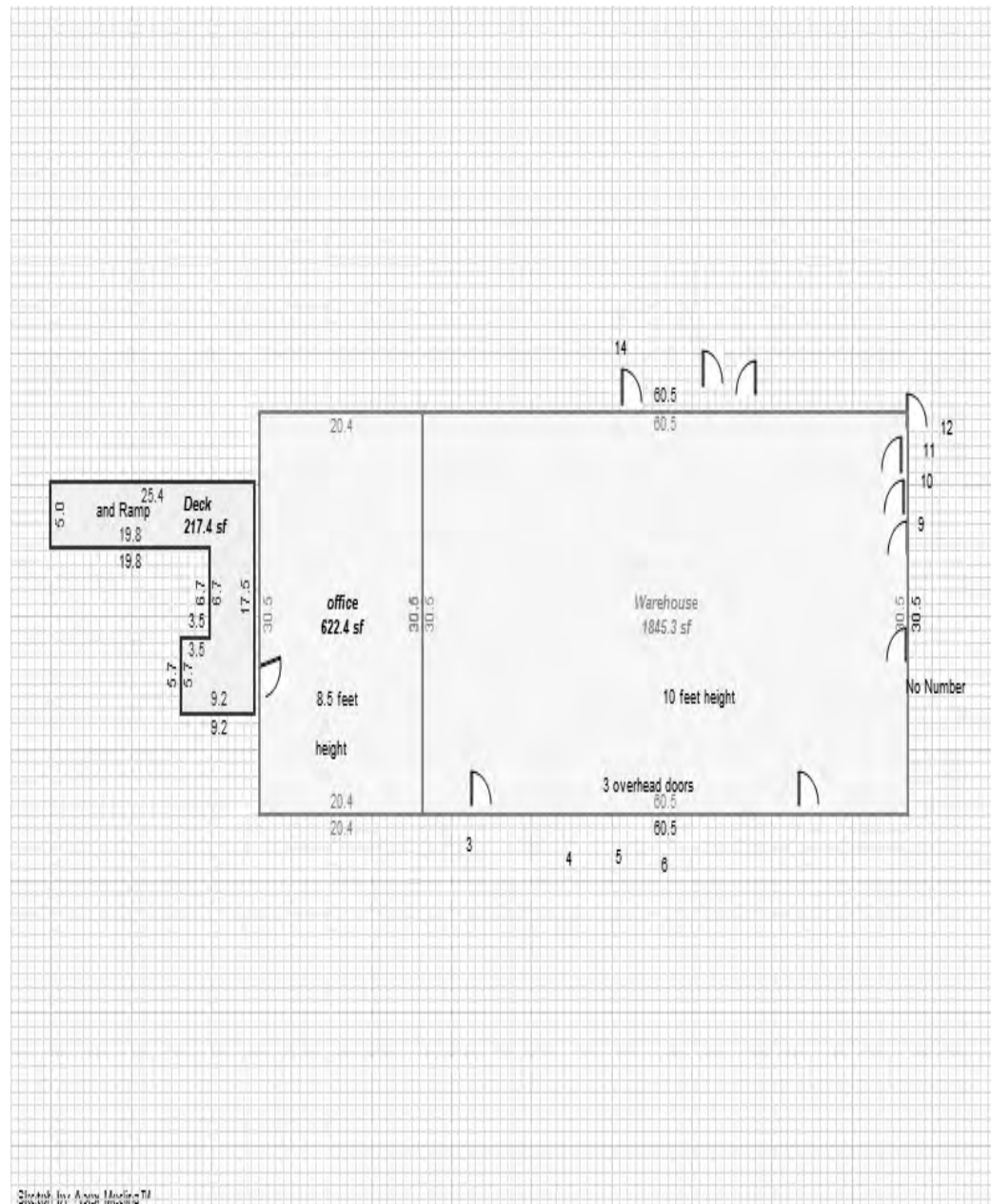
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: ADJ TO OFFICE Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 1,845 Gross Bldg Area: 2,467 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: D      Quality: Low Cost Stories: 1      Story Height: 10      Perimeter: 182 Overall Building Height: 10				
		High	Above Ave.	Ave.	X	Low		
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling      0% Heat#2: No Heating or Cooling      0% Ave. SqFt/Story: 1845 Ave. Perimeter: 182 Has Elevators:		Base Rate for Upper Floors = 40.47  Adjusted Square Foot Cost for Upper Floors = 40.47  Total Floor Area: 1,845      Base Cost New of Upper Floors =      74,668  Reproduction/Replacement Cost =      74,668 Eff. Age: 25      Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost =      26,880				
1980	Year Built Remodeled	Area: Perimeter: Type:		ECF (2201 COMMERCIAL)      1.600 => TCV of Bldg: 1 =      43,009 Replacement Cost/Floor Area= 40.47      Est. TCV/Floor Area= 23.31				
10	Overall Bldg Height	Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:						
Comments:								

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

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





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

Desc. of Bldg/Section: AT OAK ST  
 Calculator Occupancy: Office Buildings

Class: D  
 Floor Area: 622  
 Gross Bldg Area: 2,467  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 25  
 Physical %Good: 53  
 Func. %Good : 100  
 Economic %Good: 100

1980 Year Built  
 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Wall or Floor Furnace				100	
Heat#2: Wall or Floor Furnace				0%	
Ave. SqFt/Story: 622					
Ave. Perimeter: 101					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: No Heating or Cooling					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 101  
 Overall Building Height: 8

Base Rate for Upper Floors = 109.89

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.33 100%  
 Adjusted Square Foot Cost for Upper Floors = 116.22

Total Floor Area: 622 Base Cost New of Upper Floors = 72,288

Reproduction/Replacement Cost = 72,288  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 38,313

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 61,300  
 Replacement Cost/Floor Area= 116.22 Est. TCV/Floor Area= 98.55

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CRYSTAL GLEN PROPERTIES L	MICHIGAN VILLAGE LLC	1,990,000	02/09/2023	WD	19-MULTI PARCEL ARM'S LE	2023000541	PROPERTY TRANSFER	100.0		
HUNTINGTON NATIONAL BANK	CRYSTAL GLEN PROPERTIES L	275,000	06/18/2013	CD	11-FROM LENDING INSTITUT	1169P251	PROPERTY TRANSFER	100.0		
CRYSTAL GLEN PROPERTIES L	GLEN LAKE PROPERTIES LLC	0	06/18/2013	QC	09-FAMILY	1169P494	DEED	0.0		
RIVER GAME PRESERVE LLC	CRYSTAL GLEN PROPERTIES L	1	08/02/2012	WD	03-ARM'S LENGTH	1131P885	PROPERTY TRANSFER	100.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status
5963 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		03/04/2024		PP24-0065		
Owner's Name/Address		P.R.E. 0%		Mechanical		02/28/2024		PM24-0162		
MICHIGAN VILLAGE LLC 1128 CUMBRE ALTA CT PACIFIC PALISADES CA 90272		MAP #: 35		Plumbing		02/15/2024		PP24-0042		
		2024 Est TCV 1,126,200		Mechanical		02/12/2024		PM24-0073		
Tax Description		Improved X Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
2013 CD L1169P251 & 2012 WD L1131P885 LOTS 2,3,4, 5, 6, 7, 11, 12,13, 16, 17 & PART OF LOTS 14&15 VILLAGE PLAT OF GLEN ARBOR RECORDED IN LIBER 4 OF PLATS, PAGE 31. EXCEPT FOR PART OF LOTS 14&15 DESCRIBED ON 2013QC L1169P494 SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD. 2012 L1131P885 LOTS 5, 6, 7, 11 AND 12, BLOCK 3, OFTHE VILLAGE OF GLEN ARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 4 OF PLATS, PAGE 31. SPLIT/COMBINED ON 8/2/2012 FROM Glen Arbor Township 005-50, 2013 FROM 013-00, 3 completed INE 663-007-01, 3-007-01, 003-00; -007-02;		Public Improvements		* Factors * 462X262.10 IRR 2.78A Description Frontage Depth Front Depth Rate %Adj. Reason Value 2000 COMME 9.30PSF 121097 SqFt 9.30000 100 RIVERFRONT ACCESS- WET 1,1 2.78 Total Acres Total Est. Land Value = 1,126,200						
		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	563,100	0	563,100		563,100S
		TPC 12/20/2023	INSPECTED		2023	363,300	123,000	486,300		341,790C
		TPC 11/14/2023	INSPECTED		2022	363,300	92,200	455,500		325,515C
		TPC 02/08/2023	INSPECTED		2021	454,100	82,700	536,800		315,117C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HALIK GREGORY F & CAROL M	PROUT RENTAL #1 LLC	408,800	06/28/2021	WD	03-ARM'S LENGTH	2021005379	PROPERTY TRANSFER	100.0				
OLD KENT BANK	HALIK GREG & CAROL H&W	1	09/03/1998	CD	11-FROM LENDING INSTITUT	468P904	DEED	0.0				
HALIK GREG & CAROL		252,500	06/19/1998	WD	03-ARM'S LENGTH	MLS 130797	DEED	0.0				
MACFARLANE	OLK KENT BANK	1	10/02/1990	WD	03-ARM'S LENGTH	322:985	OTHER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status				
5955 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		11/18/2015	PP15-0265					
		P.R.E. 0%		Electrical		11/12/2015	PE15-0602					
Owner's Name/Address		MAP #: 35		Commercial, Add/Alter/Repa		09/21/2015	PB15-0355	100% FINIS				
PROUT RENTAL #1 LLC 1105 E 8TH ST TRAVERSE CITY MI 49686		2024 Est TCV 493,346 TCV/TFA: 340.24		SIGN PERSONAL PROPERTY		03/14/2008	2008-2130	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
Tax Description		Public Improvements		* Factors * CNR WESTERN & OAK								
L214 P160 L322 P218 L322 P985 L486 P904 W 1/2 LOTS 8 & 9 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		138.00 158.00 1.0000 0.0000 0 100* CORNER 0								
HEALTH DEPT PERMIT NEW SEPTIC 1200 DOUBLE TANK		Paved Road		2000 COMME \$12/SQFT 10890 SqFt 12.00000 100 CORNER LOCATION INFLUENCE								
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		138 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 130,680								
		Water										
		Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000								
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 5,000								
		Underground Utils.										
Topography of Site												
Level												
Rolling												
Low												
High												
Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	65,300	181,400	246,700				214,656C	
TPC 12/22/2020 INSPECTED				2023	65,300	171,700	237,000				204,435C	
TPC 10/20/2016 INSPECTED				2022	65,300	129,400	194,700				194,700S	
TPC 08/13/2015 INSPECTED				2021	78,300	119,200	197,500				180,503C	



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

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

Class: D  
 Floor Area: 1,450  
 Gross Bldg Area: 1,450  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2.25%  
 Effective Age : 12  
 Physical %Good: 76  
 Func. %Good : 100  
 Economic %Good: 100

1965 Year Built  
 2016 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Forced Air Furnace 0%  
 Ave. SqFt/Story: 1450  
 Ave. Perimeter: 255  
 Has Elevators:

\*\*\* Basement Info \*\*\*

Area:  
 Perimeter:  
 Type:  
 Heat: No Heating or Cooling

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 255  
 Overall Building Height: 10

Base Rate for Upper Floors = 169.05

(10) Heating system: Package Heating & Cooling Cost/SqFt: 33.80 100%  
 Adjusted Square Foot Cost for Upper Floors = 202.85

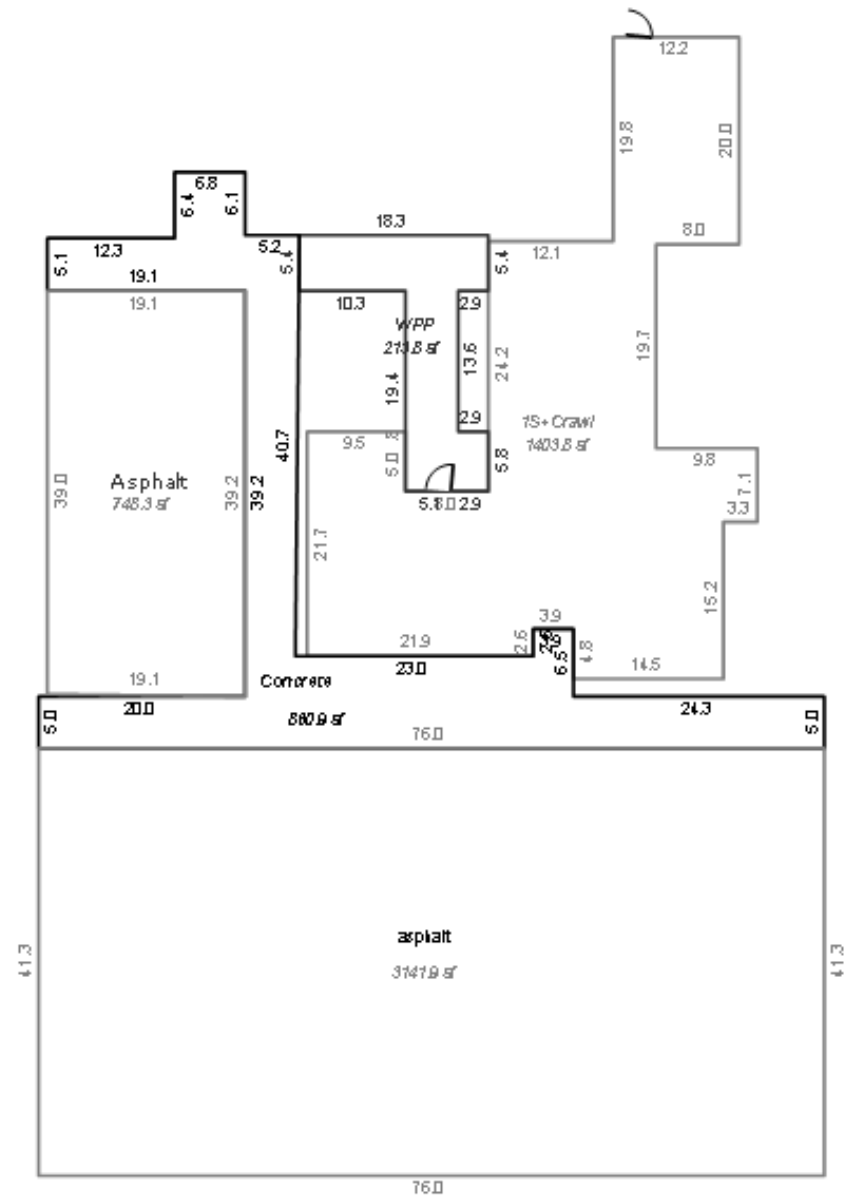
Total Floor Area: 1,450 Base Cost New of Upper Floors = 294,133

Reproduction/Replacement Cost = 294,133  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0  
 Total Depreciated Cost = 223,541

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 357,666  
 Replacement Cost/Floor Area= 202.85 Est. TCV/Floor Area= 246.67

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS TIMOTHY J & SUZAN	HIGH WATER HOLDINGS LLC	535,000	07/01/2021	WD	19-MULTI PARCEL ARM'S LE	2021005577	PROPERTY TRANSFER	100.0
ZOLMAN	NICHOLS	65,000	10/10/2002	WD	03-ARM'S LENGTH	674:473	OTHER	100.0

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

S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST					
----------	--------------------------------------	--	--	--	--	--

	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 35					
----------------------	-----------	--	--	--	--	--

HIGH WATER HOLDINGS LLC PO BOX 220 GLEN ARBOR MI 49636	2024 Est TCV 138,928					
--	----------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
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Public Improvements	* Factors *					
---------------------	-------------	--	--	--	--	--

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

	82.00	132.00	1.0000	0.0000		0	100*	0
--	-------	--------	--------	--------	--	---	------	---

2000 COMME \$12/SQFT			10824 SqFt	12.00000	100			129,888
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* denotes lines that do not contribute to the total acreage calculation.								
--	--	--	--	--	--	--	--	--

	82 Actual Front Feet,	0.25 Total Acres					Total Est. Land Value =	129,888
--	-----------------------	------------------	--	--	--	--	-------------------------	---------

Land Improvement Cost Estimates								
---------------------------------	--	--	--	--	--	--	--	--

Description	Rate	Size	% Good	Cash Value
-------------	------	------	--------	------------

D/W/P: Crushed Rock	2.33	4000	97	9,040
---------------------	------	------	----	-------

Total Estimated Land Improvements				True Cash Value =	9,040
-----------------------------------	--	--	--	-------------------	-------

Tax Description								
-----------------	--	--	--	--	--	--	--	--

L279 P352 DC L392 P363 L674 P473/02 E 1/2	X	Dirt Road						
---	---	-----------	--	--	--	--	--	--

LOTS 8 & 9 BLOCK 3 VILLAGE OF GLEN ARBOR		Gravel Road						
--	--	-------------	--	--	--	--	--	--

SEC 22 T29N R14W.		Paved Road						
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Comments/Influences		Storm Sewer						
---------------------	--	-------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

	X	Level						
--	---	-------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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



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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	64,900	4,600	69,500			69,500S
TPC	12/09/2022	INSPECTED	2023	64,900	4,300	69,200			69,200S
TPC	05/12/2022	INSPECTED	2022	64,900	0	64,900			64,900S
TPC	12/01/2016	INSPECTED	2021	81,200	2,400	83,600			46,672C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
NICHOLS TIMOTHY J & SUZAN	HIGH WATER HOLDINGS LLC	535,000	07/01/2021	WD	19-MULTI PARCEL ARM'S LE	2021005577	PROPERTY TRANSFER	100.0													
HARRIS JAMES R & MARY ANN	NICHOLS TIMOTHY J & SUZAN	10,000	02/02/1994	WD	03-ARM'S LENGTH	380P685	DEED	0.3													
CURRIER GERALD R & NADINE	NICHOLS TIMOTHY J & SUZAN	0	02/02/1994	WD	03-ARM'S LENGTH	380P686	DEED	0.0													
THORESON LEONARD O & SALO	NICHOLS TIMOTHY JAMES & C	0	09/12/1990	WD	03-ARM'S LENGTH	315P548	DEED	0.0													
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status											
6281 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		SIGN		07/31/2023		LU23-20	100% FINIS												
Owner's Name/Address		P.R.E. 0%		Electrical		07/12/2023		PE23-0483	100% FINIS												
HIGH WATER HOLDINGS LLC PO BOX 220 GLEN ARBOR MI 49636		MAP #: 35		Mechanical		04/03/2023		PM23-0162	100% FINIS												
		2024 Est TCV 590,789 TCV/TFA: 489.87		Mechanical		01/13/2023		PM23-0060	100% FINIS												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND															
L233 P503 L315 P548 L380 P685-687/94 LOT 10 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.		Public Improvements		* Factors *																	
Comments/Influences		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		Gravel Road		2000 COMME \$25.00/SQFT		163.00		65.00		1.0000		0.0000		0		100*		RIVER/PRGRSN		0	
		Paved Road		2000 COMME \$0/SQFT ROW						7971 SqFt		25.00000		100		RIVERFRONT SITE - ACCESS					
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.																	
		Sidewalk		163 Actual Front Feet, 0.24 Total Acres																Total Est. Land Value = 199,287	
		Water		Land Improvement Cost Estimates																	
		Sewer		Description																	
		Electric		D/W/P: Crushed Rock																	
		Gas		D/W/P: 4in Ren. Conc.																	
		Curb		Total Estimated Land Improvements True Cash Value =																	
		Street Lights		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Standard Utilities		2024		99,600		195,800		295,400						283,864C					
		Underground Utils.		2023		99,600		1,500		101,100						85,395C					
		Topography of Site		2022		99,600		69,700		169,300						169,300S					
		Level		2021		137,600		79,200		216,800						78,452C					
		Rolling		Who		When		What													
		Low		TPC 11/14/2023		INSPECTED															
		High		TPC 12/09/2022		INSPECTED															
		Landscaped		TPC 05/13/2022		INSPECTED															
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			



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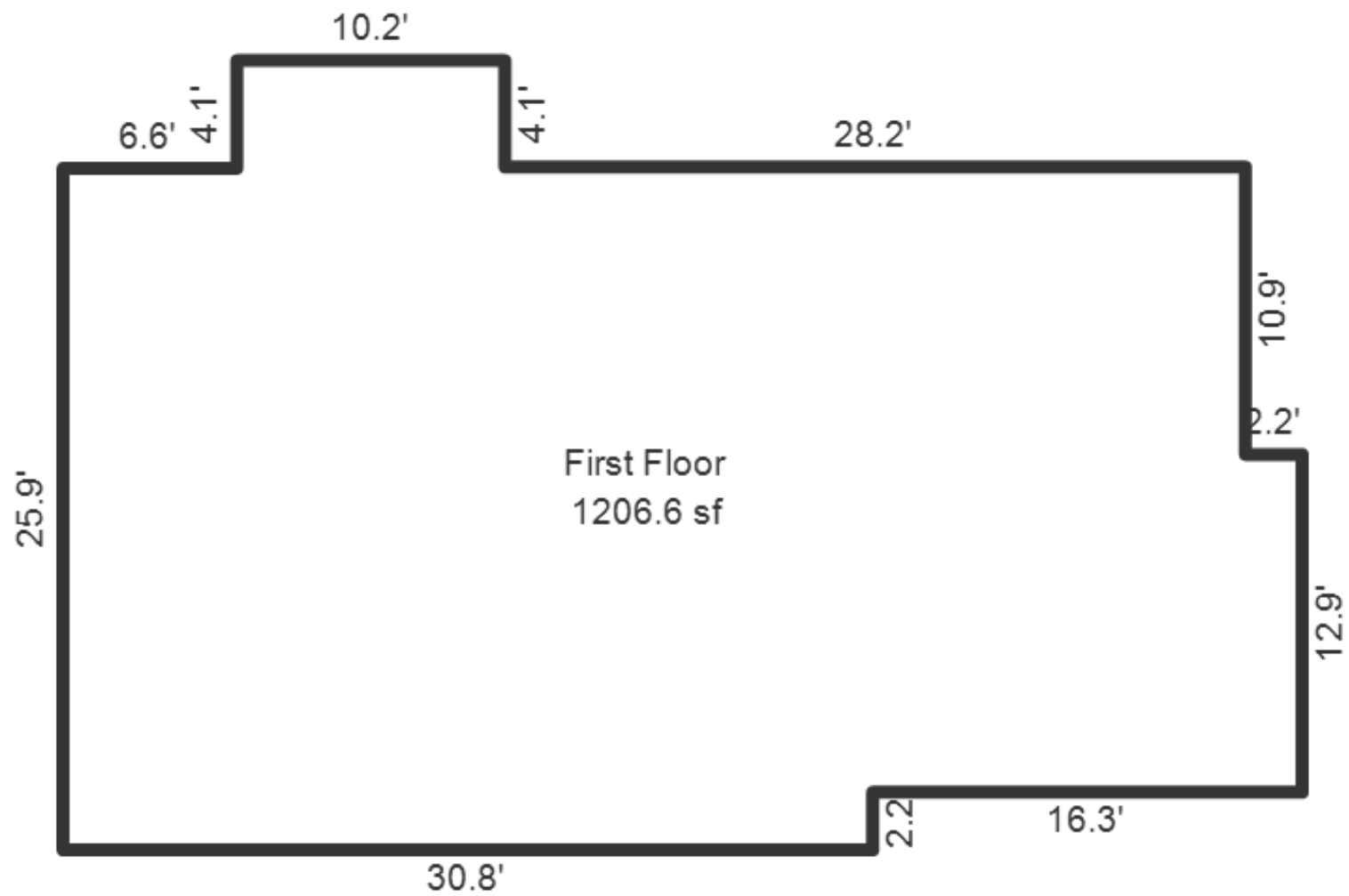
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Desc. of Bldg/Section: Calculator Occupancy: Restaurants - Fast Food		<<<<< Calculator Cost Computations >>>>>															
Class: D		Construction Cost		Class: D      Quality: Average		Stories: 1      Story Height: 9      Perimeter: 154											
Floor Area: 1,206 Gross Bldg Area: 1,206 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 186.20		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 22.22      100% Adjusted Square Foot Cost for Upper Floors = 208.42						
High	Above Ave.	Ave.	X	Low													
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling      100 Heat#2: Zoned A.C. Warm & Cooled Air      0% Ave. SqFt/Story: 1206 Ave. Perimeter: 154 Has Elevators:		Total Floor Area: 1,206      Base Cost New of Upper Floors =      251,355		Reproduction/Replacement Cost =      251,355 Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost =      241,301											
2014 Year Built Remodeled		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>>		Costs taken from Segregated Cost Section 3: Stores & Commercials											
Overall Bldg Height		Heat: Hot Water, Radiant Floor		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Item Description</td> <td style="width:10%;">Cost</td> <td style="width:10%;"># or Height</td> <td style="width:10%;">Storys</td> <td style="width:10%;">Col.</td> <td style="width:10%;">Rate</td> <td style="width:10%;">SqFt</td> <td style="width:10%;">Adj.</td> <td style="width:10%;">Adj.</td> <td style="width:10%;">Cost</td> </tr> </table>		Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost	Total Cost New =      0	
Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost								
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Architectural Multiplier: 0.00		Reproduction/Replacement Cost =      0 Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost =      0											
*** Basement Info *** Area: Perimeter: Type:		* Sprinkler Info * Area: Type: Average		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN LAKE PROPERTIES LLC	DOWD MICHAEL KEVIN TRUST	410,000	08/31/2015	WD	03-ARM'S LENGTH	1239P929	PROPERTY TRANSFER	100.0
CRYSTAL GLEN PROPERTIES L	GLEN LAKE PROPERTIES LLC	0	06/18/2013	QC	09-FAMILY	1169P494	DEED	0.0
DAVIS ROY HAMILTON & ANGE	GLEN LAKE PROPERTIES LLC	400,000	10/16/2008	WD	03-ARM'S LENGTH	2008 990/691WD	DEED	100.0
DAVIS ROY HAMILTON & ANGE		0	10/15/2008	QC	33-TO BE DETERMINED	2008 990/689PO	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6180 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	10/28/2015	L15 -250	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 35	2024 Est TCV 561,504 TCV/TFA: 433.26
DOWD MICHAEL KEVIN TRUST 638 SPINNAKER FORT LAUDERDALE FL 33326		

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

**Tax Description**  
 L1169P494 That part of Block 3 of the recorded Plat of Glen Arbor, Section 22, Township 29 North, Range 14 West, described as: Commencing at the Southeast corner of said Block 3; thence North 00°02'14" West along the East line of said block, 208.08 feet to the Point of Beginning; thence South 83°21'34" West, 77.20 feet; thence North 32°14'16" West 120.55 feet; thence North 15°59'34" East, 26.31 feet; thence North 51°01'34" East, 116.82 feet; thence South 88°54'52" East 42.80 feet to the East line of

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

Description	Rate	Size	% Good	Cash Value
A 100' @ 2200/ 127.32 108.01 0.9414 0.7059	2200	100		186,140
127 Actual Front Feet, 0.32 Total Acres	Total Est. Land Value =			186,140

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	93,100	187,700	280,800			190,053C
2023	51,600	174,800	226,400			181,003C
2022	50,000	153,400	203,400			172,384C
2021	50,000	136,600	186,600			166,878C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 688 240	Type WPP Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration																								
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets																								
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace																								
Room List		Doors	Solid	X	H.C.	(12) Electric																								
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures																							
(1) Exterior	Ex.		X	Ord.	Min	No. of Elec. Outlets																								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X	Drywall			Many		X	Ave.	Few																			
X	Insulation	(7) Excavation	Basement: 1296 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		(13) Plumbing																							
(2) Windows	Many Avg. Few	X	Large Avg. 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		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																								
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	1296 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																								
X	Asphalt Shingle	(10) Floor Support		Joists: 2X0X12 Unsupported Len: Cntr.Sup:																										
Chimney: Brick																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <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>1,296</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>214,328</td> <td>139,333</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 1296 47,784 31,060 Basement, Outside Entrance, Below Grade 1 2,632 1,711 Plumbing Average Fixture(s) 1 1,518 987 3 Fixture Bath 1 4,777 3,105 2 Fixture Bath 1 3,197 2,078 Water/Sewer 1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882 Porches WPP 688 11,792 7,665 Deck Treated Wood 240 4,802 3,121 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,913 14,893 Common Wall: 1/2 Wall 1 -1,138 -740 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,296			Total:				214,328	139,333
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1 Story	Siding	Basement	1,296																											
Total:				214,328	139,333																									
<<<< 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.
CRYSTAL GLEN PROPERTIES L	MICHIGAN VILLAGE LLC	1,990,000	02/09/2023	WD	19-MULTI PARCEL ARM'S LE	2023000541	PROPERTY TRANSFER	100.0
SUTHERLAND PAUL	CRYSTAL GLEN PROPERTIES L	0	05/21/2018	QC	09-FAMILY	1331P725	OTHER	100.0
ROSS PAMELA V & VERO BRE	SUTHERLAND PAUL	275,000	04/20/2018	WD	19-MULTI PARCEL ARM'S LE	1327P763	PROPERTY TRANSFER	100.0
GLEN ARBOR STORAGE	ROSS PAMELA V & VERO BRE	0	09/21/2016	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6300 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST	COMMERCIAL ADD/ALT	11/27/2023	LU23-381	20%	
Owner's Name/Address	P.R.E. 0%	Demolish	08/22/2023	PB23-0427	0%	
MICHIGAN VILLAGE LLC 1128 COMBRE ALTA CT PACIFIC PALISADES CA 90272	MAP #: 35	Electrical	03/13/2023	PE23-0166	100% FINIS	

2024 Est TCV 133,863	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
	Public Improvements			* Factors * 66X165				
				Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	Dirt Road	2000 COMME \$12/SQFT	10890 SqFt	12.00000	100	130,680
L175 P77/74 L254 P680/85 LOT 18 BLOCK 3 VILLAGE OF GLEN ARBOR. SEC 22 T29N R14W.	Gravel Road		0.25 Total Acres		Total Est. Land Value =	130,680
Comments/Influences	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Crushed Rock	2.18	2920	50	3,183
Total Estimated Land Improvements True Cash Value =						3,183

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	65,300	1,600	66,900			66,900S
2023	43,600	72,400	116,000			103,005C
2022	43,600	54,500	98,100			98,100S
2021	50,600	49,000	99,600			95,417C

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