

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROWTHER JULIA ANN	COCHRAN CORINNE	475,000	04/05/2013	WD	03-ARM'S LENGTH	1161P194	DEED	100.0
HOOG JOSEPH D & TERESA B	CROWTHER JULIA ANN	189,500	03/19/2003	WD	03-ARM'S LENGTH	715:435	OTHER	100.0
BUDAY	HOOG	155,000	08/06/2001	WD	03-ARM'S LENGTH	594:912	OTHER	0.0
CLASSIC COUNTRY INN	BUDAY	139,900	11/15/1999	WD	03-ARM'S LENGTH	529:129	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
1 MILLSIDE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/29/2013	PE13-0217	
	P.R.E. 100% 04/17/2013		MECHANICAL	03/29/2004	PM04-0180	
Owner's Name/Address	MAP #: 38		MECHANICAL	12/22/2003	PM03-0987	
COCHRAN CORINNE PO BOX 55 GLEN ARBOR MI 49636	2024 Est TCV 746,216 TCV/TFA: 310.92		HOUSE	11/10/2003	03-1998	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES								
	Public Improvements			* Factors *								
L1161P194 L529 P129/99 L594 P912/01 L715 P435/03 UNIT 1 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			MILLSIDE	96.00	105.00	1.0000	0.0000	0	100*		0
	Paved Road			MILLSIDE U MILLSIDE UNITS			1	Units	150000.00000	100	RIVER	150,0
	Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
	Sidewalk			96 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000								

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
1714196 \$499K 4/2010DOM	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							

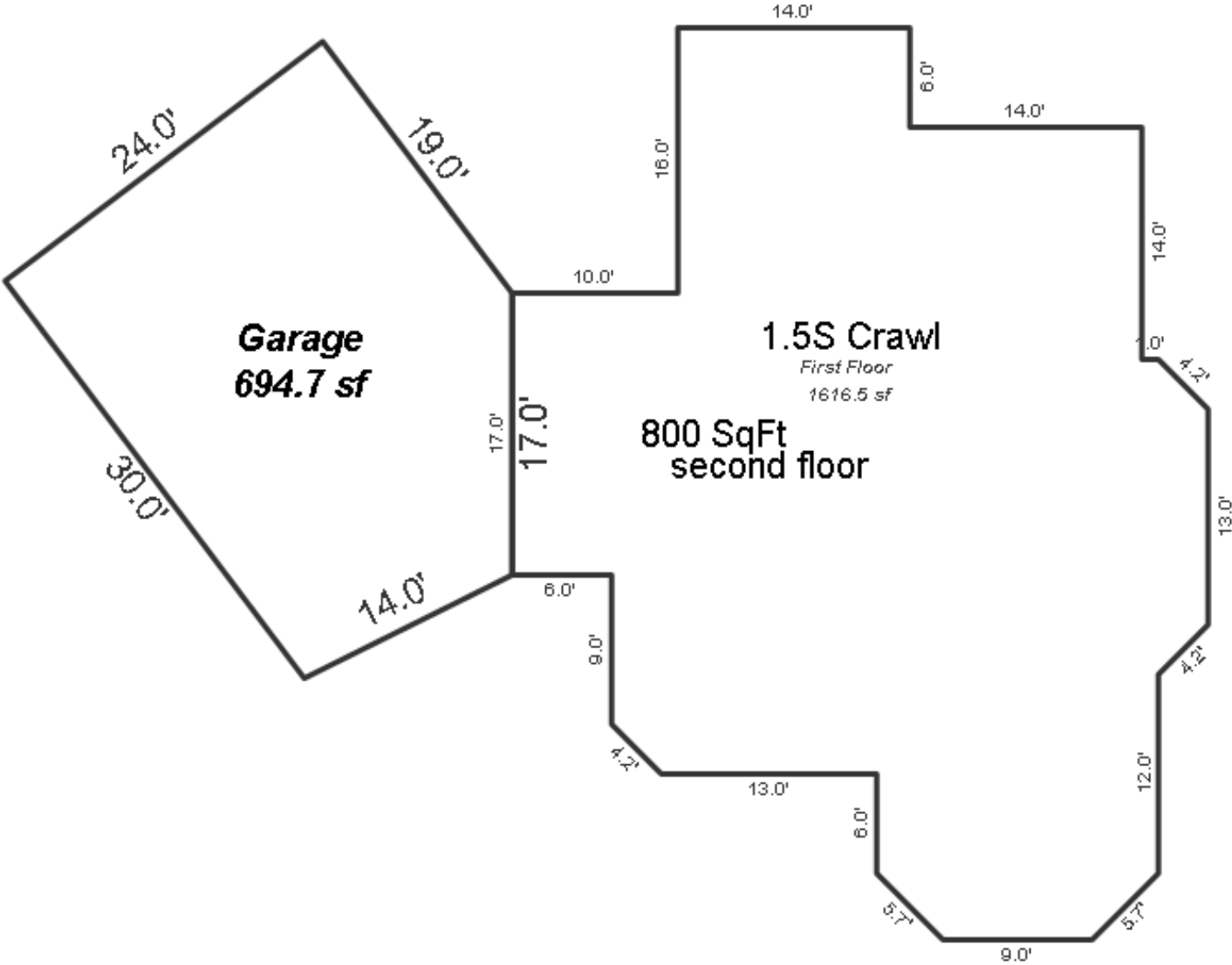
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	75,000	298,100	373,100			298,544C
WAS	01/04/2008	INSPECTED	2023	75,000	261,500	336,500			284,328C
WAS	06/22/2007	INSPECTED	2022	60,000	235,700	295,700			270,789C
			2021	60,000	230,800	290,800			262,139C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 694 % 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							64	WCP (1 Story)					
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G															
Yr Built 2003		Trim & Decoration																
Remodeled 0		Ex	X	Ord														
Condition: Average		Size of Closets																
		Lg	X	Ord														
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 4 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															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1600 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X		(8) Basement																
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Asphalt Shingle	(9) Basement Finish																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat	Gambrel Mansard Shed																
Chimney: Brick		(10) Floor Support																
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:																
		(14) Water/Sewer																
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
		Lump Sum Items:																
		(12) Electric																
		200 Amps Service																
		No./Qual. of Fixtures																
		X	Ex.		Ord.		Min											
		No. of Elec. Outlets																
		Many	X	Ave.		Few												
		(13) Plumbing																
		1	Average Fixture(s)															
		2	3 Fixture Bath															
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink															
		1	Separate Shower															
		1	1000 Gal Septic															
		1	2000 Gal Septic															
		Class: BC																
		Effec. Age: 20																
		Floor Area: 2,400																
		Total Base New : 434,716																
		Total Depr Cost: 347,774																
		Estimated T.C.V: 591,216																
		E.C.F. X 1.700																
		Bsmnt Garage:																
		Carport Area:																
		Roof:																
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY																
		(11) Heating System: Forced Heat & Cool																
		Ground Area = 1600 SF Floor Area = 2400 SF.																
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																
		Building Areas																
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost											
		1.5 Story	Siding	Crawl Space	1,600													
		Total:				344,409	275,529											
		Other Additions/Adjustments																
		Plumbing																
		Average Fixture(s)																
		3 Fixture Bath																
		2 Fixture Bath																
		Solar Water Heat																
		Separate Shower																
		Water/Sewer																
		1000 Gal Septic																
		Water Well, 200 Feet																
		Porches																
		WCP (1 Story)																
		Garages																
		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																
		Base Cost																
		Common Wall: 1 Wall																
		Door Opener																
		Built-Ins																
		Appliance Allow.																
		Fireplaces																
		Prefab 2 Story																
		Totals:																
		434,716																
		347,774																
		Notes:																
		ECF (H733 MILLSIDE HOMESITE CONDOS ) 1.700 => TCV:																
		591,216																

\*\*\* 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.
GRAMMENS RICHARD G & MARY	VONFOERSTER STEPHEN & KAT	118,000	01/10/2021	WD	03-ARM'S LENGTH	2021001300	PROPERTY TRANSFER	100.0
GRAMMENS RICHARD G & MARY	GRAMMENS LIVING TRUST	0	12/10/2007	QC	09-FAMILY	964:881	OTHER	0.0
CLASSIC COUNTRY INNS	GRAMMENS	149,900	03/31/2000	WD	03-ARM'S LENGTH	539:623	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
2 MILLSIDE	School: GLEN LAKE COMMUNITY SCH DIST		Res. Single Family Dwellin	01/22/2024	PB23-0486	20%
Owner's Name/Address	P.R.E. 0%		Electrical	09/22/2023	PE23-0691	
VONFOERSTER STEPHEN & KATHERINE 967 RIVENOAK ST BIRMINGHAM MI 48009	MAP #: 38		HOUSE	08/25/2023	LU23-24	20%
	2024 Est TCV 227,730 TCV/TFA: 109.64					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L539 P623/00 UNIT 2 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.			MILLSIDE	62.00	105.00	1.0000	0.0000	0	100*	0
			MILLSIDE U MILLSIDE UNITS			1	Units150000.00000	100		150,0
			* denotes lines that do not contribute to the total acreage calculation.							
			62 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000							



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

Who	When	What
TPC	12/20/2023	INSPECTED
TPC	11/07/2023	INSPECTED
PSC	01/16/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	38,900	113,900			93,350C
2023	75,000	0	75,000			63,000C
2022	60,000	0	60,000			60,000S
2021	60,000	0	60,000			60,000S

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F.	X 1.700	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC Blt 2024		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		Many Ave. Few		Ground Area = 2077 SF Floor Area = 2077 SF.				
Wood Frame		Size of Closets		No. of Elec. Outlets			(13) Plumbing		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99				
Building Style: 1.5 STORY		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			Plumbing		No. of Elec. Outlets		Building Areas				
Yr Built 2024		Lg Ord Small		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few		1 Story Siding Crawl Space 2,077				
Condition: Average Part. Construct.: 15%		(5) Floors		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few		Total: 314,929 311,780				
Room List		Basement 1st Floor 2nd Floor Bedrooms		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		Many Ave. Few		Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -7,025 -6,955				
Basement		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few		Totals: 307,904 304,825				
1st Floor		(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			Plumbing		Many Ave. Few		Notes: ECF (H733 MILLSIDE HOMESITE CONDOS ) 1.700 => TCV: 518,203 15% Completed => Est. True Cash Value 2024 =				
2nd Floor		Basement: 0 S.F. Crawl: 2077 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		Many Ave. Few						
Bedrooms		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
Wood/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			Plumbing		Many Ave. Few						
Aluminum/Vinyl		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
Brick		(10) Floor Support		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
Insulation		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
(2) Windows		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
Many Avg. Few		Large Avg. Small		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
Wood Sash		(14) Water/Sewer		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Many Ave. Few						
Metal Sash		Lump Sum Items:		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		Many Ave. Few						
Vinyl Sash				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		Many Ave. Few						
Double Hung				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		Many Ave. Few						
Horiz. Slide				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		Many Ave. Few						
Casement				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		Many Ave. Few						
Double Glass				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		Many Ave. Few						
Patio Doors				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		Many Ave. Few						
Storms & Screens				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		Many Ave. Few						
(3) Roof				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		Many Ave. Few						
Gable				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		Many Ave. Few						
Hip				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		Many Ave. Few						
Flat				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		Many Ave. Few						
Asphalt Shingle				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		Many Ave. Few						
Chimney:				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		Many Ave. Few						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OWEN MARK D & DANA M TRUS	MONTOUR ROBERT J & STEPHA	121,000	11/20/2020	WD	03-ARM'S LENGTH	2020008012	PROPERTY TRANSFER	100.0
OWEN MARK D & DANA M	OWEN MARK D TRUST AGREEME	0	10/12/2004	QC	09-FAMILY	829:196	OTHER	0.0
HEARD JOHN R & MARTHANN B	OWEN MARK D & DANA M	193,000	01/12/2004	WD	03-ARM'S LENGTH	784:190	OTHER	100.0
CLASSIC COUNTRY INN	HEARD	159,000	11/15/1999	WD	03-ARM'S LENGTH	529:292	OTHER	0.0

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

Owner's Name/Address	MAP #: 38
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MONTOUR ROBERT J & STEPHANIE A 2805 ARYSHIRE RD BLOOMFIELD HILLS MI 48302	2024 Est TCV 150,000
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Improved	X	Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES
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Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L529 P292/99 L784 P190/04 L829 P196/04 UNIT 3 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.	Dirt Road		MILLSIDE	55.00	112.00	1.0000	0.0000	0	100*		0
	Gravel Road		MILLSIDE U MILLSIDE UNITS			1	Units	150000.00000	100		150,0
	Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
	Storm Sewer		55 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000								
	Sidewalk										
	Water										
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Comments/Influences	Topography of Site
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2004 LAND SALE \$194,000	Level
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	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	0	75,000			66,150C
2023	75,000	0	75,000			63,000C
2022	60,000	0	60,000			60,000S
2021	60,000	0	60,000			60,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MENCOTTI CLAUDE D & LISA	BECKER JANE P & RON R	605,000	07/25/2014	WD	03-ARM'S LENGTH	1204P777	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	MENCOTTI	159,900	04/06/2000	WD	03-ARM'S LENGTH	540:54	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
4 MILLSIDE	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	01/06/2005	PM05-0007	
	P.R.E. 100% 04/22/2015		MECHANICAL	09/20/2004	PM04-0606	
Owner's Name/Address	MAP #: 38		PLUMBING	09/20/2004	PP04-0353	
BECKER JANE P & RON R PO BOX 547 GLEN ARBOR MI 49636-0547	2024 Est TCV 848,476 TCV/TFA: 310.80		Res. Single Family	09/07/2004	PB04-0494	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L540 P054/00 UNIT 4 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.			MILLSIDE	61.00	112.00	1.0000	0.0000	0	100*		0
			MILLSIDE U MILLSIDE UNITS			1	Units	150000.00000	100		150,0
			* denotes lines that do not contribute to the total acreage calculation.								
			61 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000								

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.				



Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													Who	When	What	2024	75,000	349,200	424,200
			2023	75,000	306,300	381,300							2023	75,000	306,300	381,300			345,975C
			2022	60,000	269,500	329,500							2022	60,000	269,500	329,500			329,500S
			2021	60,000	263,900	323,900							2021	60,000	263,900	323,900			321,967C

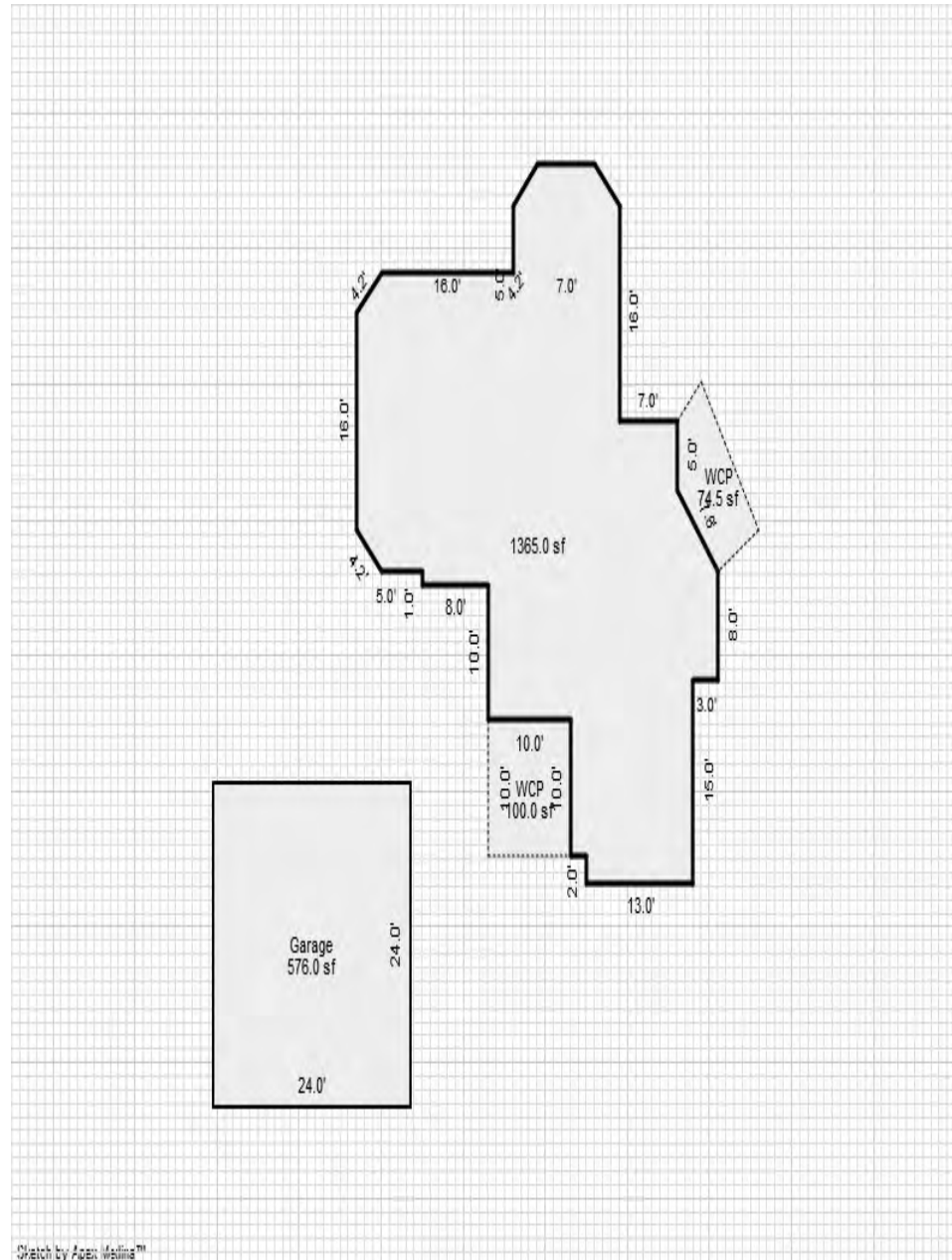
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County of Leelanau, Michigan

\*\*\* 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 74 100 240 100	Type WCP (1 Story) WCP (1 Story) Treated Wood Wood Balcony	Year Built: 2004 Car Capacity: 2.5 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																							
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: BC Effec. Age: 19 Floor Area: 2,730 Total Base New : 503,612 Total Depr Cost: 407,927 Estimated T.C.V: 693,476					Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																								
	Building Style: 2 STORY																																																																																																																																																																																																																																					
	Yr Built 2004	Remodeled 0			Ex	X	Ord	Min																																																																																																																																																																																																																														
	Condition: Average				Size of Closets Lg X Ord Small																																																																																																																																																																																																																																	
	Room List	Doors	Solid	X	H.C.																																																																																																																																																																																																																																	
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service																																																																																																																																																																																																																																	
	(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																																																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few																																																																																																																																																																																																																																	
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 1365 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																																																	
X	Many Avg. Few Large Avg. Small				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																																																																																																																	
	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 Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																																																																																			
	Chimney: Brick																																																																																																																																																																																																																																					
<table border="1"> <thead> <tr> <th colspan="2">Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="2">Building Areas</td> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,365</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Other Additions/Adjustments</td> <td colspan="5"></td> <td>Total:</td> <td>400,490</td> </tr> <tr> <td colspan="2">Plumbing</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Average Fixture(s)</td> <td colspan="5"></td> <td>1</td> <td>2,234</td> </tr> <tr> <td colspan="2">3 Fixture Bath</td> <td colspan="5"></td> <td>1</td> <td>7,025</td> </tr> <tr> <td colspan="2">2 Fixture Bath</td> <td colspan="5"></td> <td>1</td> <td>4,707</td> </tr> <tr> <td colspan="2">Water/Sewer</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">1000 Gal Septic</td> <td colspan="5"></td> <td>1</td> <td>5,796</td> </tr> <tr> <td colspan="2">Water Well, 100 Feet</td> <td colspan="5"></td> <td>1</td> <td>6,421</td> </tr> <tr> <td colspan="2">Porches</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">WCP (1 Story)</td> <td colspan="5"></td> <td>74</td> <td>5,304</td> </tr> <tr> <td colspan="2">WCP (1 Story)</td> <td colspan="5"></td> <td>100</td> <td>6,242</td> </tr> <tr> <td colspan="2">Deck</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Treated Wood</td> <td colspan="5"></td> <td>240</td> <td>5,098</td> </tr> <tr> <td colspan="2">Balcony</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Wood Balcony</td> <td colspan="5"></td> <td>100</td> <td>5,116</td> </tr> <tr> <td colspan="2">Garages</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Base Cost</td> <td colspan="5"></td> <td>576</td> <td>39,053</td> </tr> <tr> <td colspan="2">Door Opener</td> <td colspan="5"></td> <td>2</td> <td>1,405</td> </tr> <tr> <td colspan="2">Built-Ins</td> <td colspan="5"></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Appliance Allow.</td> <td colspan="5"></td> <td>1</td> <td>4,088</td> </tr> <tr> <td colspan="2">Fireplaces</td> <td colspan="5"></td> <td></td> <td></td> </tr> </tbody> </table>																	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Building Areas		2 Story	Siding	Crawl Space	1,365			Other Additions/Adjustments							Total:	400,490	Plumbing									Average Fixture(s)							1	2,234	3 Fixture Bath							1	7,025	2 Fixture Bath							1	4,707	Water/Sewer									1000 Gal Septic							1	5,796	Water Well, 100 Feet							1	6,421	Porches									WCP (1 Story)							74	5,304	WCP (1 Story)							100	6,242	Deck									Treated Wood							240	5,098	Balcony									Wood Balcony							100	5,116	Garages									Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									Base Cost							576	39,053	Door Opener							2	1,405	Built-Ins									Appliance Allow.							1	4,088	Fireplaces								
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<<<< 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.
TOOLEY ERIC M & ANNE K	TOOLEY ERIC M & ANNE K	0	12/22/2020	WD	09-FAMILY	2021000569	PROPERTY TRANSFER	0.0
BROWN MALCOLM D &	TOOLEY ERIC M & ANNE K	151,000	05/31/2017	WD	03-ARM'S LENGTH	1296P847	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	BROWN	169,900	10/05/2000	WD	03-ARM'S LENGTH	557:49	OTHER	0.0

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

Owner's Name/Address	MAP #: 38	2024 Est TCV 150,000
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Improved	X	Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES
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Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L556 P192/00 L557 P49/00 UNIT 5 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.	Dirt Road		MILLSIDE	59.00	120.00	1.0000	0.0000	0	100*		0
	Gravel Road		MILLSIDE U MILLSIDE UNITS			1	Units	150000.00000	100		150,0
	Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
	Storm Sewer		59 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000								
	Sidewalk										
	Water										
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Comments/Influences	Topography of Site
---------------------	--------------------

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	75,000	0	75,000			66,150C
	PSC 01/16/2016	INSPECTED	2023	75,000	0	75,000			63,000C
	PSC 12/27/2014	INSPECTED	2022	60,000	0	60,000			60,000S
	WAS 11/25/2009	INSPECTED	2021	60,000	0	60,000			60,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOWLER TIMOTHY J & LAURIN	DYKSTRA MARK B TRUST	120,000	04/23/2021	WD	03-ARM'S LENGTH	2021004176	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	FOWLER	170,000	05/07/2002	WD	03-ARM'S LENGTH	644:169	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6 MILLSIDE	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	01/16/2002	1916	
Owner's Name/Address	P.R.E. 0%					
DYKSTRA MARK B TRUST 5380 INVERRARY LN COMMERCE TOWNSHIP MI 48382	MAP #: 38					
	2024 Est TCV 150,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES							
L644 P168 L644 P169/02 UNIT 6 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				MILLSIDE	55.00	110.00	1.0000	0.0000	0	100*	0
				MILLSIDE U MILLSIDE UNITS			1	Units	150000.00000	100	150,0
				* denotes lines that do not contribute to the total acreage calculation.							
				55 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000							



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	0	75,000			66,150C
2023	75,000	0	75,000			63,000C
2022	60,000	0	60,000			60,000S
2021	60,000	0	60,000			60,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DYKSTRA MARK BRIAN & KIMB	DYKSTRA KIMBERLY A & MARC	0	02/02/2021	WD	09-FAMILY	2021004810	PROPERTY TRANSFER	0.0				
LATTO BETH C TRUST	DYKSTRA MARK BRIAN & KIMB	655,000	12/03/2019	WD	03-ARM'S LENGTH	2019006986	PROPERTY TRANSFER	100.0				
LATTO BETH C	LATTO BETH C TRUST	1	03/19/2019	WD	09-FAMILY	1355P398	PROPERTY TRANSFER	0.0				
CRUMBAKER ROBERT H TRUST	LATTO BETH C	0	01/24/2015	QC	08-ESTATE	L1220P652	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7 MILLSIDE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/14/2022	PM22-0500	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		04/26/2022	PE22-0271	100% FINIS				
DYKSTRA KIMBERLY A & MARC B TRUSTS 5380 INVERRARY LN COMMERCE TOWNSHIP MI 48382		MAP #: 38		MECHANICAL		07/20/2004	PM04-0436	100% FINIS				
		2024 Est TCV 847,369 TCV/TFA: 296.91		MECHANICAL		01/22/2004	PM04-0032	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES								
L558 P934/00 L558 P953/00 L768 P559/03 UNIT 7 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		MILLSIDE	69.00	115.00	1.0000	0.0000	0	100*		0
		Paved Road		MILLSIDE U MILLSIDE UNITS			1	Units	150000.00000	100		150,0
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		69 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		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 = 5,000								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	75,000	348,700	423,700			361,824C	
		TPC 09/06/2022	INSPECTED		2023	75,000	305,900	380,900			344,595C	
		TPC 09/18/2019	INSPECTED		2022	60,000	265,900	325,900			325,900S	
		WAS 11/25/2009	INSPECTED		2021	60,000	260,500	320,500			320,500S	



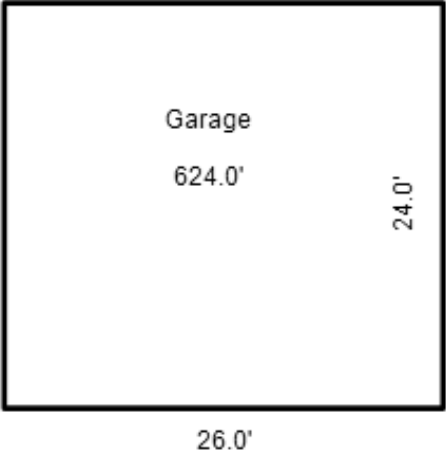
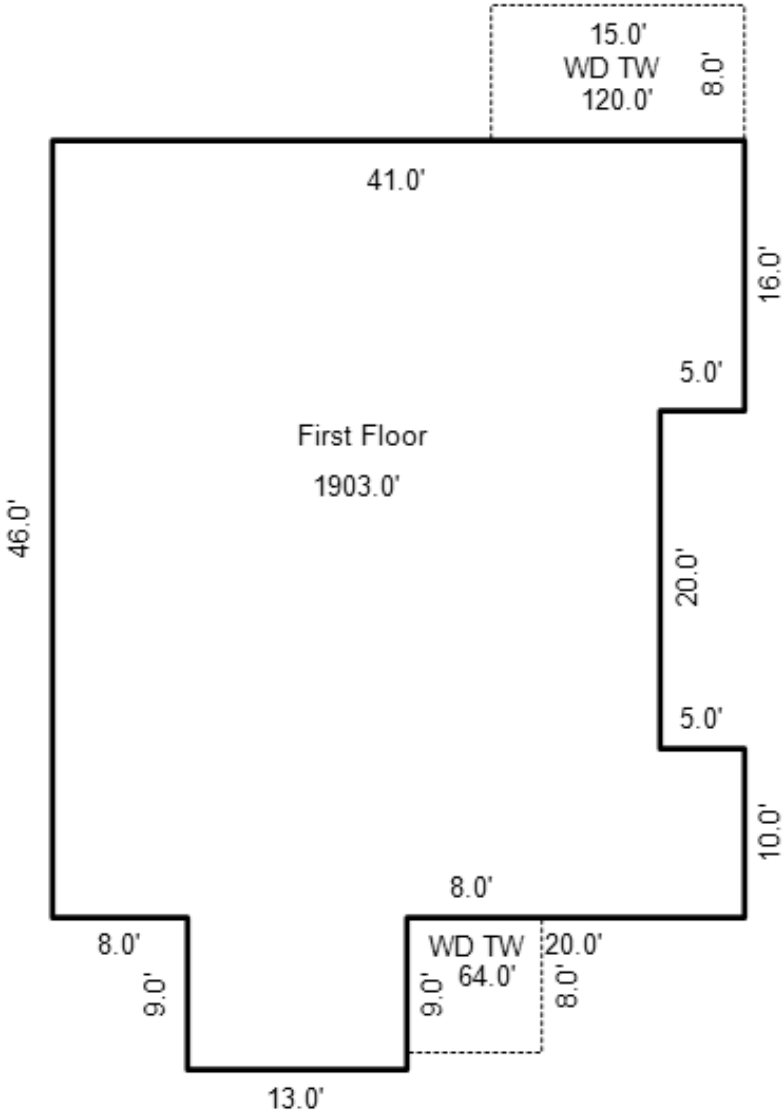
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: 2.5 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,854 Total Base New : 509,094 Total Depr Cost: 407,276 Estimated T.C.V: 692,369			40 CCP (1 Story) 32 CPP 32 CPP 120 Treated Wood 64 Treated Wood		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Drywall Paneled	Plaster X 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 = 1903 SF Floor Area = 2854 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,903 Total: 402,313 321,852			E.C.F. X 1.700		Cls BC Blt 2003				
Yr Built 2003	Remodeled 0	Ex	X Ord	Min	(12) Electric			Other Additions/Adjustments								
Condition: Average		Size of Closets		200 Amps Service			No./Qual. of Fixtures									
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Average Fixture(s)								
Basement	1st Floor	(5) Floors		Ex. X Ord. Min			3 Fixture Bath									
2nd Floor	4 Bedrooms	Kitchen: Hardwood Other: Tile Other: Carpeted		Many X Ave. Few			2 Fixture Bath									
(1) Exterior		(6) Ceilings		(13) Plumbing			Solar Water Heat									
X	Wood/Shingle Aluminum/Vinyl Brick	X Wood		No. of Elec. Outlets			No Plumbing									
X	Insulation	(7) Excavation		Many X Ave. Few			Extra Toilet									
(2) Windows		Basement: 0 S.F. Crawl: 1903 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Extra Sink									
X	Many Avg. X Avg. Few Small	Basement		Many X Ave. Few			Separate Shower									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many X Ave. Few			Ceramic Tile Floor									
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Many X Ave. Few			Ceramic Tile Wains									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many X Ave. Few			Ceramic Tub Alcove Vent Fan									
X	Gable Hip Flat	Gambrel Mansard Shed		Many X Ave. Few			Vent Fan									
X	Asphalt Shingle	(10) Floor Support		Many X Ave. Few			Lump Sum Items:									
Chimney: Brick		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
				Many X Ave. Few			Deck									
				Many X Ave. Few			Treated Wood Treated Wood									
				Many X Ave. Few			Garages									
				Many X Ave. Few			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Door Opener									
				Many X Ave. Few			Built-Ins									
				Many X Ave. Few			Appliance Allow.									
				Many X Ave. Few			<<<< 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.				
LATTO BETH C TRUST	THE MILL GLEN ARBOR LLC	150,000	08/31/2021	WD	03-ARM'S LENGTH	2021007153	OTHER	100.0				
LATTO BETH C	LATTO BETH C TRUST	1	03/19/2019	WD	09-FAMILY	1355P398	PROPERTY TRANSFER	0.0				
SMITH NATALIE M TRUST	LATTO BETH C & AARON B	151,000	09/26/2014	WD	03-ARM'S LENGTH	1210P410	PROPERTY TRANSFER	100.0				
SMITH NATALIE M	SMITH NATALIE M TRUST	1	04/19/2011	QC	09-FAMILY	1084-953	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
8 MILLSIDE		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 38								
THE MILL GLEN ARBOR LLC 129 E FRONT ST SUITE 200 TRAVERSE CITY MI 49684		2024 Est TCV 150,000										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES							
L529 P127/99 L923 P512/06 UNIT 8 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2008 LISTED \$234,000 HOMESTEAD		Gravel Road		MILLSIDE	50.00	120.00	1.0000	0.0000	0	100*	LOCATION	0
		Paved Road		MILLSIDE U			1	Units	150000.00000	100	END UNIT	150,0
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		50 Actual Front Feet, 0.00 Total Acres				Total Est. Land Value =		150,000		
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	75,000	0	75,000		66,150C		
		TPC	05/06/2019	INSPECTED	2023	75,000	0	75,000		63,000C		
		PSC	01/16/2016	INSPECTED	2022	60,000	0	60,000		60,000S		
		PSC	12/27/2014	INSPECTED	2021	60,000	0	60,000		60,000S		



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

Property Address	Class: COMMERCIAL-VACANT	Zoning: NONE	Building Permit(s)	Date	Number	Status
NORTH VILLAGE PARCEL 2	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:	2024 Est TCV 362,305				

Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HOMESTEAD	\$7.75/PSF	46749 SqFt	7.75000	100			362,305
1.07 Total Acres						Total Est. Land Value =	362,305

**Tax Description**  
 NORTH VILLAGE 2ND AMENDMENT L386P678  
 PARCEL 2 PART OF GOVERNMENT LOT 2,  
 SECTION 14, T29N, R14W, GLEN ARBOR  
 TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE  
 FULLY DESCRIBED AS FOLLOWS: COMMENCING AT  
 THE NORTH 1/4 CORNER OF SAID SECTION 14;  
 THENCE S01DEG32'19"W 200.73 FEET; THENCE  
 S01DEG19'04"W 158.92 FEET; THENCE  
 N88DEG21'27"W 163.45 FEET; THENCE  
 S01DEG39'02"W 702.84 FEET; THENCE  
 N86.49'01"E 168.05 FEET; THENCE S00DEG  
 S6'26"W 598.47 FEET TO A CONCRETE  
 MONUMENT 3618.99 FEET NORTH AND 3.97 FEET  
 CORNER OF SAID

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

G 59'09"W 199.86  
 INNING; THENCE  
 E LINE  
 T TO THE EAST  
 OMINIUM"  
 NIUM SUBDIVISION  
 IN LIBER 364,  
 N ON FILE\*\*\*



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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	181,200	0	181,200			181,200S
			2023	181,200	0	181,200			181,200S
			2022	181,200	0	181,200			181,200S
			2021	181,200	0	181,200			181,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAML LLC	BAYBERRY MILLS INC	0	04/11/2018	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5035 TIMBERCREST PARCEL 1	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:					
	2024 Est TCV 6,565					

Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			HOMESTEAD	\$0.80/PSF		8206 SqFt	0.80000	100	6,565
			0.19 Total Acres			Total Est. Land Value =			6,565

**Tax Description**  
 L388P677 AMD NORTH VILLAGE PARCEL 1 PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE N47.54 '22"W 2246.88 FEET TO THE POINT OF BEGINNING OF THE PLAT OF "SKIPPERS WOOD NO. 2" (RECORDED IN LIBER 8 OF PLATS, PAGES 8 THROUGH 10), SAID POINT ALSO BEING ON THE WEST LINE OF THE PLAT OF "SKIPPERS WOOD" (RECORDED IN LIBER 7 OF PLATS. PAGES 49

- 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	3,300	0	3,300			2,423C
2023	2,500	0	2,500			2,308C
2022	2,500	0	2,500			2,199C
2021	2,500	0	2,500			2,129C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND DEV	SCHANHALS	350,137	10/31/2001	WD	03-ARM'S LENGTH	609:968	OTHER	0.0
OBATA TRUST	SUTHERLAND DEV	160,000	08/31/2001	WD	03-ARM'S LENGTH	609:966	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6260 W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/05/2015	PM15-0594	
	P.R.E. 100% 09/29/2011		Electrical	11/15/2005	PE05-0726	
Owner's Name/Address	MAP #: 32		Mechanical	11/08/2005	PM05-0778	
SCHANHALS RICHARD D & NAN F PO BOX 632 GLEN ARBOR MI 49636	2024 Est TCV 998,523 TCV/TFA: 291.45		Plumbing	11/08/2005	PP05-0439	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE					
L609 P966/01 L609 P968/01 UNIT 1 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			OAK HOLLOW	1800	97.00	156.00 1.0076 1.0466	1800 100	
			97 Actual Front Feet, 0.35 Total Acres				Total Est. Land Value =	184,139

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size % Good	Cash Value	
	X	Gravel Road	Fencing: Wd, Solid, 6 ft.	36.49	32 0	0	
		Paved Road	D/W/P: Crushed Rock	2.55	600 0	0	
		Storm Sewer	D/W/P: Flagstone/Sand	26.87	200 0	0	
		Sidewalk	Residential Local Cost Land Improvements				
		Water	Description	Rate	Size % Good	Cash Value	
		Sewer	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
	X	Electric	Total Estimated Land Improvements True Cash Value =				5,000
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



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

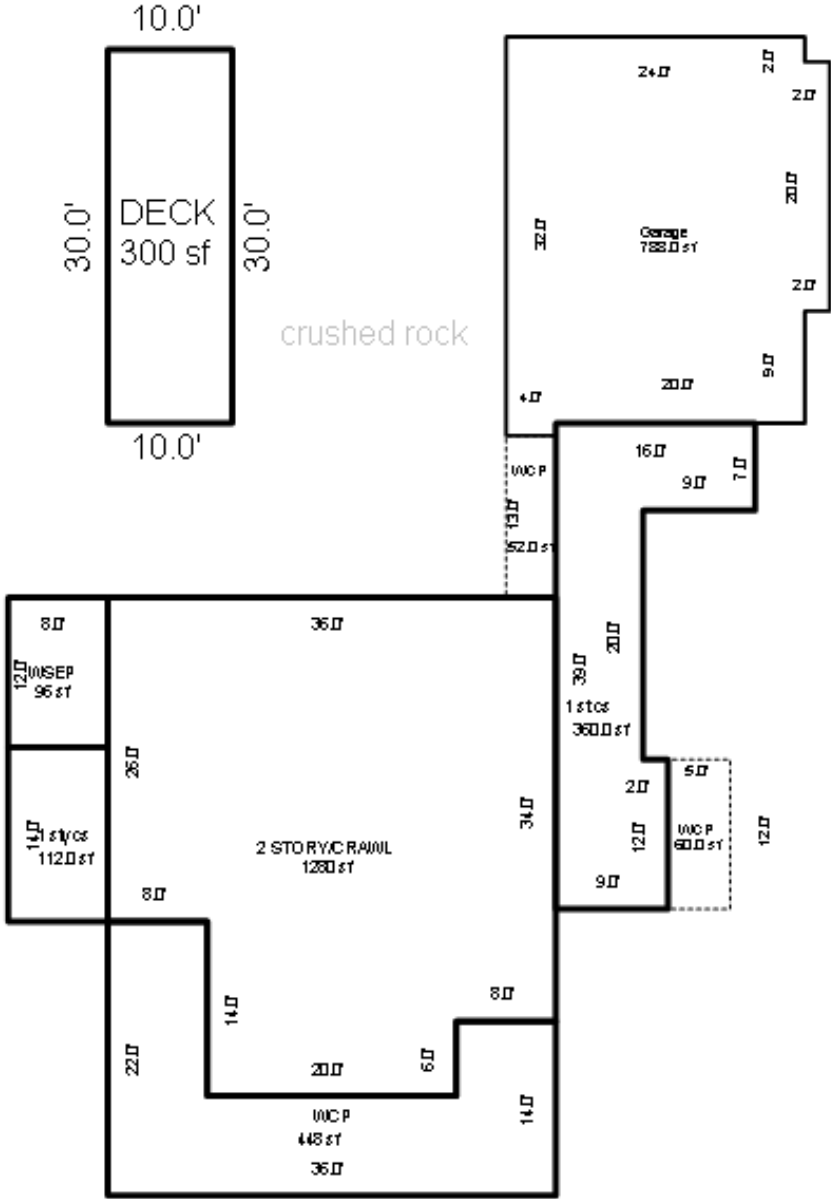
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	92,100	407,200	499,300			327,225C
		TPC 05/10/2021 INSPECTED	2023	66,500	379,300	445,800			311,643C
		TPC 06/14/2017 INSPECTED	2022	65,000	333,000	398,000			296,803C
		WAS 09/15/2007 INSPECTED	2021	65,000	296,100	361,100			287,322C

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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 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top		Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: 2005 Car Capacity: Class: BC					
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	1	Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	448 96 60 52 300	WCP (1 Story) WSEP (1 Story) WCP (1 Story) WCP (1 Story) Treated Wood	Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 788 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			1 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: BC Effec. Age: 20 Floor Area: 3,426 Total Base New : 595,135 Total Depr Cost: 476,108 Estimated T.C.V: 809,384			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:					
Yr Built 2001	Remodeled 2005	Ex	X	Ord																	
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2001					
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1752 SF Floor Area = 3426 SF.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Hardwood Other: Hardwood Other:			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost										
X	Insulation	(7) Excavation		Average Fixture(s)			(14) Water/Sewer			Other Additions/Adjustments											
(2) Windows		(8) Basement		2 3 Fixture Bath			Public Water			Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1752 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			3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			2 Story Siding 1,280 1 Story Siding 112 1 Story Siding 360 1 Story Siding 394			Total: 472,198 377,759					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 2000 Gal Septic			Porches											
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages											
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well			Deck											
X	Asphalt Shingle									Treated Wood											
Chimney: Metal										WCP (1 Story) 448 20,026 16,021 WSEP (1 Story) 96 7,627 6,102 WCP (1 Story) 60 4,598 3,678 WCP (1 Story) 52 4,133 3,306											
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 788 48,620 38,896 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 2 1,405 1,124											
<<<<< 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.					
KEATON ELAINE T TRUST	WRIGHT PHILLIP C & MARCIA	658,000	09/25/2020	WD	03-ARM'S LENGTH	2020006741	PROPERTY TRANSFER	100.0					
KEATON TIMOTHY E & ELAINE	KEATON ELAINE T TRUST	1	09/24/2011	QC	09-FAMILY	2011 1097-386	DEED	0.0					
KEATON ELAINE T TRUST	KEATON TIMOTHY E & ELAINE	1	09/23/2011	QC	09-FAMILY	2011 1097-364	DEED	0.0					
KEATON TIMOTHY E & ELAINE	KEATON ELAINE T TRUST	0	05/07/2007	QC	09-FAMILY	943:718	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status					
6268 W COTTAGE LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		03/22/2021	PE21-0155	100% FINIS					
Owner's Name/Address		P.R.E. 100% 11/06/2023		Mechanical		02/03/2021	PM21-0086	100% FINIS					
WRIGHT PHILLIP C & MARCIA R PO BOX 625 GLEN ARBOR MI 49636		MAP #: 32		Plumbing		02/03/2021	PP21-0029	100% FINIS					
		2024 Est TCV 938,600 TCV/TFA: 353.52		Res. Add/Alter/Repair		01/11/2021	PB20-0477	100% FINIS					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				OAK HOLLOW	1800	100.00	155.60	1.0000	1.0460	1800	100	188,273	
				100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 188,273									
				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				D/W/P: Crushed Rock	2.55	715	0	0					
				D/W/P: Flagstone/Sand	26.87	100	0	0					
				D/W/P: Asphalt Paving	3.71	480	0	0					
				Wood Frame	44.35	72	50	1,596					
				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 = 6,596									
		Topography of Site											
		X	Level										
			Rolling										
			Low										
		X	High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	94,100	375,200	469,300	410,135C				
		TPC 05/20/2022	INSPECTED		2023	68,000	349,500	417,500	390,605C				
		TPC 11/17/2021	INSPECTED		2022	65,000	324,700	389,700	369,529C				
		TPC 05/10/2021	INSPECTED		2021	65,000	230,100	295,100	295,100S				

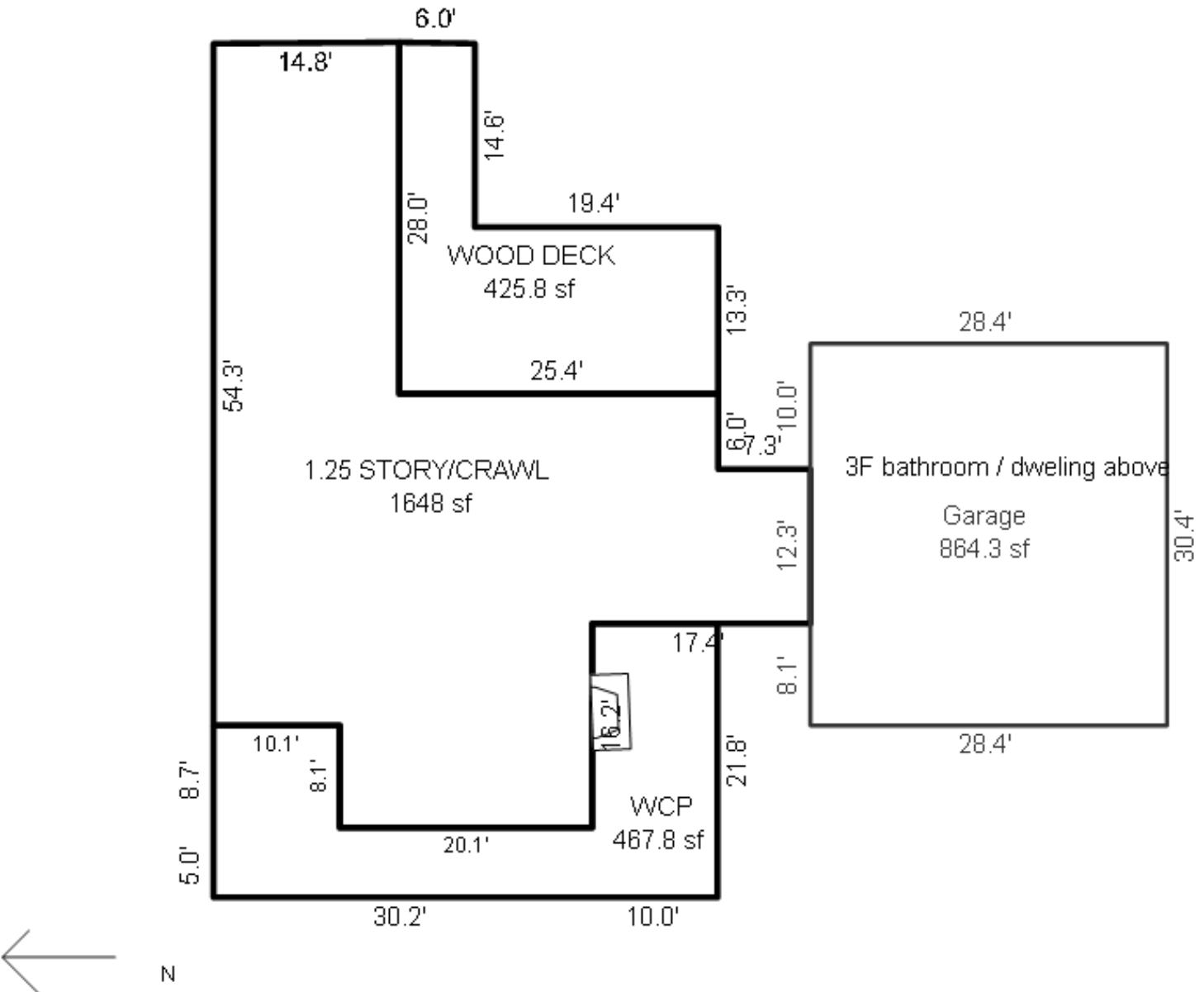


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 467 425 29	Type WCP (1 Story) Composite Brzwy, FW	Year Built: 2007 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: 794 % 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: 15 Floor Area: 2,655 Total Base New : 514,692 Total Depr Cost: 437,489 Estimated T.C.V: 743,731		E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		X	Drywall Paneled		Central Air Wood Furnace									
Yr Built 2001 200			Plaster Wood T&G		(12) Electric									
Remodeled 2021			Trim & Decoration		150 Amps Service									
Condition: Average			Ex Ord Min		No./Qual. of Fixtures									
Room List			Lg Ord Small		Ex. X Ord. Min									
Basement 1st Floor 2nd Floor 4 Bedrooms			Doors Solid H.C.		No. of Elec. Outlets									
(1) Exterior			(5) Floors		Many X Ave. Few									
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		(13) Plumbing									
X	Insulation		(6) Ceilings		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									
(2) Windows			X Drywall		(14) Water/Sewer									
X	Many Avg. X Avg. Few Small		(7) Excavation		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic									
	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1648 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:									
	(3) Roof		(8) Basement											
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Asphalt Shingle		(9) Basement Finish											
	Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
			(10) Floor Support											
			Joists: Unsupported Len: Cntr.Sup:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERDMANN E THOMAS III & JU	CLAUSE THIRD TRUST	155,000	09/10/2020	WD	03-ARM'S LENGTH	2020005848	PROPERTY TRANSFER	100.0
SUTHERLAND DEV	ERDMANN	125,000	04/26/2002	WD	03-ARM'S LENGTH	643:43	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CLAUSE THIRD TRUST POLIKOFF BENET STEVEN FBO 770 PARK AVENUE APT 8B NEW YORK NY 10021	MAP #: 32					
	2024 Est TCV 212,266					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE							
L643 P41/02 L643 P43/02 UNIT 3 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W 1ST AMEND 2021006723				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OAK HOLLOW	1800	121.02	141.84	0.9534	1.0220	1800 100	212,266
				121 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =							212,266

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	106,100	0	106,100			71,662C
2023	76,700	0	76,700			68,250C
2022	65,000	0	65,000			65,000S
2021	65,000	0	65,000			65,000S

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Who	When	What
TPC	04/24/2019	INSPECTED
TPC	10/29/2018	INSPECTED
TPC	06/14/2017	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSS THOMAS L & SHARON D	BOSMAN ANDREW J & TRACEY	615,000	08/07/2020	WD	03-ARM'S LENGTH	2020005021	PROPERTY TRANSFER	100.0
SUTHERLAND DEV	ROSS	115,000	10/31/2001	WD	03-ARM'S LENGTH	609:959	OTHER	0.0
GREGG	SUTHERLAND DEV LLC	85,000	10/02/2001	WD	03-ARM'S LENGTH	604:295	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6276 W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	09/13/2001	1895	
	P.R.E. 100% 10/28/2022					
Owner's Name/Address	MAP #: 32					
BOSMAN ANDREW J & TRACEY HYATT 6276 W COTTAGE CT GLEN ARBOR MI 49636	2024 Est TCV 908,880 TCV/TFA: 190.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE										
				* Factors *										
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L578 P412/01 L602 P771 L604 P295/01 L609 P959/01 UNIT 4 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723	X			Dirt Road	1800	68.58	221.38	1.0989	1.1424	1800	100		154,960	
				Gravel Road	69 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value =	154,960
				Paved Road	Land Improvement Cost Estimates									
				Storm Sewer	Description					Rate	Size % Good		Cash Value	
				Sidewalk	Residential Local Cost Land Improvements									
				Water	Description					Rate	Size % Good		Cash Value	
				Sewer	LAND IMPROVEMENTS 5									
				Electric						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	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	77,500	376,900	454,400
			2023	56,000	351,100	407,100				335,156C											
			2022	34,300	308,200	342,500			342,500W	319,197C											
			2021	34,300	274,700	309,000				309,000S											

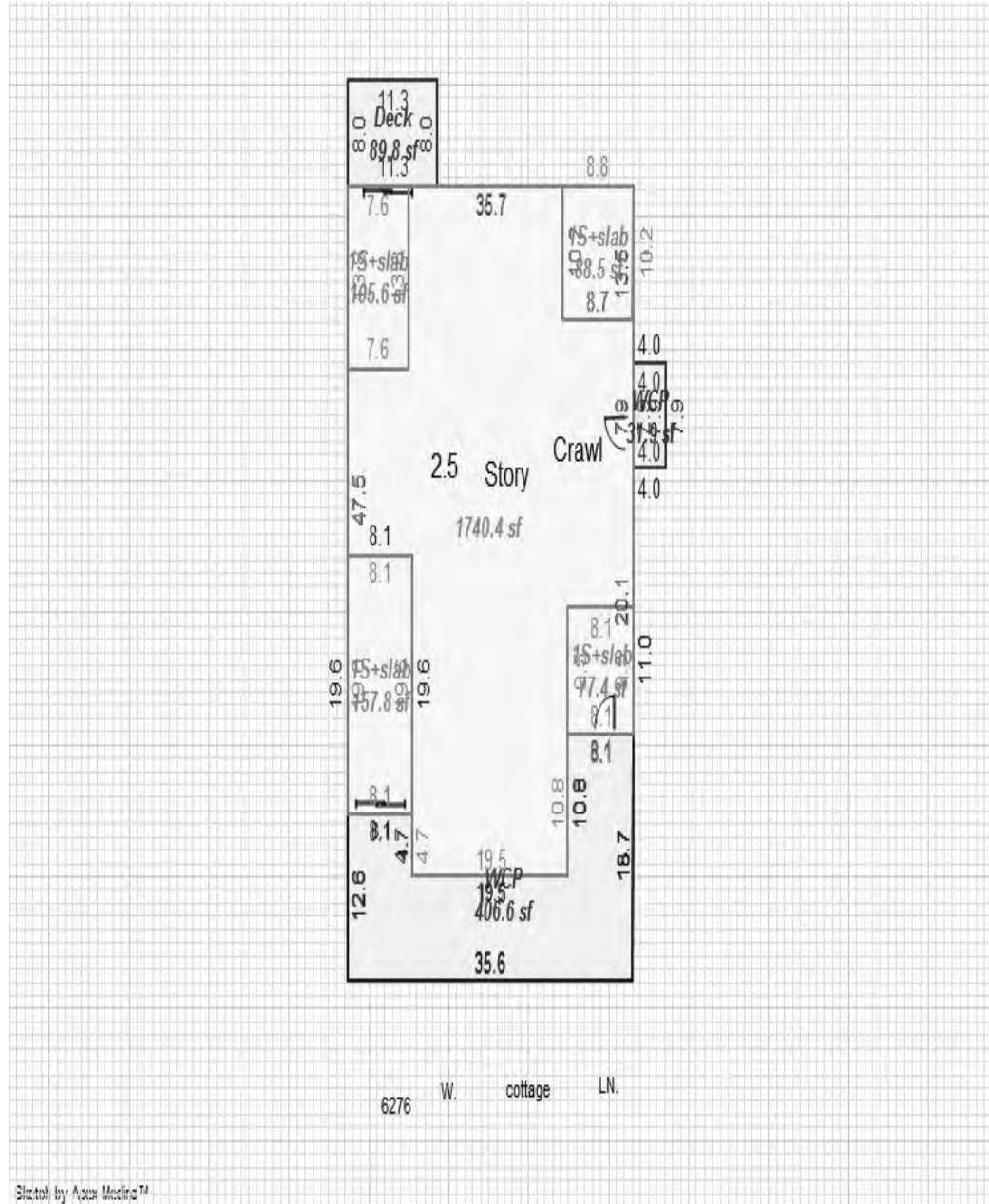


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	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 406 31 89	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 4,777 Total Base New : 550,713 Total Depr Cost: 440,541 Estimated T.C.V: 748,920		E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Trim & Decoration		Ex X Ord Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2167 SF Floor Area = 4777 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 5 Blt 2001			
Yr Built 2001	Remodeled 0	Size of Closets		Lg X Ord Small			150 Amps Service			Building Areas						
Condition: Average		Doors		Solid X H.C.			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			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			2.5 Story Siding Crawl Space 1,740 1 Story Siding Crawl Space 157 1 Story Siding Crawl Space 105 1 Story Siding Crawl Space 77 1 Story Siding Crawl Space 88			Total: 513,635 410,878			
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		X Drywall			(14) Water/Sewer			Other Additions/Adjustments						
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 2167 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 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						
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck			WCP (1 Story) 406 13,650 10,920 WCP (1 Story) 31 2,355 1,884						
X	Insulation	(9) Basement Finish					Treated Wood 89 2,476 1,981			Built-Ins Appliance Allow. 1 2,845 2,276						
(2) Windows		Many X Large Avg. Avg. Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 748,920			Totals: 550,713 440,541						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:									

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



6276 W. cottage LN.

Sketch by Acme Modeling™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMSEN MARY JANE TRUST	JMB MANAGEMENT TRUST	75,000	02/23/2022	WD	32-SPLIT VACANT	2022001301	PROPERTY TRANSFER	100.0

Property Address: W COTTAGE LN  
 Class: RESIDENTIAL-VACAN Zoning: R-5 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 32

Owner's Name/Address: JMB MANAGEMENT TRUST THE  
 3548 HANIE AVE  
 DALLAS TX 75205

2024 Est TCV 236,651  
 Improved X Vacant Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	OAK HOLLOW	1800	128.50	183.05	0.9392	1.0893	1800	100	236,651	
Gravel Road	129 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value =	236,651
Paved Road										
Storm Sewer										
Sidewalk										
Water										
Sewer										
Electric										
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										

Tax Description: UNIT 5 OAK HOLLOW CONDOMINIUM MASTER DEED  
 REC IN L565 P583-615 SEC 22 T29N R14W 1ST  
 AMEND 2021006723  
 COMBINED ON 10/04/2021 FROM  
 006-738-005-00 & PART OF 006-738-006-00

Comments/Influences: Split/Comb. on 10/04/2021 completed  
 10/04/2021 TIM ;  
 Parent Parcel(s): 006-738-005-00;  
 Child Parcel(s): 006-735-005-01;



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 County of Leelanau, Michigan

Topography of Site


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

Who When What  
 TPC 04/24/2019 INSPECTED  
 TPC 06/14/2017 INSPECTED  
 TPC 08/03/2011 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	118,300	0	118,300			109,830C
2023	104,600	0	104,600			104,600S
2022	70,000	0	70,000			70,000S
2021	0	0	0			0

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
6290 W COTTAGE LN		School: GLEN LAKE COMMUNITY SCH DIST			HOUSE	12/31/2018	LU18-331	100% FINIS		
Owner's Name/Address		P.R.E. 0%		MAP #: 32						
THOMSEN MARY JANE TRUST PO BOX 207 GLEN ARBOR MI 49636		2024 Est TCV 1,200,580 TCV/TFA: 322.65								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE						
UNIT 7 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723 SPLIT/COMBINED ON 10/04/2021 FROM 006-738-007-00 AND PART OF LOT 6 006-738-006-00		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	
ALL PERMITS ISSUED AT PIN 738-007-00 Split/Comb. on 10/04/2021 completed 10/04/2021 TIM ; Parent Parcel(s): 006-738-007-00; Child Parcel(s): 006-738-007-01;		Topography of Site		OAK HOLLOW 1800 170.22 145.35 0.8755 1.0283 1800 100						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		170 Actual Front Feet, 0.57 Total Acres				Total Est. Land Value =	275,836	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who When What		Land Improvement Cost Estimates						
		TPC 11/17/2021 INSPECTED		Description	Rate	Size	% Good	Cash Value		
		TPC 05/10/2021 INSPECTED		D/W/P: Flagstone/Sand	21.61	625	0	0		
		TPC 11/05/2020 INSPECTED		D/W/P: Crushed Rock	2.33	576	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		
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	137,900	462,400	600,300			494,685C
				2023	111,700	430,600	542,300			471,129C
				2022	70,000	381,900	451,900			448,695C
				2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story		Area	Type	Year Built: 2020			
	Mobile Home				Wood	Coal	Steam				Interior 2 Story				133	WCP (1 Story) 73 Treated Wood 295 Treated Wood	Car Capacity:	
	Town Home				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						2nd/Same Stack				73		Class: C	
	Duplex	Central Air Wood Furnace			Two Sided		Exterior: Siding											
	A-Frame	(4) Interior			Electric Radiant						Exterior 1 Story				Brick Ven.: 0			
	Wood Frame	Drywall	Plaster		Electric Wall Heat						Exterior 2 Story				Stone Ven.: 0			
	Building Style: 1.25 STORY	Paneled	Wood T&G		Space Heater						Prefab 1 Story				Common Wall: 1 Wall			
		Trim & Decoration			Heat Pump						Prefab 2 Story				Foundation: 42 Inch			
	Yr Built	Remodeled	Ex		Ord	Min	No Heating/Cooling				Heat Circulator				Finished?: Yes			
	2021	0	Size of Closets			Wall/Floor Furnace					Raised Hearth				Auto. Doors: 1			
Condition: Average		Lg	Ord	Small	No Heating/Cooling			Wood Stove		Mech. Doors: 0								
Room List		Doors	Solid	H.C.	Central Air Wood Furnace			1 Direct-Vented Ga		Area: 566								
Basement	(5) Floors			Central Air Wood Furnace			Class: C +10		Storage Area: 0									
1st Floor	Kitchen:			(12) Electric			Effec. Age: 2		% Good: 0									
2nd Floor	Other:			0 Amps Service			Floor Area: 3,721		Total Base New : 552,037									
3 Bedrooms	Other:			No./Qual. of Fixtures			Total Depr Cost: 541,026		Estimated T.C.V: 919,744									
(1) Exterior		No. of Elec. Outlets			Ex.			Total Base New : 552,037			E.C.F. X 1.700							
Wood/Shingle	(6) Ceilings			Ord.			Total Depr Cost: 541,026			Bsmnt Garage:								
Aluminum/Vinyl	No. of Elec. Outlets			Min			Estimated T.C.V: 919,744			Carport Area:								
Brick	Many			Ave.			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Roof:								
Insulation	Few			(13) Plumbing			(11) Heating System: Forced Heat & Cool Ground Area = 2801 SF Floor Area = 3721 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,801 1 Story Siding Overhang 220 Total: 475,048 465,577			Cls C 10 Blt 2021								
(2) Windows		(7) Excavation			Average Fixture(s)			Other Additions/Adjustments										
Many	Large	Basement: 0 S.F.			3 Fixture Bath			Plumbing										
Avg.	Avg.	Crawl: 2801 S.F.			2 Fixture Bath			Average Fixture(s)										
Few	Small	Slab: 0 S.F.			1 2 Fixture Bath			3 Fixture Bath										
Wood Sash	Height to Joists: 0.0			Softener, Auto			2 Fixture Bath											
Metal Sash	(8) Basement			Softener, Manual			Water/Sewer											
Vinyl Sash	Conc. Block			Solar Water Heat			2000 Gal Septic											
Double Hung	Poured Conc.			No Plumbing			Water Well, 50 Feet											
Horiz. Slide	Stone			Extra Toilet			Porches											
Casement	Treated Wood			Extra Sink			WCP (1 Story)											
Double Glass	Concrete Floor			Separate Shower			Deck											
Patio Doors	(9) Basement Finish			Ceramic Tile Floor			Treated Wood											
Storms & Screens	Ceramic Tile Wains			Ceramic Tub Alcove			Treated Wood											
(3) Roof		Vent Fan			(14) Water/Sewer			Garages										
Gable	Gambrel	Public Water			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Finished)										
Hip	Mansard	Public Sewer			Water Well			Base Cost										
Flat	Shed	1 Water Well			1000 Gal Septic			Common Wall: 1 Wall										
Asphalt Shingle	1 2000 Gal Septic			Lump Sum Items:			Door Opener											
Chimney:		(10) Floor Support			Appliance Allow.			Fireplaces										
		Joists:			1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
		Unsupported Len:			2,845													
		Cntr.Sup:			2,788													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TANIELIAN INVESTMENTS LLC	HOUTTEMAN LEE J & PAMELA	36,000	06/30/2003	WD	03-ARM'S LENGTH	743:42	OTHER	100.0
SUTHERLAND DEVEL	TANIELIAN INV	0	02/26/2001	WD	03-ARM'S LENGTH	571:541	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6296 W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	04/01/2004	PE04-0132	
	P.R.E. 100% 01/25/2005		MECHANICAL	02/26/2004	PM04-0120	
Owner's Name/Address	MAP #: 32		PLUMBING	02/13/2004	PP04-0045	
HOUTTEMAN LEE J & PAMELA M PO BOX 581 GLEN ARBOR MI 49636	2024 Est TCV 881,554 TCV/TFA: 368.54		Res. Single Family	11/13/2003	PB03-0700	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L571 P540 L571 P541/01 L743 P42/03 UNIT 8 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723			OAK HOLLOW 1800 104.84 180.49 0.9883 1.0855	1800	100			1800	100	202,441
			105 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =							202,441

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	Dirt Road	D/W/P: Crushed Rock	2.55	510 0	0	
	Gravel Road	D/W/P: Flagstone/Sand	26.87	30 0	0	
	Paved Road	Residential Local Cost Land Improvements				
	Storm Sewer	Description	Rate	Size % Good	Cash Value	
	Sidewalk	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
	Water	Total Estimated Land Improvements True Cash Value =				5,000
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

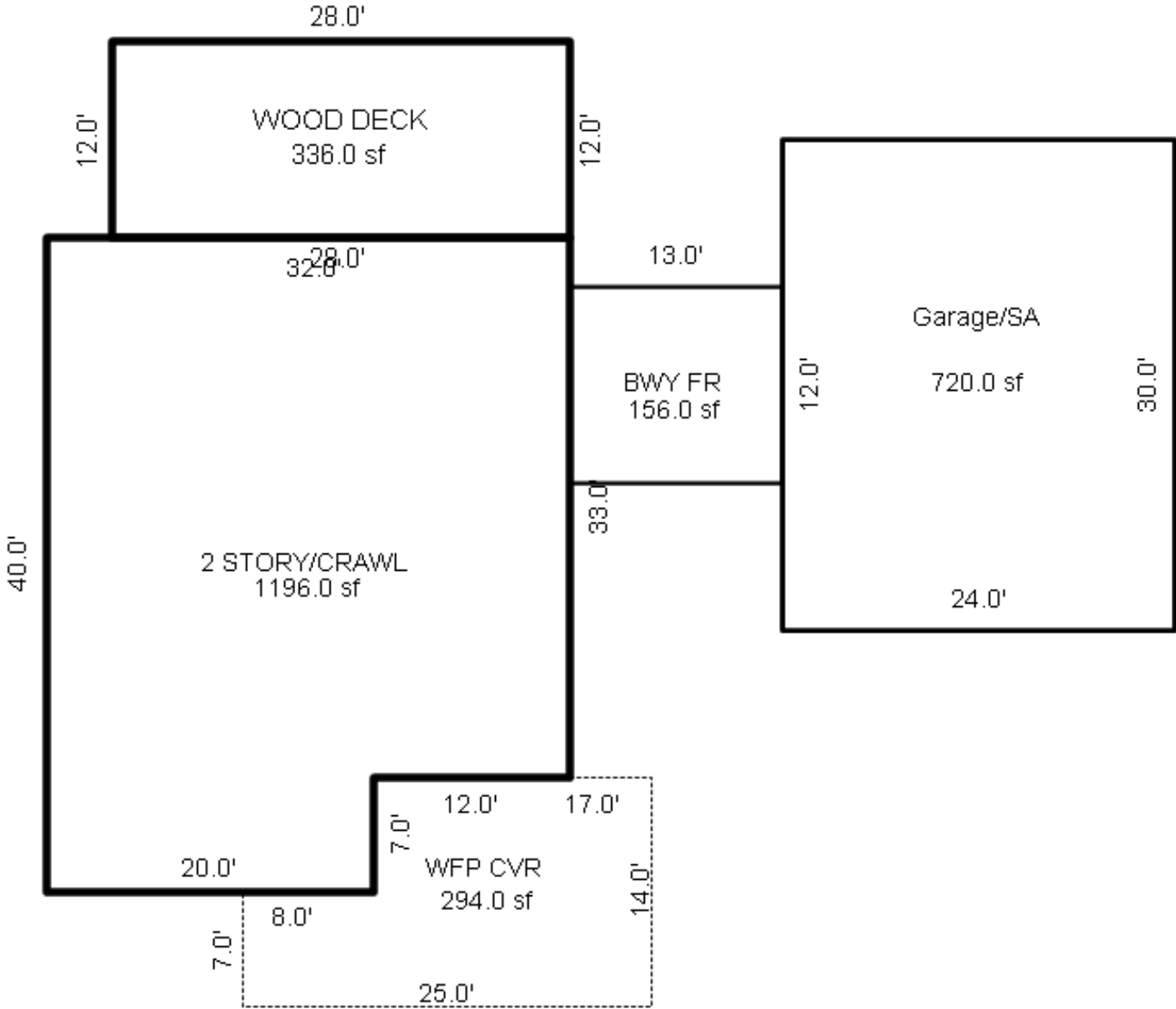
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2024	101,200	339,600	440,800			225,429C
	Low	2023	73,100	316,300	389,400			214,695C
	High	2022	65,000	277,800	342,800			204,472C
	Landscaped	2021	65,000	262,900	327,900			197,940C
	Swamp							
	Wooded							
	Pond							
	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.
MISSAD MARY E TRUST	JMB MANAGEMENT TRUST	635,500	06/01/2017	WD	03-ARM'S LENGTH	1296P833	PROPERTY TRANSFER	100.0
MISSAD FRED S & MARY E	MISSAD MARY E TRUST	0	09/05/2006	WD	03-ARM'S LENGTH	913:999	OTHER	0.0
BARNELL CHARLES & KAY R	MISSAD FRED S & MARY E	150,000	08/12/2004	WD	03-ARM'S LENGTH	821:593	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6302 W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/30/2019	PM19-0535	100% FINIS
	P.R.E. 0%		Electrical	03/14/2019	PE19-0104	100% FINIS
Owner's Name/Address	MAP #: 32		Mechanical	01/29/2019	PM19-0071	100% FINIS
JMB MANAGEMENT TRUST 3548 HAYNIE AVE DALLAS TX 75205	2024 Est TCV 1,018,427 TCV/TFA: 367.40		Plumbing	01/29/2019	PP19-0032	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE								
	Public Improvements			* Factors *								
L578 P408 L578 P410/01 L821 P593/04 L913 P999/06 UNIT 9 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			OAK HOLLOW	1800	104.84	136.00	0.9883	1.0113	1800	100	188,611
	Paved Road			105 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 188,611								

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
	D/W/P: 4in Concrete	8.38	230 0	0
	D/W/P: 4in Ren. Conc.	10.56	1100 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	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	94,300	414,900	509,200			402,224C
TPC 04/24/2019	INSPECTED		2023	68,100	386,500	454,600			383,071C
TPC 12/31/2018	INSPECTED		2022	65,000	341,800	406,800			364,830C
TPC 05/03/2017	INSPECTED		2021	65,000	304,700	369,700			353,176C

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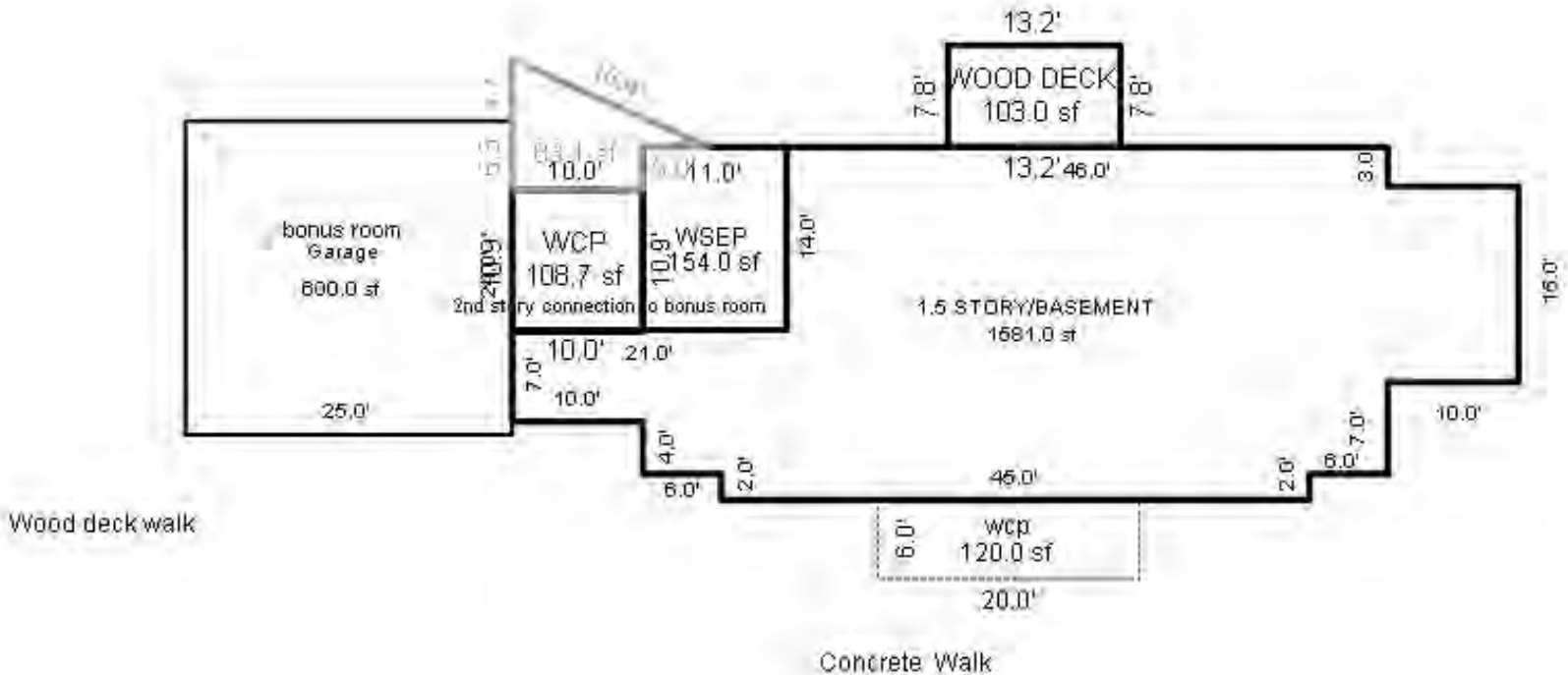


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 2 Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						120	WCP (1 Story)				
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 2,772 Total Base New : 570,808 Total Depr Cost: 485,186 Estimated T.C.V: 824,816			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:	
Yr Built 2004	Remodeled 2019	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 570,808							
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Depr Cost: 485,186							
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Estimated T.C.V: 824,816							
	Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2004				
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other: Tile		200 Amps Service			Ground Area = 1581 SF Floor Area = 2772 SF.										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas							
X	Insulation	X	Drywall				No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		Many			X	Ave.									
X	Many Avg. X Few	Basement: 1581 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Plumbing			1.5 Story Siding Basement 1,581 1 Story Siding Overhang 400			Total: 418,521		355,742		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Average Fixture(s) 3 Fixture Bath 2 14,051 11,943 2 Fixture Bath 1 4,707 4,001 Separate Shower 1 2,845 2,418							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			Water/Sewer			Solar Water Heat 1000 Gal Septic 1 5,796 4,927 Water Well, 200 Feet 1 12,049 10,242							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Porches			WCP (1 Story) 120 7,280 6,188 WSEP (1 Story) 154 11,034 9,379 WCP (1 Story) 108 6,666 5,666 CPP 83 2,251 1,913							
X	Gable Hip Flat	790 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 600 40,206 34,175 Common Wall: 1/2 Wall 1 -1,603 -1,363 Door Opener 1 703 598							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
Chimney:		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.
GIETZEN JEFFREY A & GEORG	SIDDALL LISA H	127,000	01/31/2018	WD	03-ARM'S LENGTH	1320P107	PROPERTY TRANSFER	100.0
BARNELL CHARLES & KAY R	GIETZEN JEFFREY A & GEORG	175,000	05/14/2008	WD	03-ARM'S LENGTH	978/383	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6308 W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/02/2021	PM21-0554	100% FINIS
	P.R.E. 100% 12/01/2019		Electrical	01/27/2021	PE21-0050	100% FINIS
Owner's Name/Address	MAP #: 32		Mechanical	03/29/2019	PM19-0218	100% FINIS
SIDDALL LISA H PO BOX 158 GLEN ARBOR MI 49636	2024 Est TCV 1,082,056 TCV/TFA: 278.74		Mechanical	03/19/2019	PM19-0183	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L578 P410/01 UNIT 10 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723			OAK HOLLOW	1800	100.00	191.66	1.0000	1.1019	1800 100	198,345
			100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 198,345							

Comments/Influences	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
						D/W/P: 4in Concrete								7.16	1000	0	0
						D/W/P: Crushed Rock								2.33	100	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	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



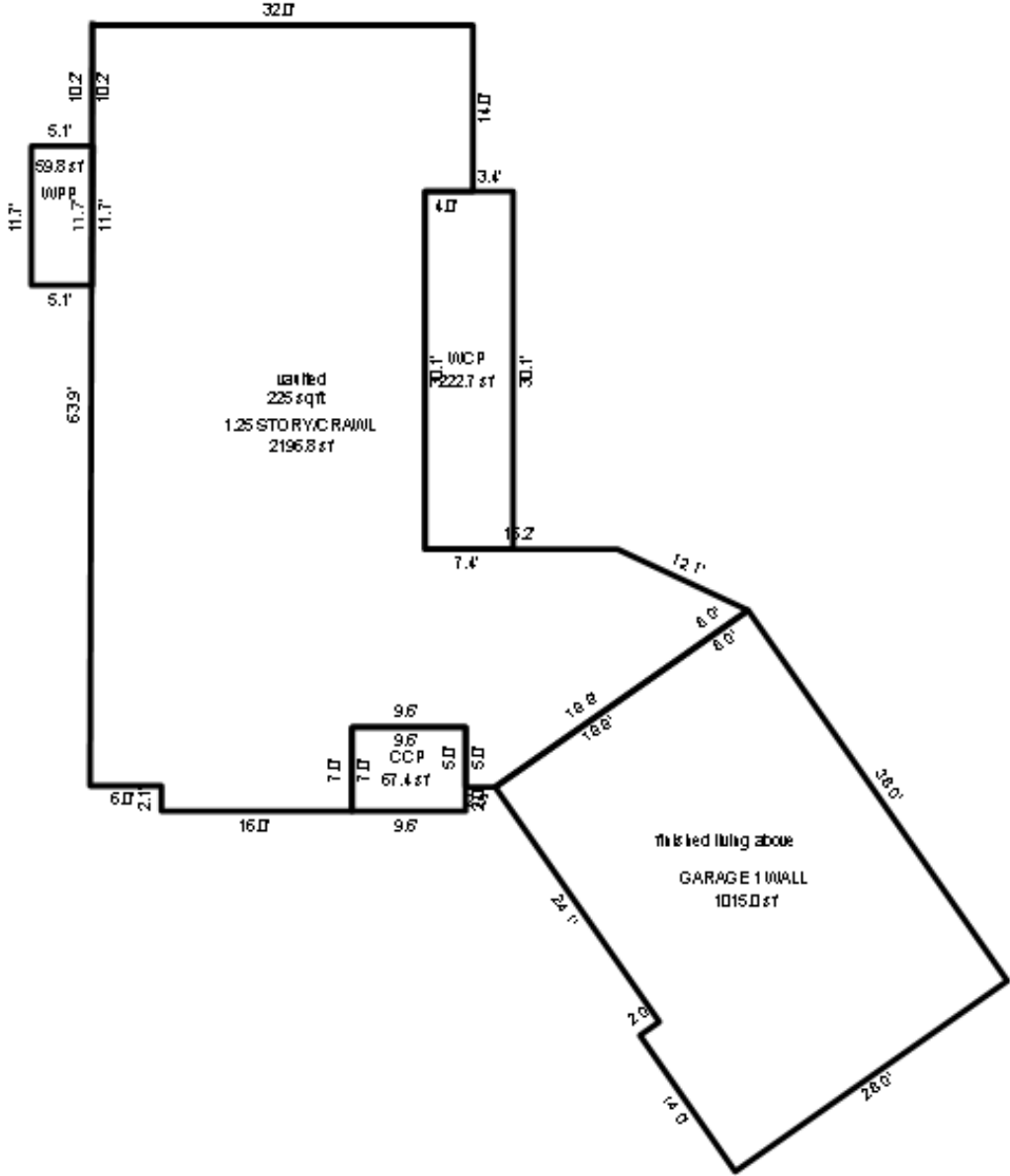
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Who	When	What	2024	99,200	441,800	541,000			434,083C
	TPC 12/06/2019	INSPECTED	2023	71,600	411,600	483,200			413,413C
	TPC 04/24/2019	INSPECTED	2022	65,000	371,200	436,200			393,727C
	TPC 12/27/2018	INSPECTED	2021	65,000	328,600	393,600			378,729C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 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: 1015 % 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 +10 Effec. Age: 4 Floor Area: 3,882 Total Base New : 538,390 Total Depr Cost: 516,889 Estimated T.C.V: 878,711			67 222 59	CCP (1 Story) WCP (1 Story) WPP	Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G															
Yr Built 2019		Remodeled 0		X														
Condition: Average		Ex	Ord	Min														
Room List		Doors		Solid	H.C.													
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors																
(1) Exterior		Kitchen: Other: Other:																
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2196 SF Floor Area = 3882 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96						Cls C 10 Blt 2019					
(2) Windows		(7) Excavation		No. of Elec. Outlets Many Ave. Few			Building Areas											
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2196 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,196 1 Story Siding Overhang 708 1 Story Siding Overhang 429			Total: 461,409 442,988								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		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			Other Additions/Adjustments											
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches											
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Garages											
							CCP (1 Story) WCP (1 Story) WPP											
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1015 38,469 36,930 Common Wall: 1 Wall 1 -2,762 -2,652 Door Opener 2 1,124 1,079											
							Local Cost Items											
							GENERATOR											
							Totals: 538,390 516,889											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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



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

Property Address: W COTTAGE LN  
 Class: RESIDENTIAL-VACAN Zoning: R-5 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 32

Owner's Name/Address: BARNELL CHARLES & KAY R  
 PO BOX 425  
 GLEN ARBOR MI 49636

2024 Est TCV 180,000

Improved	X	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value OAK HOLLOW 1800 100.00 130.00 1.0000 1.0000 1800 100 180,000 100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 180,000

Tax Description: L578 P410/01 UNIT 11 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,000	0	90,000			55,361C
2023	65,000	0	65,000			52,725C
2022	65,000	0	65,000			50,215C
2021	65,000	0	65,000			48,611C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIDGLEY MARK & MOLLY P	MIDGLEY MOLLY P TRUST	0	08/28/2006	QC	09-FAMILY	913:508	OTHER	0.0
BARNELL	MIDGLEY	105,000	07/15/2002	WD	03-ARM'S LENGTH	655:7	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6297 W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/06/2023	PM23-0766	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	07/01/2019	PP19-0172	100% FINIS
MIDGLEY MOLLY P TRUST 2317 SOLANO DR WOLVERINE LAKE MI 48390-2460	MAP #: 32		Electrical	01/11/2007	PE07-0027	100% FINIS
	2024 Est TCV 996,812 TCV/TFA: 320.62		Plumbing	12/29/2006	PP06-0415	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L578 P410/01 L655 P7/02 L913 P508/06 UNIT 12 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723			OAK HOLLOW	1800	100.00	152.46	1.0000	1.0406	1800 100	187,316
Comments/Influences			100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 187,316							

Comments/Influences	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates			
									Description	Rate	Size	% Good
	D/W/P: 3.5 Concrete								7.80	227	0	0
	D/W/P: Crushed Rock								2.55	870	0	0
	Residential Local Cost Land Improvements											
	Description								Rate	Size	% Good	Cash Value
	LAND IMPROVEMENTS 25								2,500.00	1	95	2,375
	Total Estimated Land Improvements True Cash Value =											2,375

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	93,700	404,700	498,400			336,350C
Rolling	2023	67,600	377,000	444,600			320,334C
Low	2022	65,000	330,800	395,800			305,080C
High	2021	65,000	294,600	359,600			295,334C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



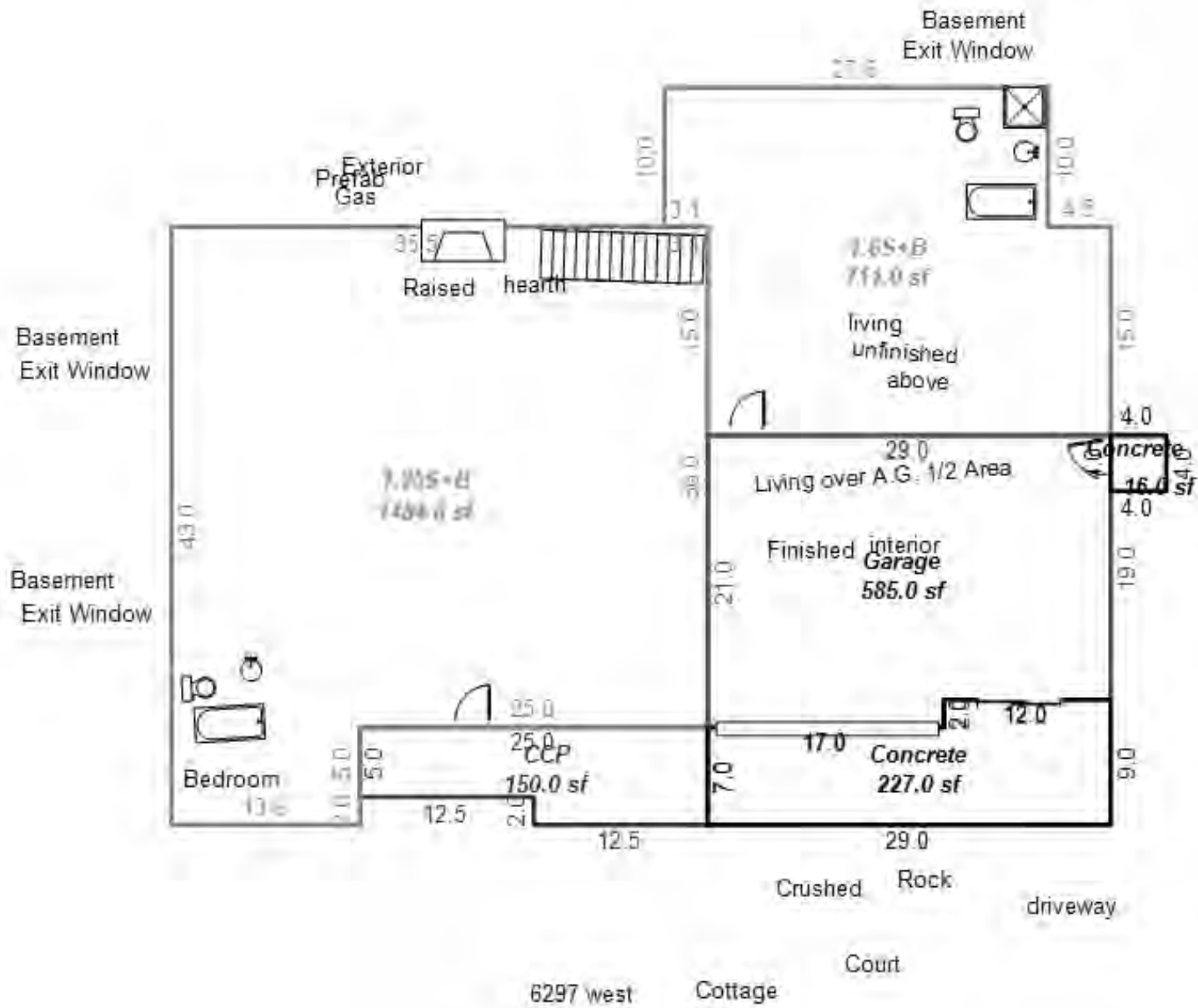
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/14/2017	INSPECTED	2023	67,600	377,000	444,600			320,334C
WAS	07/14/2007	INSPECTED	2022	65,000	330,800	395,800			305,080C
			2021	65,000	294,600	359,600			295,334C

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

Building Type		(3) Roof (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 1 Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area 150 16	Type CCP (1 Story) CPP	Year Built: 2006 Car Capacity: 3 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 585 % 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: 15 Floor Area: 3,109 Total Base New : 558,563 Total Depr Cost: 474,777 Estimated T.C.V: 807,121			E.C.F. X 1.700			Bsmnt Garage:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2195 SF Floor Area = 3109 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls BC			Blt 2006		
Yr Built 2006	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		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 489,317 415,918					
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments			Plumbing					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			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		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 2195 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Base Cost Common Wall: 2 Wall Door Opener					
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Built-Ins			Fireplaces					
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Appliance Allow.			Prefab 1 Story Raised Hearth					
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			1			1			3,770 3,204 704 598		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						1			1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KECSKES KEITH J & LISA L	PIATT KATHLEEN M TRUST	125,000	04/07/2017	WD	03-ARM'S LENGTH	1291P704	PROPERTY TRANSFER	100.0
KECSKES KEITH J	KECSKES KEITH J & LISA L	0	08/07/2014	QC	09-FAMILY	1206P364	OTHER	0.0
SUTHERLAND DEVEL	KECSKES	125,000	11/04/2002	WD	03-ARM'S LENGTH	681:684	PROPERTY TRANSFER	0.0

Property Address: W COTTAGE LN  
 Class: RESIDENTIAL-VACAN Zoning: R-5 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 32

Owner's Name/Address: PIATT KATHLEEN M TRUST  
 PO BOX 318  
 MONTICELLO IL 61856

2024 Est TCV 201,192

Improved X Vacant Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

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

OAK HOLLOW 1800 113.75 137.86 0.9683 1.0148 1800 100 201,192  
 114 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 201,192

Tax Description: L643 P39/02 L681 P684/02 UNIT 13 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences: 1719714\$159,90 8/10

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	100,600	0	100,600			71,662C
2023	76,800	0	76,800			68,250C
2022	65,000	0	65,000			65,000S
2021	65,000	0	65,000			65,000S

Who When What

TPC 06/14/2017 INSPECTED  
 TPC 10/29/2009 INSPECTED  
 TPC 12/11/2011 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDENBERG JOHN M & BARBA	PIATT KATHLEEN M TRUST	490,000	01/12/2017	WD	03-ARM'S LENGTH	1284P738	PROPERTY TRANSFER	100.0
VANDENBERG JOHN M & BARBA	VANDENBERG JOHN M & BARBA	100	02/07/2012	QC	09-FAMILY	1112P298	PROPERTY TRANSFER	0.0
SUTHERLAND DEV	VANDENBERG	100,000	02/13/2001	WD	03-ARM'S LENGTH	576:63	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6273 W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/26/2020	PE20-0131	100% FINIS
	P.R.E. 0%		Electrical	05/17/2012	PE12-0164	
Owner's Name/Address	MAP #: 32		Res. Add/Alter/Repair	04/05/2012	PB12-0044	100% FINIS
PIATT KATHLEEN M TRUST PO BOX 318 MONTICELLO IL 61856	2024 Est TCV 703,044 TCV/TFA: 352.93		ADDITION/ALTERATION	03/12/2012	2012-2234	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE			
UNIT 14 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723			* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			OAK HOLLOW	1800	113.00	129.00 0.9699 0.9981 1800 100 196,899
			113 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 196,899			

Comments/Influences	X	Public Improvements	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.				

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



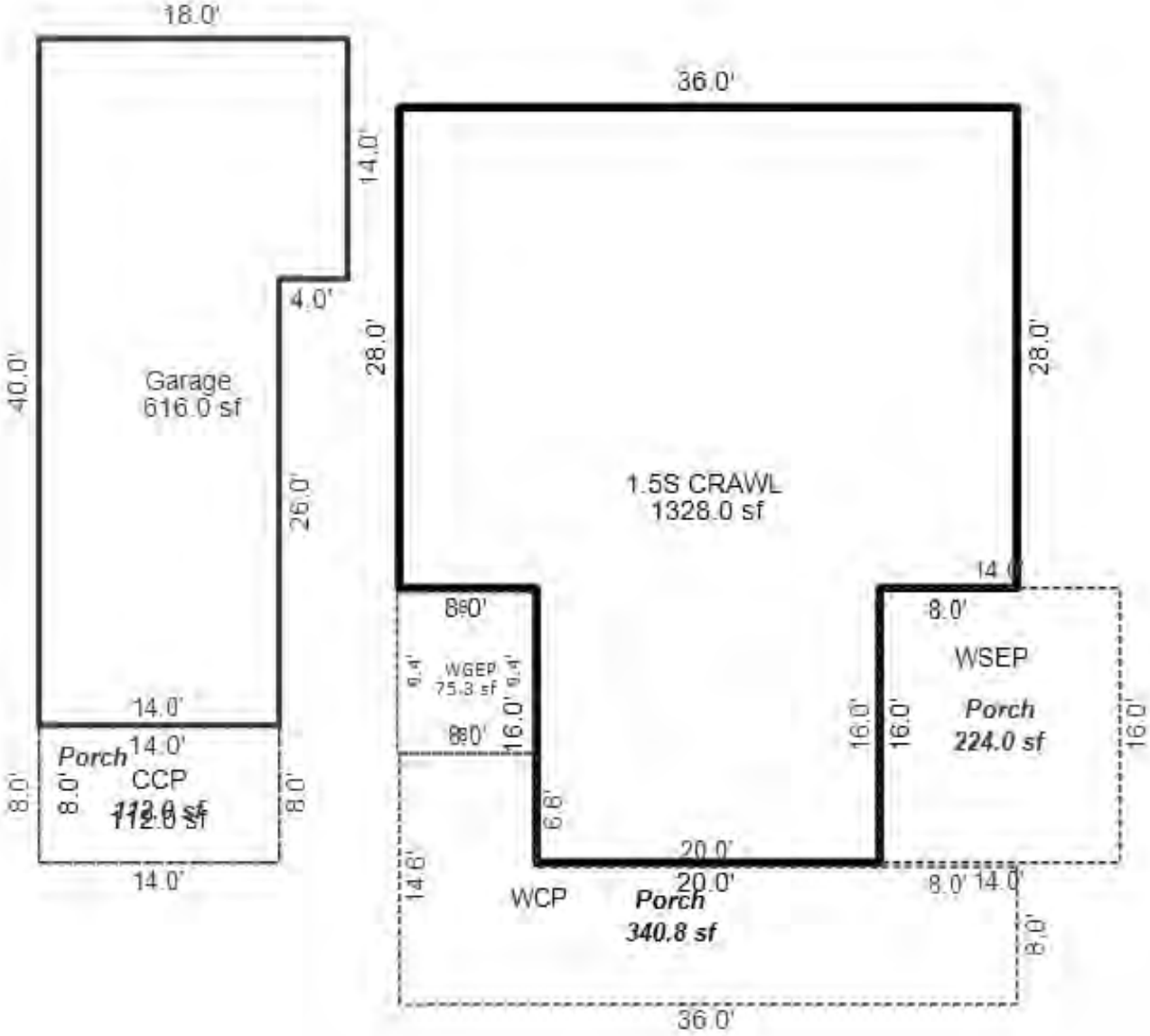
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	98,400	253,100	351,500			286,541C
2023	71,100	235,700	306,800			272,897C
2022	65,000	209,200	274,200			259,902C
2021	65,000	186,600	251,600			251,600S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 340 WCP (1 Story) 112 CCP (1 Story) 75 WGEF (1 Story) 224 WSEP (1 Story)	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 308 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G												
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1328 SF Floor Area = 1992 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,328 Total: 275,789 220,645			Class: C +10 Effec. Age: 20 Floor Area: 1,992 Total Base New : 370,400 Total Depr Cost: 296,335 Estimated T.C.V: 503,770			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments									
2000	201	Ex	X	Ord		Min	Many	X	Ave.		Few								
Condition: Average		Lg		X	Ord		(13) Plumbing												
Room List		Doors			Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Plumbing												
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other:		150 Amps Service															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets															
X	Insulation	X	Drywall																
(2) Windows		(7) Excavation		(14) Water/Sewer															
X	Many Avg. Few	X	Large Avg. Small	Basement: 1328 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:															
X			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:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LAUGHLIN MARK P & LYNN V	TOIVONEN BOLE TRUST	650,000	07/08/2013	WD	03-ARM'S LENGTH	1171P282	PROPERTY TRANSFER	100.0				
LAUGHLIN LYNN V LIVING TR	LAUGHLIN MARK P & LYNN V	0	11/07/2007	QC	09-FAMILY	959:567	OTHER	0.0				
LAUGHLIN LYNN V LIVING TR	LAUGHLIN MARK P & LYNN V	0	11/07/2007	QC	09-FAMILY	959/567	DEED	0.0				
LAUGHLIN MARK P & LYNN V	LAUGHLIN LYNN V LIVING TR	0	08/25/2004	QC	09-FAMILY	823:104	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
6267 W COTTAGE LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		03/15/2023	PM23-0237	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		02/28/2023	PP23-0075	100% FINIS				
TOIVONEN BOLE TRUST 815 MOHEGAN BIRMINGHAM MI 48009		MAP #: 32		Electrical		02/27/2023	PE23-0140	100% FINIS				
		2024 Est TCV 1,058,180 TCV/TFA: 375.24		Mechanical		02/10/2023	PM23-0149	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OAK HOLLOW 1800 123.29 119.33 0.9490 0.9788 1800 100 206,143								
		Paved Road		123 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 206,143								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: Crushed Rock 2.55 1148 0 0								
		Sewer		D/W/P: 3.5 Concrete 7.80 301 0 0								
		Electric		Residential Local Cost Land Improvements								
		Gas		Description Rate Size % Good Cash Value								
		Curb		LAND IMPROVEMENTS 25 2,500.00 1 95 2,375								
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,375								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	103,100	426,000	529,100				355,703C
		TPC 11/14/2023 INSPECTED			2023	74,400	383,500	457,900				325,146C
		TPC 12/08/2022 INSPECTED			2022	65,000	340,000	405,000				311,790C
		WAS 09/27/2007 APPRAISAL			2021	65,000	302,800	367,800				301,830C

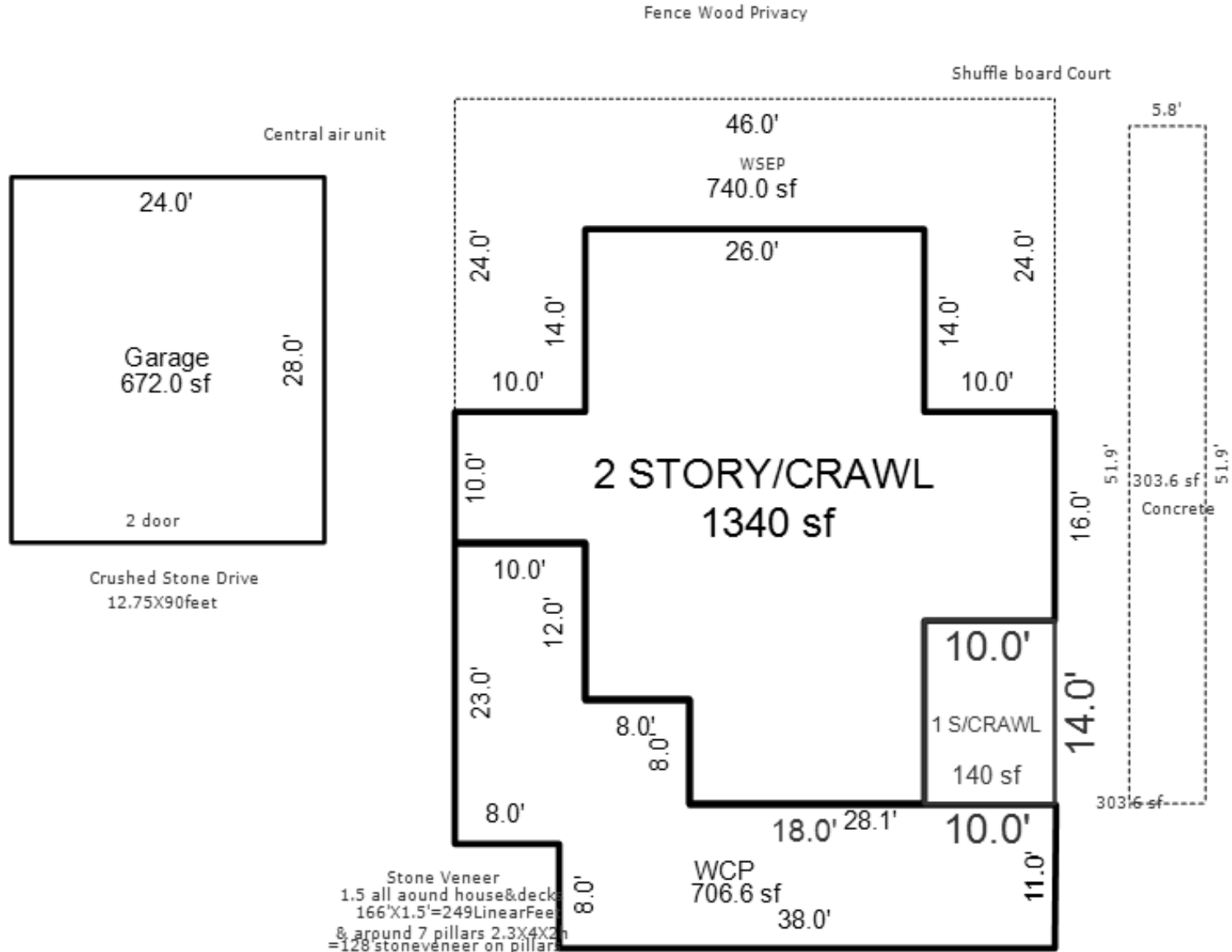


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 706 740	Type WCP (1 Story) WSEP (1 Story)	Year Built: 2004 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 336 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
	Building Style: 2 STORY	Drywall Paneled	Plaster Wood T&G		Trim & Decoration																																	
	Yr Built 2004	Remodeled 2023	Ex	X	Ord		Min																															
	Condition: Average	Size of Closets			Lg	X	Ord		Small																													
	Room List	Doors		Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:																																	
	(1) Exterior	(6) Ceilings			(12) Electric																																	
X	Wood/Shingle Aluminum/Vinyl Brick				0	Amps Service																																
	Insulation	No./Qual. of Fixtures			Ex.	X	Ord.		Min																													
	(2) Windows	(7) Excavation			No. of Elec. Outlets																																	
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few																													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1480 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																	
	(3) Roof	(8) Basement			Average Fixture(s) 1 4 1																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer																																	
	Chimney: Brick	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																	
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1480 SF Floor Area = 2820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,340</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>140</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>413,776</td> <td>351,710</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 377 18,081 15,369 Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 3 21,076 17,915 2 Fixture Bath 1 4,707 4,001 Water/Sewer 1000 Gal Septic 1 5,796 4,927 Water Well, 100 Feet 1 6,421 5,458 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,788 28,720 Storage Over Garage 336 6,209 5,278 Door Opener 2 1,405 1,194 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Direct-Vented Gas 1 4,523 3,845 Porches WCP (1 Story) 706 30,026 25,522 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,340			1 Story	Siding	Crawl Space	140			Total:				413,776	351,710
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
2 Story	Siding	Crawl Space	1,340																																			
1 Story	Siding	Crawl Space	140																																			
Total:				413,776	351,710																																	

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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: NONE	Building Permit(s)		Date	Number	Status			
W ARBOR PINES DR		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
PIERCE STOCKING BEACH PARK COMMONS		MAP #: 28									
		2024 Est TCV 0									
		Improved	X Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
Tax Description		Public Improvements		* Factors *							
COMMONS AREA - PIERCE STOCKING SUBDIVISION PARK GOVT LOT 2 LYING N OF C/L ST RD M-109 SEC 21 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		LK MI "A"	18000	150.00	450.00	0.8944	0.9840	18000 100	2,376,302
PUBLIC PARK ON LK MI		Paved Road		150 Actual Front Feet, 1.55 Total Acres			Total Est. Land Value =		2,376,302		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WICK NANCY J TRUST	JEL MANITOU PASSAGE LLC	10	06/29/2023	QC	21-NOT USED/OTHER	2023002957	PROPERTY TRANSFER	0.0
WICK NANCY	WICK NANCY TRUST	0	11/20/2021	QC	09-FAMILY	2021009677	PROPERTY TRANSFER	0.0
LITTELL	WICK	0	12/15/1990	MLC	08-ESTATE	319:179	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7472 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	04/20/2016	L16 -057	100% FINIS
Owner's Name/Address	P.R.E. 0%					
JEL MANITOU PASSAGE LLC 7472 W ARBOR PINES DR GLEN ARBOR MI 49636	MAP #: 28					
	2024 Est TCV 4,677,432 TCV/TFA: 1990.4					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
				* Factors *										
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L319 P179-180/90 LOTS 1 & 2 & 3 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X			Dirt Road	LK MI "A"	18000	100.00	1143.00	0.7553	1.2422	18000	100	LOT 1	1,688,830
				Gravel Road	LK MI "A"	18000	100.00	1061.00	0.7553	1.2193	18000	100	LOT 2	1,657,690
				Paved Road	LK MI "A"	18000	95.00	1061.00	0.7553	1.2193	18000	50	SURPLUS: ZONING	787,403
				Storm Sewer	295 Actual Front Feet, 7.37 Total Acres						Total Est. Land Value =	4,133,923		

Comments/Influences	X	Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value	
				D/W/P: Asphalt Paving	3.23	1800	0	0	
				D/W/P: 3.5 Concrete	6.86	35	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	2,067,000	271,700	2,338,700			683,839C
Rolling	2023	1,837,300	203,700	2,041,000			651,276C
Low	2022	1,500,400	175,800	1,676,200			620,263C
High	2021	1,599,700	163,200	1,762,900			600,449C
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	11/02/2016	INSPECTED	2023	1,837,300	203,700	2,041,000			651,276C
TPC	04/22/2010	INSPECTED	2022	1,500,400	175,800	1,676,200			620,263C
WAS	11/11/2007	INSPECTED	2021	1,599,700	163,200	1,762,900			600,449C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 107 258 367	Type CPP 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: C +5 Effec. Age: 45 Floor Area: 2,350 Total Base New : 377,460 Total Depr Cost: 207,119 Estimated T.C.V: 538,509		E.C.F. X 2.600		Bsmnt Garage: Carport Area: 320 Roof: Comp.Shingle			
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 = 2350 SF Floor Area = 2350 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls C 5 Blt 1952					
Yr Built 1952	Remodeled 1988	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		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) 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 Block Crawl Space 1,871 1 Story Block Basement 479 Total: 320,624 176,342					
Room List		Doors	Solid X	H.C.	(5) Floors		(14) Water/Sewer		Other Additions/Adjustments Recreation Room 479 Basement, Outside Entrance, Below Grade 1 2,618		Plumbing Average Fixture(s) 1 1,494 3 Fixture Bath 1 4,705		Water/Sewer 1000 Gal Septic 1 4,926 Water Well, 100 Feet 1 6,055		
6	Basement	(6) Ceilings		X Tile		1000 Gal Septic 1 2000 Gal Septic 1		Porches CPP 107 2,173 WPP 258 5,052		Deck Treated Wood 367 6,246		Built-Ins Appliance Allow. 1 2,884		Fireplaces Interior 1 Story 1 5,565	
1st Floor	2nd Floor	(7) Excavation		Basement: 479 S.F. Crawl: 1871 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Lump Sum Items:		Carports Comp.Shingle 320 5,466		Totals: 377,460 207,119		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
3	Bedrooms	(9) Basement Finish		479 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support									
(1) Exterior		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
X	Wood/Shingle Aluminum/Vinyl Brick	(11) Heating/Cooling		X											
X	Block	(12) Electric		150											
X	Insulation	(13) Plumbing		1											
(2) Windows		(14) Water/Sewer		Public Water Public Sewer Water Well											
X	Many Avg. Few	X	Large Avg. Small	Basement: 479 S.F. Crawl: 1871 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	(15) Fireplaces		1											
(3) Roof		(16) Porches/Decks		107 258 367											
X	Gable Hip Flat	Gambrel Mansard Shed	(17) Garage		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	Asphalt Shingle	(18) 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.
CHRISTENSEN GREGORY G & M	SCHMIDT NANCY L TRUST	1,600,000	07/29/2016	WD	03-ARM'S LENGTH	1267P621	OTHER	100.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY C & M	0	01/19/2015	WD	03-ARM'S LENGTH	1222P155	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY G LIF	0	01/19/2015	WD	03-ARM'S LENGTH	1222P159	DEED	0.0
CHRISTENSEN MICHELLE L MA	CHRISTENSEN MICHELLE L	0	01/19/2015	WD	03-ARM'S LENGTH	1222P163	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7434 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/01/2022	PE22-0125	100% FINIS
	P.R.E. 0%		WELL/SEPTIC	07/22/2015	L15 -150	100% FINIS
Owner's Name/Address	MAP #: 28		WELL/SEPTIC	02/06/2013	2013-007	100% FINIS
SCHMIDT NANCY L TRUST 903 MONROE ST EVANSTON IL 60202	2024 Est TCV 2,448,638 TCV/TFA: 1572.6					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			LK MI "A"	18000	100.00	650.00 0.9898 1.0787 18000 100 1,922,022
			100 Actual Front Feet, 1.49 Total Acres			Total Est. Land Value = 1,922,022

Tax Description	X	Description	Rate	Size % Good	Cash Value
L618 P286/01 LOT 4 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X	Dirt Road			
Comments/Influences		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer	3.19	2350 0	0
		Electric			
	X	Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

UNABLE TO ACCESS BASEMENT FROM INSIDE HOUSE. ACCESS FROM SOUTH EXTERIOR ONLY.	X	Description	Rate	Size % Good	Cash Value
		Residential Local Cost Land Improvements			
		LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
		Total Estimated Land Improvements True Cash Value =			7,500



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

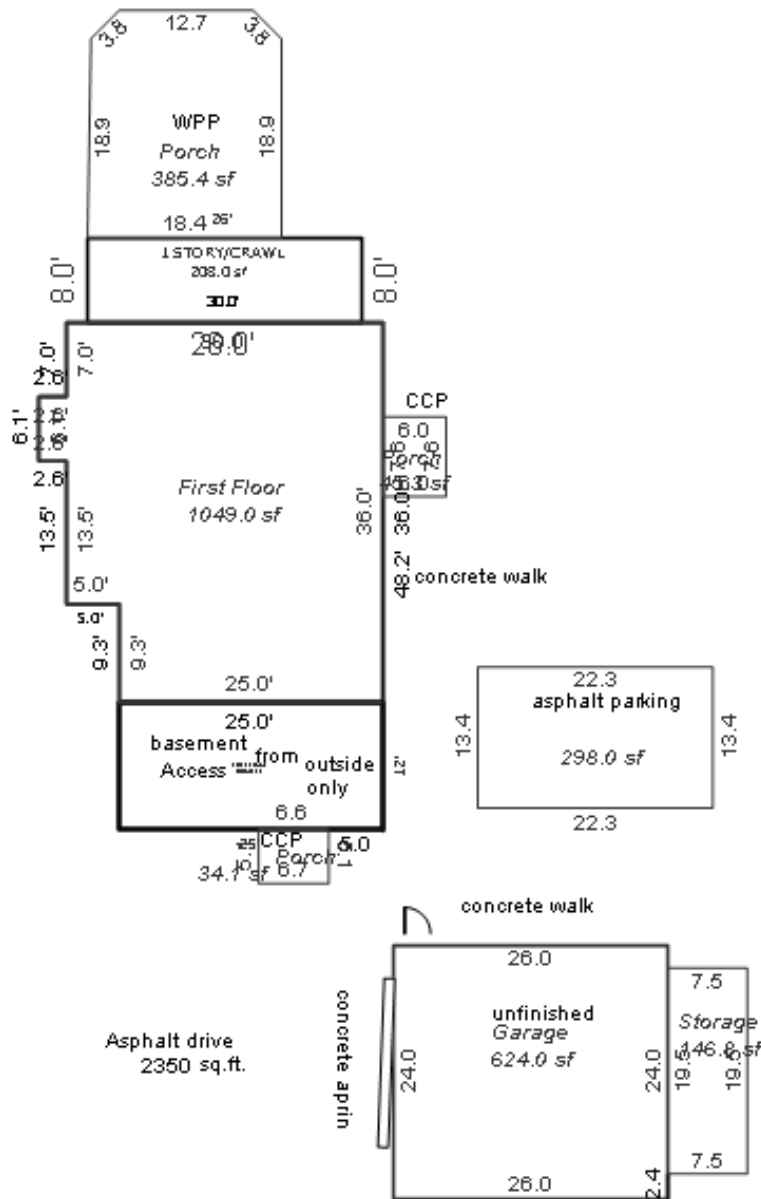
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	961,000	263,300	1,224,300			932,700C
		TPC 04/11/2022 INSPECTED	2023	854,200	199,000	1,053,200			888,286C
		TPC 09/09/2019 INSPECTED	2022	757,300	171,800	929,100			845,987C
		TPC 11/02/2016 INSPECTED	2021	828,700	158,000	986,700			818,962C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1983	Car Capacity:	
	Mobile Home		X		Insulation										Wood
	Town Home	0	Front Overhang						Dishwasher	2nd/Same Stack	385	WPP	Class: C		
	Duplex	0	Other Overhang	X	Forced Air w/o Ducts				Garbage Disposal	Two Sided	216	Treated Wood	Exterior: Siding	Brick Ven.: 0	
	A-Frame				Forced Air w/ Ducts				Bath Heater	Exterior 1 Story			Stone Ven.: 0	Common Wall: Detache	
X	Wood Frame	(4) Interior			Forced Hot Water				Vent Fan	Exterior 2 Story			Foundation: 42 Inch	Finished?:	
		X	Drywall		Electric Baseboard				Hot Tub	Prefab 1 Story			Auto. Doors: 1	Mech. Doors: 0	
	Building Style:		Paneled		Elec. Ceil. Radiant				Unvented Hood	Prefab 2 Story			Area: 624	% Good: 0	
	1 STORY		Plaster		Radiant (in-floor)				Vented Hood	Heat Circulator			Storage Area: 0	No Conc. Floor: 0	
	Yr Built	Remodeled	Trim & Decoration		Electric Wall Heat				Intercom	Raised Hearth			Bsmnt Garage:	Carpport Area:	
	1955	2012	Ex	X	Ord	Min		Jacuzzi Tub	Wood Stove			Roof:			
	Condition:	Average	Size of Closets		Lg	X	Ord	Jacuzzi repl.Tub	Direct-Vented Ga						
							Small	Oven							
	Room List		Doors				Solid	Microwave							
	2 Basement						X	Standard Range							
	6 1st Floor						X	Self Clean Range							
	2nd Floor						X	Sauna							
	3 Bedrooms						X	Trash Compactor							
	(1) Exterior						X	Central Vacuum							
X	Wood/Shingle		(5) Floors		(12) Electric				Security System						
	Aluminum/Vinyl		Kitchen:		150										
	Brick		Other: Carpeted												
	X	Insulation	Other:												
	(2) Windows														
X	Many														
	Avg.	X													
	Few														
	Large														
	Avg.	X													
	Few														
	Small														
X	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAPERSTEIN LINDA A	SAPERSTEIN LINDA A	0	07/10/2023	QC	09-FAMILY	2023002955	DEED	0.0
KOTCHER JOHN H	KOTCHER JOHN H & MARKUBE	0	02/21/2023	QC	09-FAMILY	2023000862	PROPERTY TRANSFER	0.0
KOTCHER JOHN & SAPERSTEIN	KOTCHER JOHN & SAPERSTEIN	0	09/30/2002	QC	09-FAMILY	672P265	DEED	0.0
SPEY JOSEPHINE E	SPEY & KOTCHER & SAPERST	0	11/02/1996	QC	09-FAMILY	433P771	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7414 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	10/15/1992	1992-1310	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 28	2024 Est TCV 2,285,196 TCV/TFA: 1720.7
SAPERSTEIN LINDA A & KOTCHER JOHN H & MARLENE L TRUST 3929 COTTONTAIL LN BLOOMFIELD MI 48301		

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
X	Dirt Road	18000	100.00	625.00	0.9898	1.0682	18000 100	1,903,268
	Gravel Road	100	Actual	Front	Feet,	1.44	Total Acres	Total Est. Land Value = 1,903,268

Tax Description	X	Description	Rate	Size % Good	Cash Value
L433 P771 L672 P265/02 DC L672 P266 LOT 5 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.	X	Water	2.33	640 0	0
	X	Sewer	6.77	180 0	0

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
	X	Electric	2,500.00	1 100	2,500
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	951,600	191,000	1,142,600			283,210C
Rolling	2023	845,900	143,900	989,800			269,724C
Low	2022	748,500	124,000	872,500			256,880C
High	2021	820,700	113,900	934,600			248,674C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

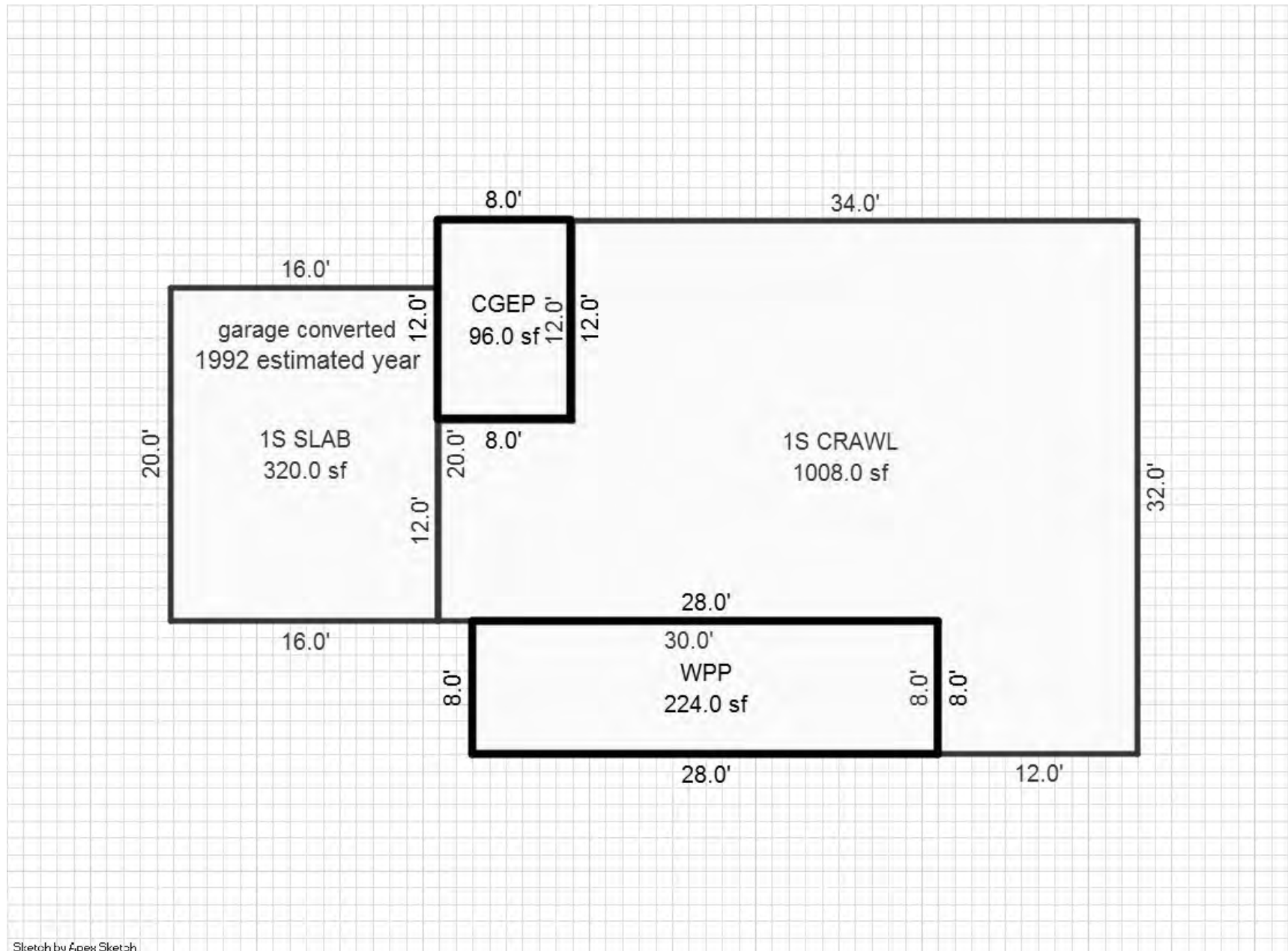


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 224 96	Type WPP CGEP (1 Story)	Year Built: 1958 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: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Building Style: 1 STORY	X	Drywall Paneled		Plaster Wood T&G											
	Yr Built 1958 GAR	Remodeled 0	Ex	X	Ord		Min									
	Condition: Average	Size of Closets			Lg	X	Ord		Small							
	Room List	Doors		Solid	X	H.C.										
	Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Carpeted Other:											
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall												
X	Insulation	(7) Excavation			No. of Elec. Outlets											
	(2) Windows	Many Avg.	X	Large Avg.												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 320 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	(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)											
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer											
	Chimney: Brick	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1328 SF Floor Area = 1328 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C 5 Blt 1958						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 1,008																
1 Story Siding Slab 320																
Total: 189,433 113,647																
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																
Porches																
WPP 224 4,917 2,950																
CGEP (1 Story) 96 7,660 4,596																
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 320 15,440 9,264																
Door Opener 1 562 337																
Built-Ins																
Appliance Allow. 1 2,845 1,707																
Fireplaces																
Exterior 1 Story 1 6,698 4,019																
Totals: 243,245 145,934																
Notes:																
												ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 379,428				

\*\*\* 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.
KAUSLER GEORGE & BARBARA	KAUSLER FAMILY SLEEPING B	1	12/30/1996	QC	09-FAMILY	436P411	OTHER	0.0
KAUSLER BARBARA C	KAUSLER GEORGE J & BARBAR	1	01/07/1993	QC	09-FAMILY	357P095	OTHER	0.0
MOORE MARY SABIN ESTATE	KAUSLER BARBARA C	1	03/17/1989	WD	03-ARM'S LENGTH	298P198	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7396 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 28					
KAUSLER FAMILY SLEEPING BEAR LTD PARTNERSHIP 6311 PENINSULA DR TRAVERSE CITY MI 49686	2024 Est TCV 2,307,845 TCV/TFA: 1488.9					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
L298 P198 L357 P95 L436 P411/96 LOT 6 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X			LK MI "A"	18000	100.00	630.00	0.9898	1.0703	18000	100	1,907,063
Comments/Influences				100 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =					1,907,063			

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		Residential Local Cost Land Improvements			
	X	Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 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	2024	953,500	200,400	1,153,900			307,950C
	Low	2023	847,600	151,300	998,900			293,286C
	High	2022	750,300	130,500	880,800			279,320C
	Landscaped	2021	822,300	120,100	942,400			270,397C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

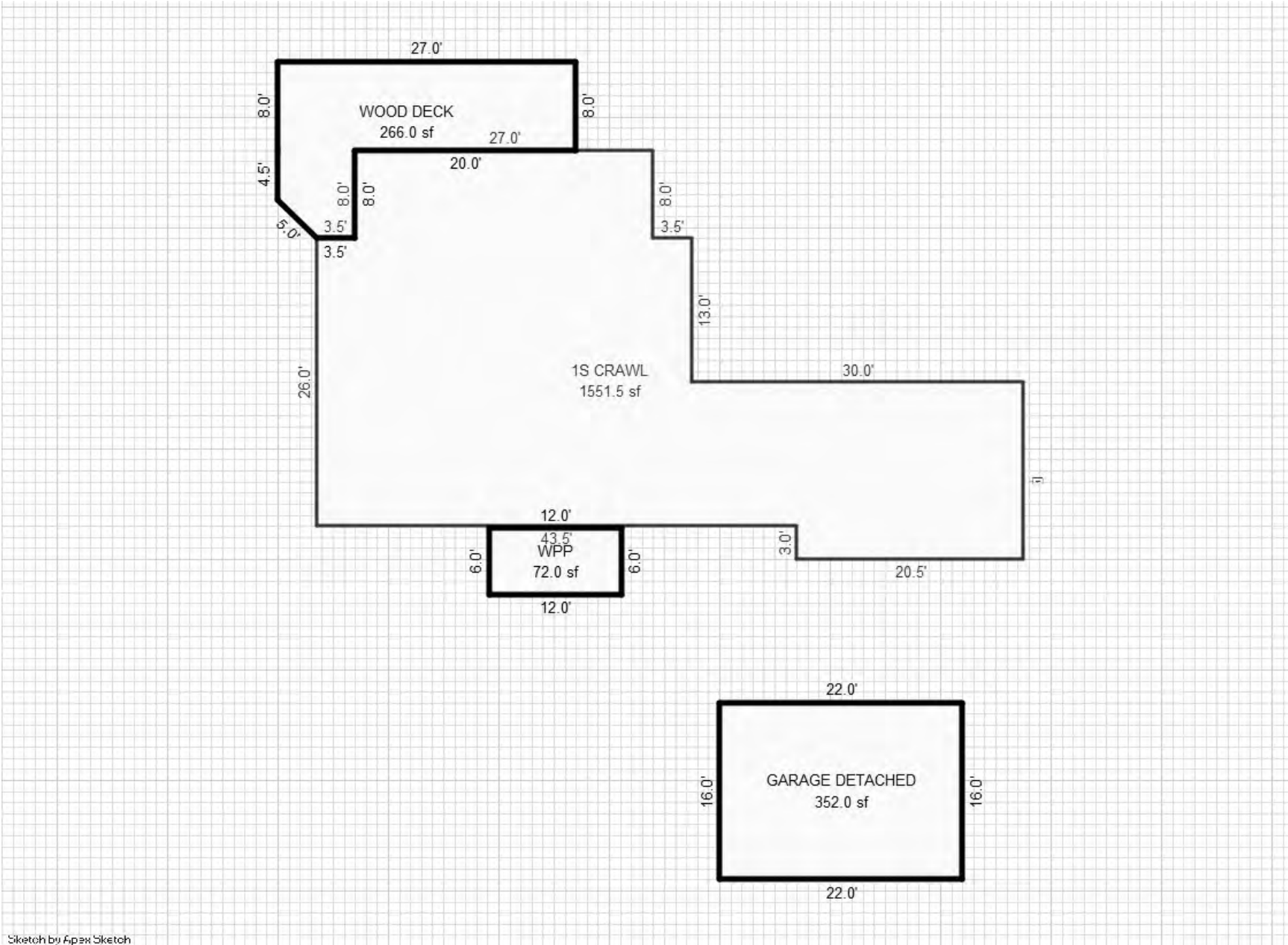


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 72 266	Type WPP Treated Wood	Year Built: 1960 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: 352 % 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: 1,550 Total Base New : 253,707 Total Depr Cost: 152,224 Estimated T.C.V: 395,782			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 Blt 1960			
Yr Built 1960	Remodeled 1989	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 1960					
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1550 SF Floor Area = 1550 SF.			Total: 202,159		121,295			
Room List		Doors	Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total: 202,159		121,295			
5	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other: Hardwood			150 Amps Service			Building Areas			Total: 202,159		121,295		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 202,159		121,295		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1550 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			1 Story Siding Crawl Space 1,550			Total: 202,159		121,295		
X	Insulation	(8) Basement		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			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Total: 202,159		121,295		
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Base Cost 352 16,393 Door Opener 1 562 337			Total: 202,159		121,295	
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. Fireplaces Exterior 1 Story			Total: 202,159		121,295		
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	Notes: ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 395,782			Totals: 253,707 152,224			Total: 202,159		121,295				

\*\*\* 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.
GARVER MICHAEL A & SUSAN	GARVER MICHAEL A & SUSAN	0	10/06/2020	WD	09-FAMILY	2020006622	PROPERTY TRANSFER	0.0
REIN ROBERT G ESTATE	GARVER MICHAEL A & SUSAN	1,000,000	08/31/2012	WD	03-ARM'S LENGTH	1136P17	PROPERTY TRANSFER	100.0
REIN ROBERT G	REIN ROBERT G ESTATE	0	03/14/2012	CD	07-DEATH CERTIFICATE		DEED	100.0
REIN ROBERT G		0	08/29/2007	QC	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7374 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/13/2016	PP16-0071	
	P.R.E. 100% 06/03/2015		Mechanical	01/25/2016	PM16-0055	
Owner's Name/Address	MAP #: 28		Res. Garage Detached	10/29/2015	PB15-0435	100% FINIS
GARVER MICHAEL A & SUSAN L TRUSTS 7374 ARBOR PINES DR GLEN ARBOR MI 49636	2024 Est TCV 4,467,353 TCV/TFA: 1119.0		ACCESSORY BLDG	10/20/2015	2015-27	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			LK MI "A"	18000	100.00	0.9898 1.0639 18000 100 1,895,609
			100 Actual Front Feet, 1.41 Total Acres			Total Est. Land Value = 1,895,609

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
L316 P357/90 LOT 7 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.		Dirt Road	Description	Rate	Size % Good	Cash Value
Comments/Influences		Gravel Road	D/W/P: Patio Blocks	21.56	2500 0	0
6/2012 MLS 1736726 DOM 76 \$1,095,000		Paved Road	D/W/P: Asphalt Paving	4.05	3500 0	0
		Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVEMENTS 10	10,000.00	2 100	20,000
		Sewer	Total Estimated Land Improvements True Cash Value = 20,000			
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	947,800	1,285,900	2,233,700			1,291,773C
Rolling	2023	842,500	969,400	1,811,900			1,230,260C
Low	2022	744,900	838,600	1,583,500			1,171,677C
High	2021	817,400	803,900	1,621,300			1,134,247C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																						
X	Single Family	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: 2014 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0	225	CCP (1 Story)	274	CCP (1 Story)	126	CCP (1 Story)	41	CCP (1 Story)	166	WCP (1 Story)	576	Treated Wood																														
	Mobile Home																								0	Front Overhang	0	Other Overhang	Class: B Effec. Age: 8 Floor Area: 3,992 Total Base New : 1,066,784 Total Depr Cost: 981,440 Estimated T.C.V: 2,551,744	E.C.F. X 2.600	Bsmnt Garage:	Carpport Area:	Roof:																					
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2661 SF Floor Area = 3992 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas			Cls B Blt 2014			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Basement 2,661			Total: 699,902 643,910																																			
Duplex		Trim & Decoration		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1 3 Fixture Bath			2 2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
A-Frame		Drywall Paneled		Ex. Ord Min			No. of Elec. Outlets			Water/Sewer			Public Water			Public Sewer			Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356														
Wood Frame		Plaster Wood T&G		Size of Closets			Plumbing			Porches			CCP (1 Story)			Foundation: Basement			CCP (1 Story)			Foundation: Basement			CCP (1 Story)			126 5,095 4,687			CCP (1 Story)			41 1,840 1,693			WCP (1 Story)			166 10,511 9,670														
1.5 STORY		Ex Ord Min		Lg Ord Small			(13) Plumbing			Decks			Treated Wood			576 9,423 8,669			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356																				
Yr Built Remodeled 2014 0		Condition: Average		Room List			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Other:			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 3160 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										
Many Avg. Few Large Avg. Small		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Chimney:		Lump Sum Items:			Plumbing			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener			3 2,361 2,172			Base Cost			1080 69,952 64,356			<<<<< 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.
KAUSLER GEORGE & BARBARA	KAUSLER FAMILY SLEEPING B	1	12/30/1996	QC	09-FAMILY	463P411	OTHER	0.0
DIEKOFF ARTHUR E	KAUSLER GEORGE & BARBARA	300,000	09/19/1991	WD	03-ARM'S LENGTH	329:468	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7358 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KAUSLER FAMILY SLEEPING BEAR LTD PARTNERSHIP 6311 PENINSULA DR TRAVERSE CITY MI 49686	MAP #: 28					
	2024 Est TCV 2,275,129 TCV/TFA: 1606.7					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L329 P468 L436 P411/96 LOT 8 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X			LK MI "A"	18000	100.00	600.00	0.9898	1.0574	18000	100	1,883,943
Comments/Influences				100 Actual Front Feet, 1.38 Total Acres					Total Est. Land Value =	1,883,943		

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

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/01/2014	INSPECTED	2023	837,300	147,700	985,000			289,879C
WAS	11/11/2007	INSPECTED	2022	739,400	127,400	866,800			276,076C
			2021	812,300	117,200	929,500			267,257C

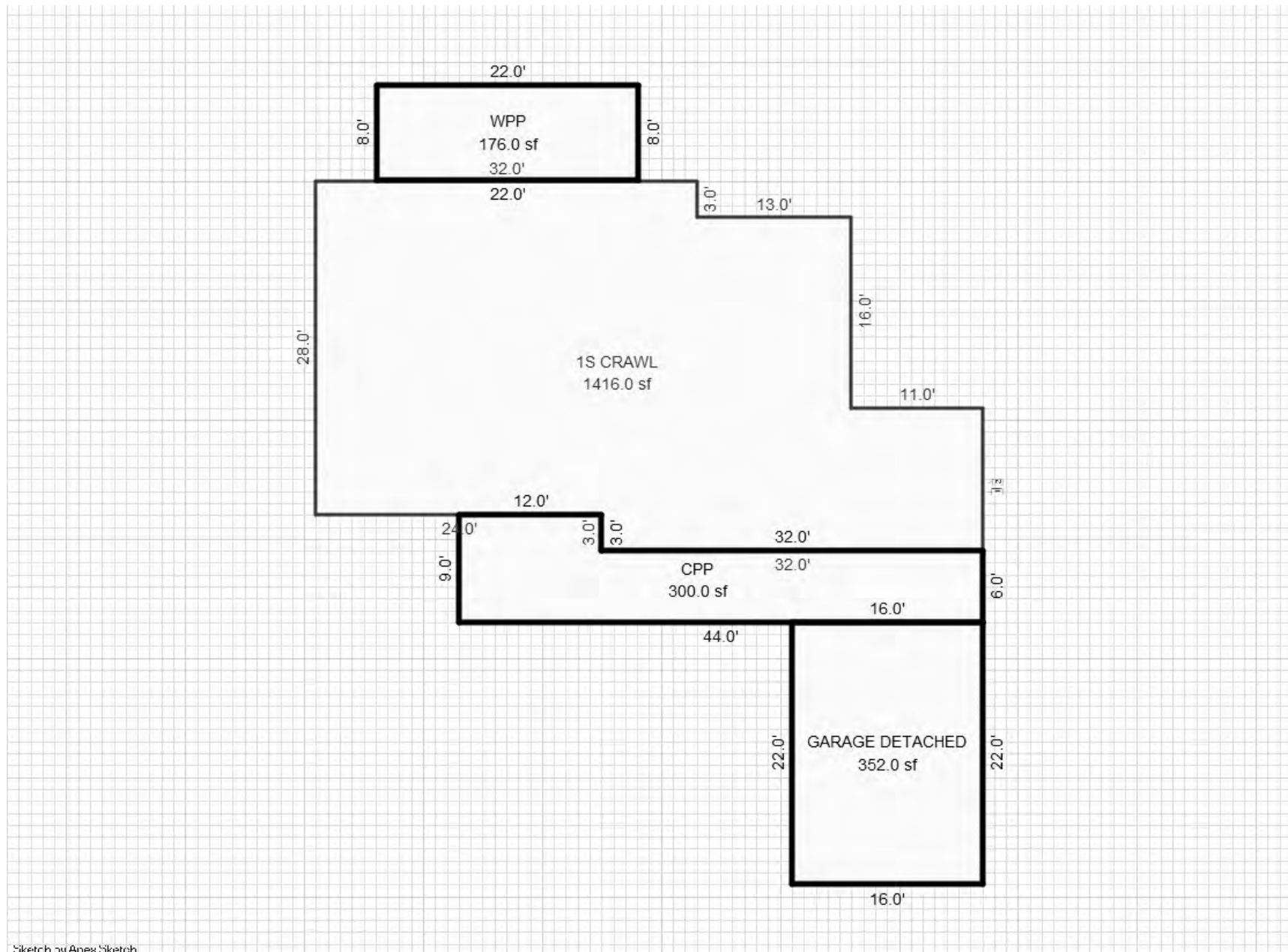
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 300 176	Type CPP WPP	Year Built: 1960 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: 352 % 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: 1,416 Total Base New : 247,584 Total Depr Cost: 148,533 Estimated T.C.V: 386,186		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1416 SF Floor Area = 1416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas			Cls C 5 Blt 1965					
Yr Built 1965	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	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			1,416 Total: 196,128 117,659						
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments								
6	Basement	(5) Floors		Kitchen: Other: Carpeted Other:			150 Amps Service			Plumbing							
1st Floor	2nd Floor	Kitchen:		Other: Carpeted			No. of Elec. Outlets			Water/Sewer							
3	Bedrooms	Other:		Other:			Many X Ave. Few			1000 Gal Septic Water Well, 100 Feet							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Porches							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets			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			CPP 300 4,893 2,936 WPP 176 4,375 2,625							
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1416 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Garages							
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 1416 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 16,393 9,836 Door Opener 1 562 337						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Built-Ins							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. Fireplaces Exterior 1 Story							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Notes:			Totals: 247,584 148,533						
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Notes:			ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 386,186							
Chimney: Brick		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Notes:			ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 386,186							

\*\*\* 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.				
JOHNSON ROBERT M & SUSAN	JOHNSON ROBERT M & SUSAN	0	11/24/2014	WD	03-ARM'S LENGTH	1215P165	PROPERTY TRANSFER	0.0				
JOHNSON ROBERT M & SUSAN	JOHNSON ROBERTM & SUSAN C	1	02/04/2013	QC	09-FAMILY	1153P176	OTHER	0.0				
JOHNSON ROBERT M & SUSAN	JOHNSON ROBERT M & SUSAN	0	06/29/2009	QC	09-FAMILY	1020-95QC	DEED	0.0				
JOHNSON SUSAN C TRUST		0	03/10/2009	QC	03-ARM'S LENGTH	1004/677TD	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7348 W ARBOR PINES DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/08/2021	PM21-0024	100% FINIS				
		P.R.E. 100% 12/13/2004		Electrical		12/01/2020	PE20-0665	100% FINIS				
Owner's Name/Address		MAP #: 28		Res. Add/Alter/Repair		10/11/2017	PB17-0605	100% FINIS				
JOHNSON ROBERT M & SUSAN C PO BOX 485 GLEN ARBOR MI 49636		2024 Est TCV 3,235,231 TCV/TFA: 981.86		MECHANICAL		06/10/2002	PM02-0358					
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				LK MI "A"	18000	100.00	580.00	0.9898	1.0484	18000	100	1,868,044
				100 Actual Front Feet, 1.33 Total Acres				Total Est. Land Value =		1,868,044		
Tax Description				Land Improvement Cost Estimates								
L887 P783&784/06 LOT 9 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.				Description								
Comments/Influences				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										
		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	934,000	683,600	1,617,600		336,966C		
		TPC 07/14/2017 INSPECTED			2023	830,200	514,800	1,345,000		320,920C		
		WAS 11/11/2007 INSPECTED			2022	731,900	446,300	1,178,200		305,639C		
					2021	805,500	407,200	1,212,700		292,971C		

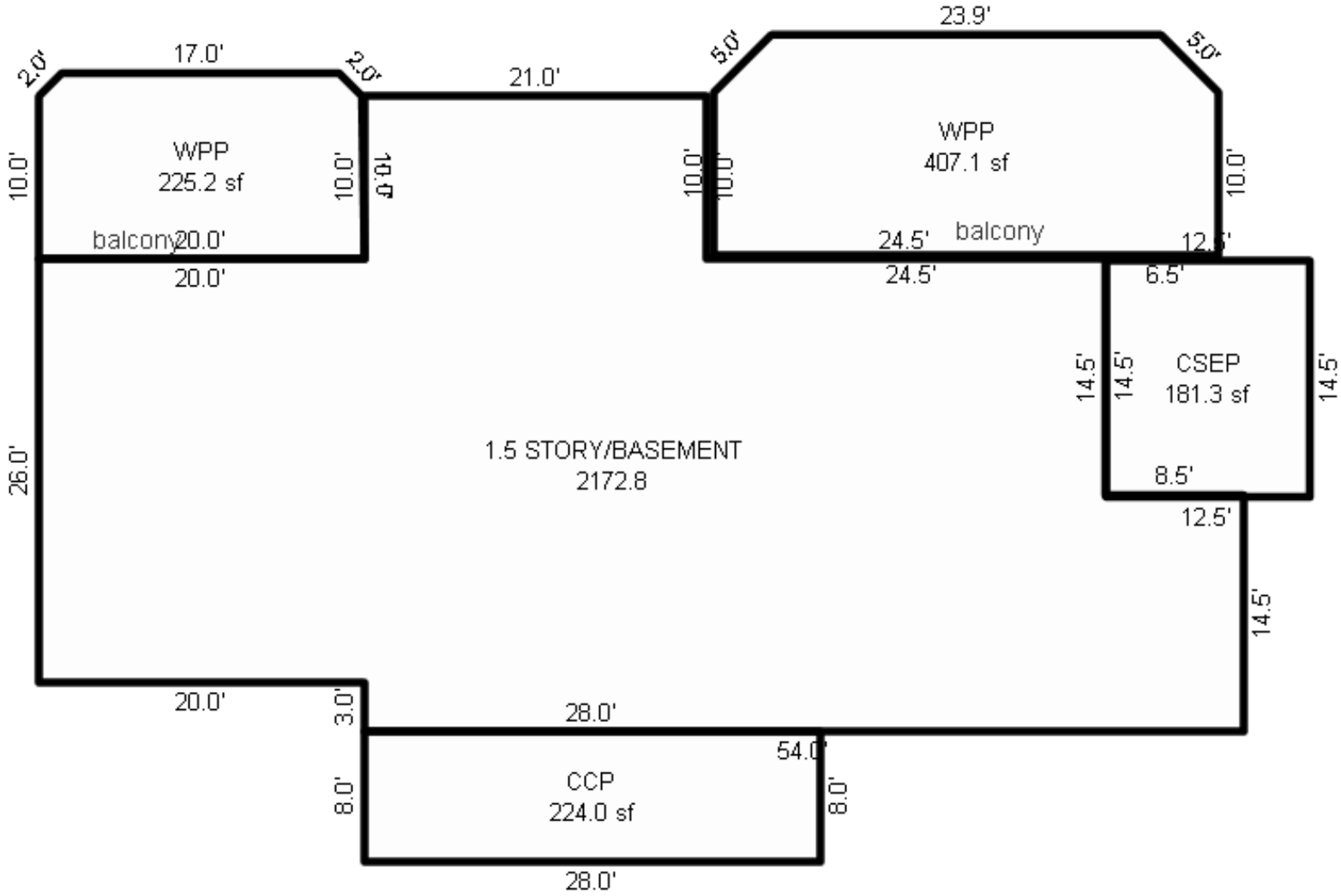


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 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			181 CSEP (1 Story) 224 CCP (1 Story) 225 Treated Wood 36 Wood Balcony 75 Wood Balcony			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Trim & Decoration		X Ex X Ord Min			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 3,295 Total Base New : 654,898 Total Depr Cost: 523,918 Estimated T.C.V: 1,362,187			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2001	Remodeled 0	Size of Closets		Lg X Ord Small			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2172 SF Floor Area = 3295 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 2001	
Condition: Average		Doors		Solid X H.C.			No./Qual. of Fixtures			Building Areas			Total: 500,280		400,223	
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 500,280		400,223	
Basement	1st Floor	(6) Ceilings		X Drywall			Many X Ave. Few			1.5 Story Siding Basement 2,172			Total: 500,280		400,223	
3 Bedrooms		(7) Excavation		Basement: 2172 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Story Siding Overhang 12			Total: 500,280		400,223	
(1) Exterior		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 25			Total: 500,280		400,223	
X Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Exterior Stone Veneer 100 4,796 3,837 Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 2 Fixture Bath 1 4,707 3,766 Water/Sewer 2000 Gal Septic 1 11,381 9,105 Water Well, 100 Feet 1 6,421 5,137			Total: 500,280		400,223	
X Insulation		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Porches CSEP (1 Story) 181 10,205 8,164 CCP (1 Story) 224 7,746 6,197			Total: 500,280		400,223	
(2) Windows	Many Avg. Few Large Avg. Small	Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick			Deck Treated Wood Balcony Wood Balcony Wood Balcony			Depr. Cost 12 25 100 4,796 3,837 1 2,234 1,787 1 7,025 5,620 1 4,707 3,766 1 11,381 9,105 1 6,421 5,137 181 10,205 8,164 224 7,746 6,197 225 4,901 3,921 36 1,842 1,474 75 3,837 3,070			Total: 500,280		400,223	
X Many Avg. Few Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick			Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Total: 500,280			400,223			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total: 500,280			400,223			

\*\*\* 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.

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 28

Owner's Name/Address: KAUSLER GEORGE J & BARBARA C  
 6311 PENINSULA DR  
 TRAVERSE CITY MI 49686-1917

2024 Est TCV 1,855,847

Improved X Vacant Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 LK MI "A" 18000 100.00 565.00 0.9898 1.0416 18000 100 1,855,847  
 100 Actual Front Feet, 1.30 Total Acres Total Est. Land Value = 1,855,847

Tax Description: L308 P277 & 278/90 L308 P938/90 LOT 10  
 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21  
 T29N R14W.

Comments/Influences

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

Topography of Site

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



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 County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	927,900	0	927,900			230,036C
2023	824,800	0	824,800			219,082C
2022	726,100	0	726,100			208,650C
2021	800,200	0	800,200			201,985C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAUSLER GEORGE J & BARBAR	KAUSLER GEROG E J & BARBAR	0	03/05/2018	QC	09-FAMILY	1322P355	DEED	0.0
GIANTURCO CESARE & VERNA	KAUSLER GEORGE J & BARBAR	68,000	09/23/1976	WD	03-ARM'S LENGTH	186P912	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7300 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		CARPORT	06/10/1991	91000026	
	P.R.E. 0%		WELL/SEPTIC	09/21/1989	1989-1819	100% FINIS
Owner's Name/Address	MAP #: 28		2024 Est TCV 2,901,898 TCV/TFA: 1160.3			

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
LK MI "A"	18000	100.00	550.00	0.9898	1.0346	18000 100	1,843,405
100 Actual Front Feet, 1.26 Total Acres						Total Est. Land Value =	1,843,405

Tax Description	X	Description	Rate	Size % Good	Cash Value
LOT 11 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
		D/W/P: Asphalt Paving	4.05	4000 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
	Level	2024	921,700	529,200	1,450,900			430,136C
	Rolling	2023	819,300	400,000	1,219,300			409,654C
	Low	2022	720,300	344,800	1,065,100			390,147C
	High	2021	794,800	321,800	1,116,600			377,684C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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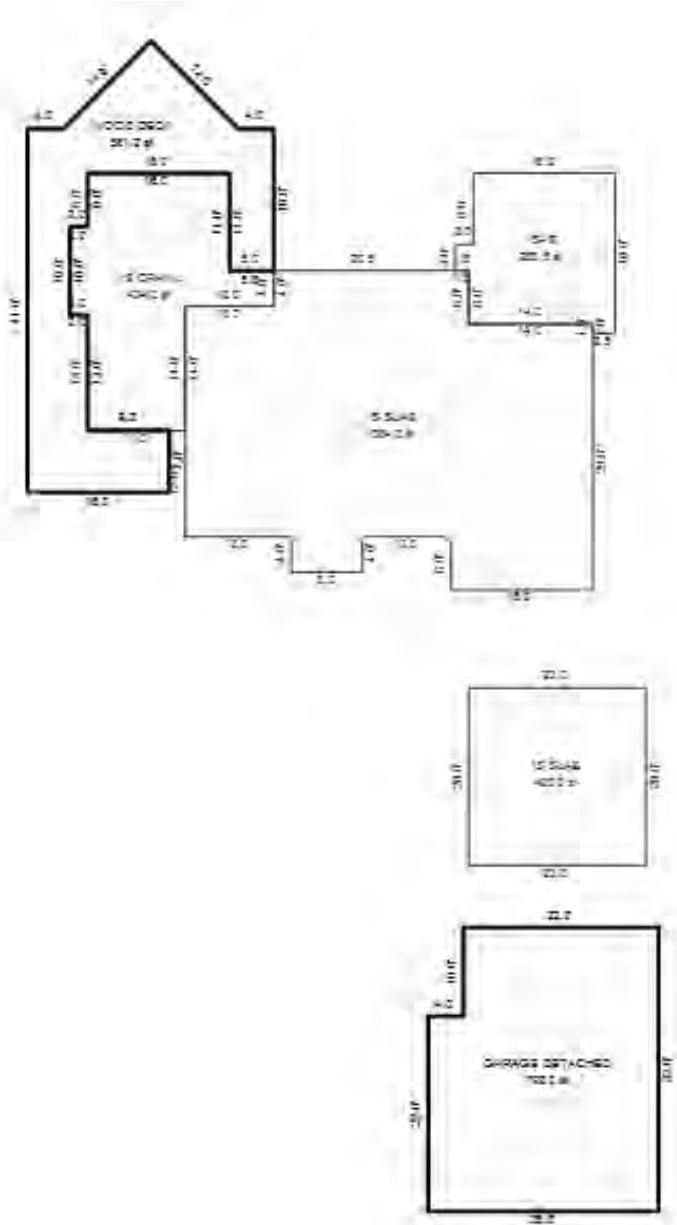
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/28/2017	INSPECTED	2024	921,700	529,200	1,450,900			430,136C
TPC	06/04/2009	INSPECTED	2023	819,300	400,000	1,219,300			409,654C
WAS	11/11/2007	INSPECTED	2022	720,300	344,800	1,065,100			390,147C
			2021	794,800	321,800	1,116,600			377,684C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 792 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						581	Treated Wood		
Building Style: 1 STORY		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: B Effec. Age: 35 Floor Area: 2,101 Total Base New : 522,102 Total Depr Cost: 339,366 Estimated T.C.V: 882,352		E.C.F. X 2.600		Bsmnt Garage:	
Yr Built 1958	Remodeled 1989	Ex	X	Ord		Min	Central Air Wood Furnace								
Condition: Average		Size of Closets		X			(12) Electric								
Room List		Doors		Solid	X	H.C.	200 Amps Service								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			No./Qual. of Fixtures								
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other: Ceramic Tile		200			Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2101 SF Floor Area = 2101 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Insulation	X	Drywall				Many	X	Ave.		Few	Building Areas			
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. Few	X	Large Avg. Small	Basement: 283 S.F. Crawl: 434 S.F. Slab: 1384 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 Basement 283 1 Story Siding Crawl Space 434 1 Story Siding Slab 1,384		Total: 401,880 261,221			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood			Average Fixture(s) 1 3,407 2,215 3 Fixture Bath 2 21,498 13,974					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 1 6,288 4,087 Water Well, 100 Feet 1 6,732 4,376					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			(14) Water/Sewer							
X	Asphalt Shingle			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Fireplaces Interior 1 Story		792 45,944 1 787 512 1 7,043 4,578 1 8,113 5,273			
Chimney: Brick							Garages Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Door Opener			480 10,934 7,107 Totals: 522,102 339,366					

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

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

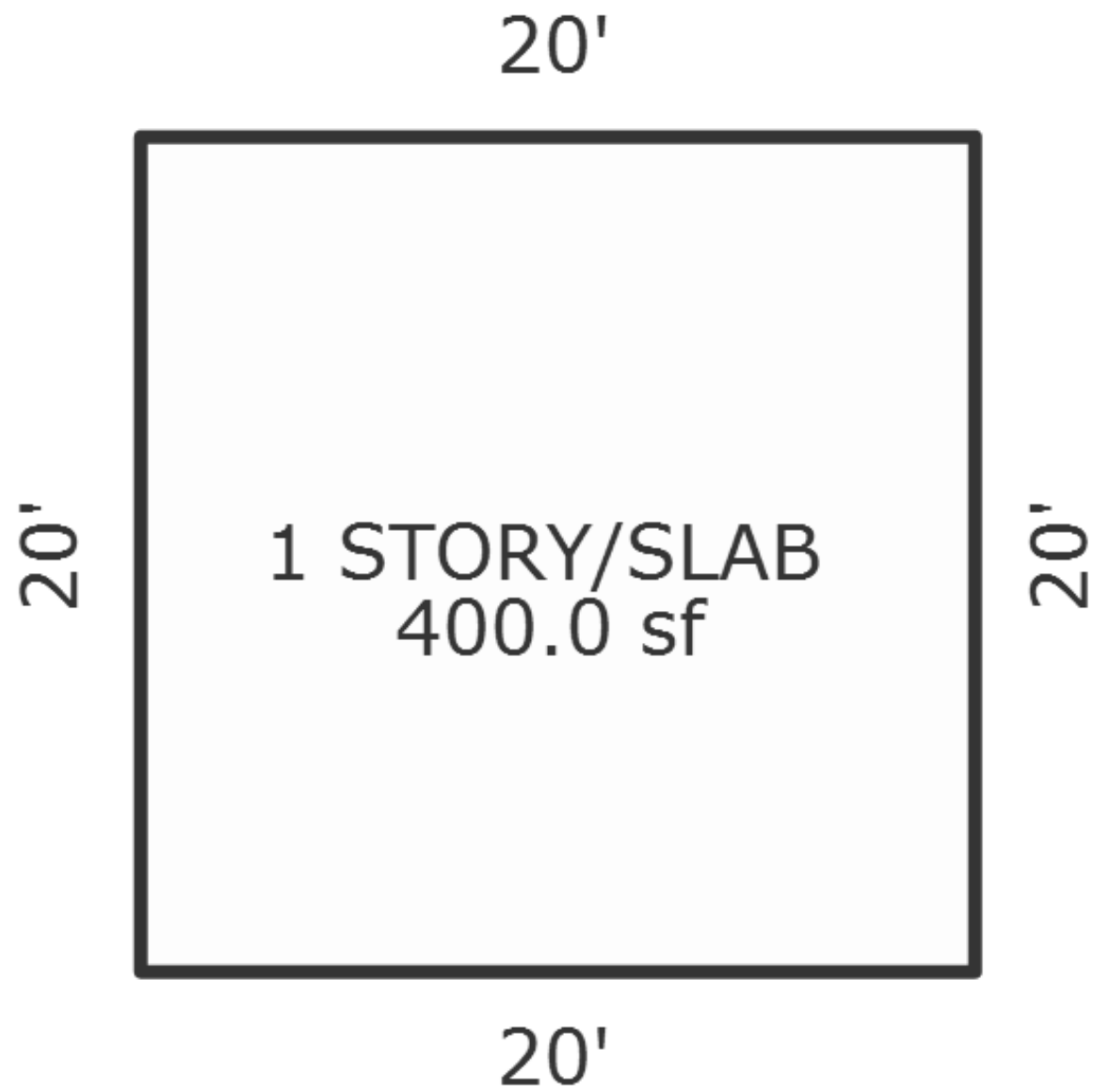


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:																	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					48	Treated Wood	Class:	Exterior:																	
	Building Style: 1 STORY		Ex X Ord Min		Central Air Wood Furnace							Auto. Doors:	Stone Ven.:																	
	Yr Built 1986		Remodeled 0									Mech. Doors:	Common Wall:																	
	Condition: Average		Size of Closets Lg X Ord Small									Foundation:	Finished ?:																	
	Room List		Doors Solid X H.C.									Auto. Doors:	Storage Area:																	
	Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors Kitchen: Other: Other:									Mech. Doors:	Area:																	
	(1) Exterior		(6) Ceilings X Drywall		(12) Electric 100 Amps Service No./Qual. of Fixtures X Ex. Ord. Min							% Good:	Storage Area:																	
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 400 S.F. Height to Joists: 0.0									Estimated T.C.V: 104,408	Roof:																	
X	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
	(2) Windows		(9) Basement Finish																											
X	Many Avg. Few X 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		(11) Heating/Cooling																											
	(3) Roof		(12) Electric																											
X	Gable Hip Flat X Gambrel Mansard Shed		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
X	Asphalt Shingle		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																											
	Chimney: Brick		(15) Fireplaces																											
			(16) Porches/Decks																											
			(17) Garage																											
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 400 SF Floor Area = 400 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>Slab</td> <td>400</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>57,157</td> <td>37,152</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 48 1,779 1,156 Built-Ins Appliance Allow. 1 2,845 1,849 Totals: 61,781 40,157 Notes: ADJ HOUSE: SW CORNER ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 104,408													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	400			Total:				57,157	37,152
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1 Story	Siding	Slab	400																											
Total:				57,157	37,152																									

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

Desc. of Bldg/Section: TENNIS COURT	
Calculator Occupancy: Tennis Clubs - Indoor	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Quality: Excellent	
Heat#1: No Heating or Cooling 0%	
Heat#2: No Heating or Cooling 0%	
Ave. SqFt/Story	
Ave. Perimeter	
Has Elevators:	
*** Basement Info ***	
Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
* Mezzanine Info *	
Area #1:	
Type #1:	
Area #2:	
Type #2:	
* Sprinkler Info *	
Area:	
Type:	
Comments:	

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	7.57	7200	1.00	50	27,252
/CI17/SPOC/TENC/ADFFFA	16866.43	1	1.00	50	8,433
ECF (4085 LAKE MICHIGAN)	1.800 =>	TCV of Bldg:	1	=	64,233

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCAID ALAN AGREEMENT OF	MCAID SHIRLEY	0	02/16/2023	QC	09-FAMILY	2023000711	PROPERTY TRANSFER	0.0
MCAID SHIRLEY	MCAID SHIRLEY TRUST	0	02/16/2023	QC	09-FAMILY	2023000712	PROPERTY TRANSFER	0.0
MCAID SHIRLEY C	MCAID ALAN AGREEMENT OF	1	10/20/2003	QC	09-FAMILY	778:997	OTHER	100.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date		Number		Status	
7286 W ARBOR PINES DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 04/15/2005		PLUMBING		06/30/2004		PP04-0217			
Owner's Name/Address		MAP #: 28		2024 Est TCV 1,574,503 TCV/TFA: 868.93		ELECTRICAL		06/18/2004		PE04-0336			
MCAID SHIRLEY TRUST 1320 TRENTON RD ADRIAN MI 49221		Res. Add/Alter/Repair		GARAGE		06/17/2004		PB04-0279		99000714			
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L271 P918/87 L778 P997/03 W 1/2 OF LOT 12 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.		X		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water	
		X		Electric		Gas		Curb		Street Lights		Standard Utilities	
		X		Sewer		Water		Sewer		Gas		Curb	
		X		Level		Rolling		Low		High		Landscaped	
		X		Waterfront		Ravine		Wetland		Flood Plain			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	
		Who		When		What		2024		541,700		245,600	
		TPC 04/22/2010 INSPECTED		WAS 11/11/2007 INSPECTED		2023		481,500		185,100		666,600	
		2022		452,700		159,500		612,200				364,417C	
		2021		500,700		146,500		647,200				352,776C	



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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 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: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							64 260 616 376 300 525	CCP (1 Story) WSEP (1 Story) WPP Treated Wood Treated Wood Treated Wood			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 1,812 Total Base New : 312,314 Total Depr Cost: 187,372 Estimated T.C.V: 487,167			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1955	Remodeled 0	Ex X Ord Min		100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 1812 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C 5 Blt 1955						
Condition: Average		Size of Closets		No./Qual. of Fixtures			Building Areas			Total: 210,281 126,153						
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost									
Basement 4 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Ex. X Ord. Min			1.5 Story Siding Slab 720									
(1) Exterior		Kitchen: Other: Ceramic Tile Other: Hardwood		Many X Ave. Few			1 Story Siding Crawl Space 64									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			1 Story Siding Crawl Space 140									
X	Insulation	X Tile		Average Fixture(s)			1 Story Siding Overhang 528									
(2) Windows		(7) Excavation		2 3 Fixture Bath			Other Additions/Adjustments									
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 204 S.F. Slab: 720 S.F. Height to Joists: 0.0		2 2 Fixture Bath			Plumbing									
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			Average Fixture(s)									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath			3 Fixture Bath									
X	Gable Hip Flat	Gambrel Mansard Shed		2 2 Fixture Bath			Water/Sewer									
X	Asphalt Shingle	(9) Basement Finish		2 2 Fixture Bath			Porches									
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 2 Fixture Bath			CCP (1 Story) WSEP (1 Story) WPP									
(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		2 2 Fixture Bath			Deck									
				1 1000 Gal Septic 2000 Gal Septic			Treated Wood Treated Wood Treated Wood									
				Lump Sum Items:			Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost 704 29,392 17,635									
							Door Opener 1 562 337									
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERDMANN E THOMAS & JULIAN	KONOLD STEVE & JODIE	1,975,000	01/05/2024	WD	03-ARM'S LENGTH	2024000111	PROPERTY TRANSFER	100.0
DEVON WESLEY SCOTT JR & T	ERDMANN E THOMAS & JULIAN	1,350,000	08/02/2019	WD	03-ARM'S LENGTH	1368P124	PROPERTY TRANSFER	100.0
BADAN CYNTHIA & YVAIN	DEVON WESLEY SCOTT JR & T	1,260,000	06/06/2017	WD	03-ARM'S LENGTH	1297P452	PROPERTY TRANSFER	100.0
POLIKOFF CYNTHIA	BADAN YVAIN & CYNTHIA (PO	1	07/11/2013	QC	09-FAMILY	1171P559 QC	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7276 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/17/2021	PM21-0779	100% FINIS
	P.R.E. 0%		ELECTRICAL	01/27/2003	PE03-0047	100% FINIS
Owner's Name/Address	MAP #: 28		PLUMBING	09/30/2002	PP02-0344	
KONOLD STEVE & JODIE 7276 W ARBOR PINES DR GLEN ARBOR MI 49636	2024 Est TCV 1,443,641	TCV/TFA: 1200.0	ADDITION/ALTERATION	09/23/2002	1858	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L1109P649 THE EAST HALF OF LOT 12, PIERCE STOCKING DEVELOPMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT LIBER 2 OF PLATS, PAGES 37, 38 AND 39.	18000	50.00	515.00	1.1771	1.0178	18000	100	1,078,225	
L110P403 L232 P488/82 L274 P998/87 L602 P825/01 E 1/2 OF LOT 12 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	50 Actual Front Feet,	0.59 Total Acres	Total Est. Land Value =		1,078,225				

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

Comments/Influences		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	2024	539,100	182,700	721,800			627,516C
X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2023	479,200	137,700	616,900			597,635C
X	Topography of Site	2022	450,100	118,600	568,700			568,700S
X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2021	498,300	109,000	607,300			604,039C



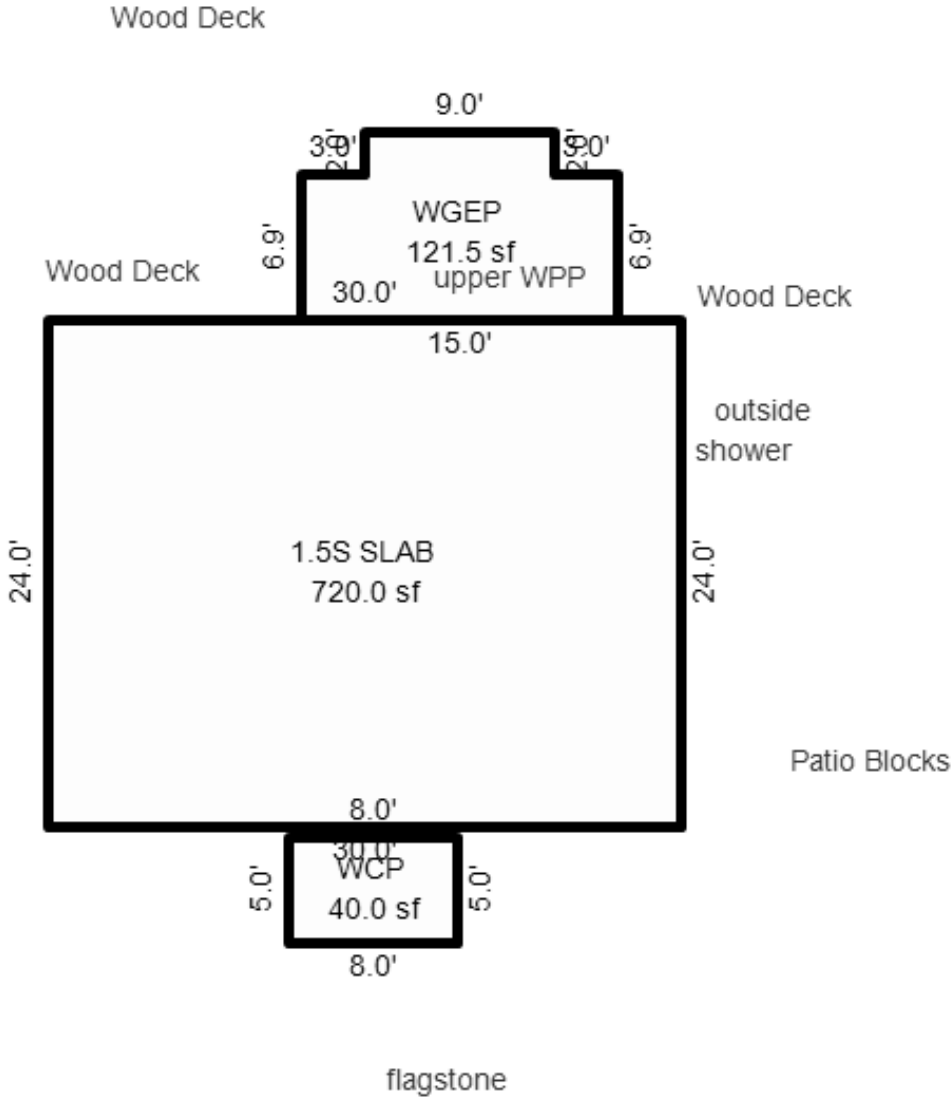
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	Drywall Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						121 121 40 105 40 120	WGEP (1 Story) WPP WCP (1 Story) Treated Wood Treated Wood Treated Wood				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace						Class: C +10 Effec. Age: 35 Floor Area: 1,203 Total Base New : 214,712 Total Depr Cost: 139,583 Estimated T.C.V: 362,916			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1955	Remodeled 2002	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1955						
Condition: Average		Ex	X Ord	Min	0 Amps Service			No./Qual. of Fixtures			No. of Elec. Outlets					
Room List		Lg	X Ord	Small	X Ex.			Ord.	Min	Building Areas						
Basement	3 1st Floor	(5) Floors		Kitchen: Other: Other:			Many			X	Ave.	Few	(13) Plumbing			
2 2nd Floor	3 Bedrooms	Kitchens:		No. of Elec. Outlets			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding			Foundation	Size	Cost New	Depr. Cost
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1.5 Story Siding			1 Story Siding			Slab	720		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing						
Insulation		Basement: 0 S.F. Crawl: 123 S.F. Slab: 720 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
(2) Windows		Basement: 0 S.F. Crawl: 123 S.F. Slab: 720 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Water/Sewer			Porches						
X	Many Avg.	X	Large Avg.	No. of Elec. Outlets			Plumbing			WGEP (1 Story)						
Few		Small		No. of Elec. Outlets			Water/Sewer			WPP						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Water/Sewer			WCP (1 Story)						
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Water/Sewer			Deck						
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Water/Sewer			Treated Wood						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Water/Sewer			Treated Wood					
Asphalt Shingle		(10) Floor Support		No. of Elec. Outlets			Water/Sewer			Treated Wood						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Water/Sewer			Appliance Allow.						
		Lump Sum Items:		No. of Elec. Outlets			Water/Sewer			Fireplaces						
				No. of Elec. Outlets			Water/Sewer			Exterior 2 Story						
				No. of Elec. Outlets			Water/Sewer			Totals:						
				No. of Elec. Outlets			Water/Sewer			<<<<< 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.		
DEWEY LINDA A (1/3)	BAUERLE IRR TRUST 1/3	1	03/26/2011	QC	09-FAMILY	1084-172	OTHER	0.0		
DEWEY LINDA A TRUST (2/3)	DEWEY LINDA A	1	03/25/2011	QC	09-FAMILY	1084-167	OTHER	0.0		
DEWEY LINDA A TRUST	DEWEY LINDA A	0	12/04/2009	QC	09-FAMILY	2009 1034-639Q	DEED	0.0		
DEWEY LINDA A	BAUERLE DEWEY LINDA A & N	0	12/04/2009	QC	09-FAMILY	2009 1034-656Q	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
7228 W ARBOR PINES DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		03/13/2006	PE06-0126			
		P.R.E. 100% 02/03/2000		MECHANICAL		11/14/2002	PM02-0852			
Owner's Name/Address		MAP #: 28								
DEWEY LINDA TRUST & BAUERLE TRUST DEWEY LINDA A TTEE 7228 W ARBOR PINES DR GLEN ARBOR MI 49636		2024 Est TCV 1,359,729 TCV/TFA: 1180.3								
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Tax Description		Public Improvements		* Factors *						
L291 P955/88 L297 P382/89 L522 P941-945 L533 P291/00 L649 P55/02 L663 P791/02 L843 P148/05 L863 P730&735&753/05 E 1/2 OF LOT 13 PIERCE STOCKING DEVLOPMENT NO. 1 SEC 21 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	50 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =	1,042,463	
		X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value		
			Residential Local Cost Land Improvements	D/W/P: 3.5 Concrete	6.77	70	0	0		
				Wood Frame	30.37	96	50	1,458		
				Description	Rate	Size	% Good	Cash Value		
				LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
				Total Estimated Land Improvements True Cash Value =				3,958		
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level				2024	521,200	158,700	679,900			192,394C
Rolling				2023	463,300	119,700	583,000			183,233C
Low				2022	432,200	103,300	535,500			174,508C
High				2021	481,800	94,800	576,600			168,934C
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Who		When	What							
		WAS 06/16/2007	INSPECTED							

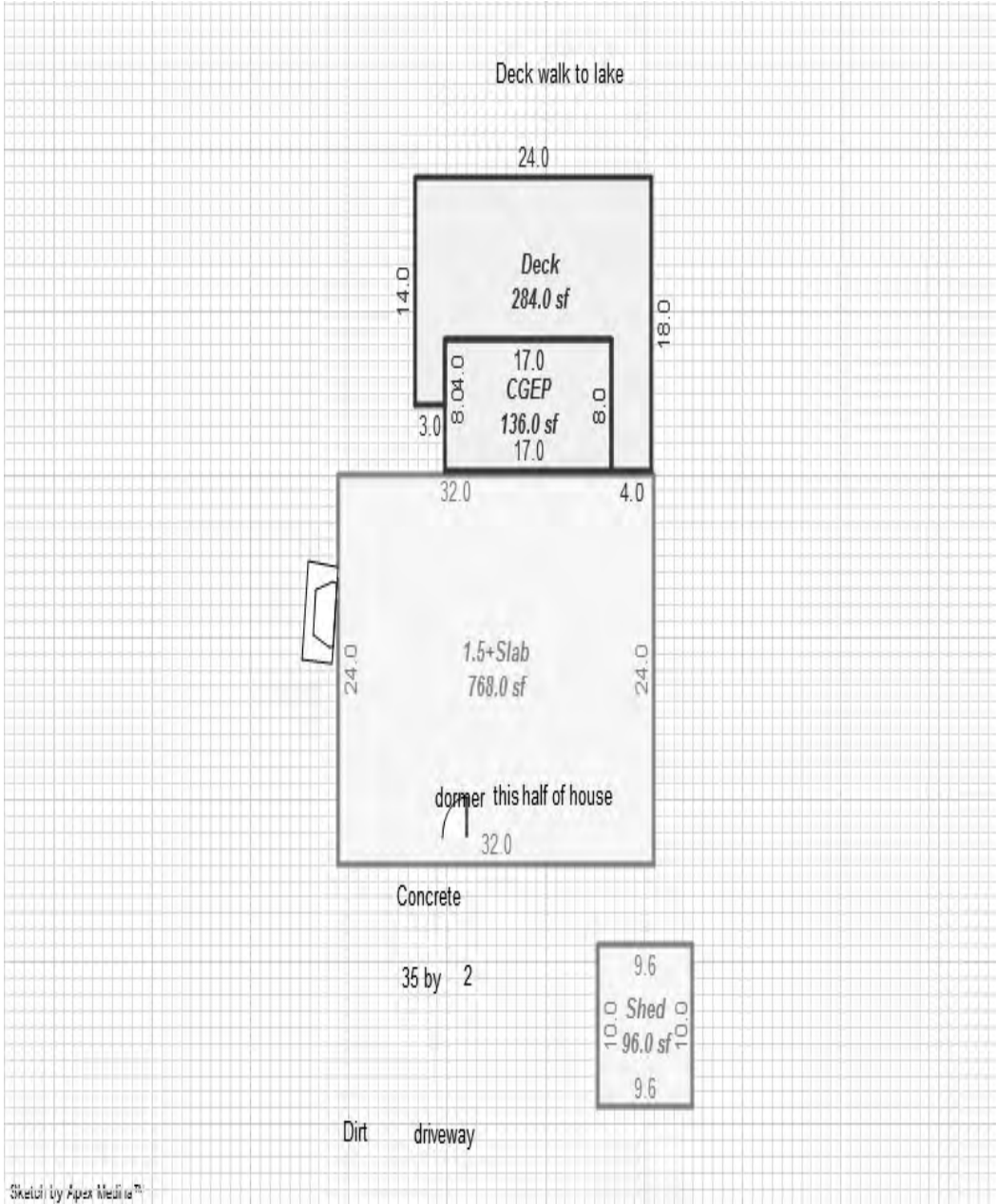


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 136 284	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,152 Total Base New : 185,392 Total Depr Cost: 120,503 Estimated T.C.V: 313,308		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. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls C 5 Blt 1955					
Yr Built 1955	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 145,008 94,254							
Condition: Average		Size of Closets		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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Porches CGEP (1 Story) Deck Treated Wood		Built-Ins Appliance Allow. Fireplaces Exterior 1 Story		Totals: 185,392 120,503	
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Plumbing		Notes:					
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other: Ceramic Tile			100 Amps Service			Water/Sewer		Fireplaces		ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 313,308				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Fireplaces		Fireplaces						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many			X	Ave.	Few	Plumbing		Fireplaces						
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Fireplaces						
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Fireplaces					
X	Avg.	X	Avg.	Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		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) 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		Fireplaces						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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		Fireplaces						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		Fireplaces					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		Fireplaces						
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		Fireplaces						

\*\*\* 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.
SMITH ROBERT M	GOULD ANDREW S & BERGLUND	1,750,000	01/06/2022	WD	03-ARM'S LENGTH	2022000302	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7238 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/10/2022	PM22-0675	100% FINIS
Owner's Name/Address	P.R.E. 100% 02/05/2022		Electrical	06/20/2022	PE22-0427	100% FINIS
GOULD ANDREW S & BERGLUND VICKI TRU PO BOX 566 GLEN ARBOR MI 49636	MAP #: 28		Mechanical	08/16/2016	PM16-0455	100% FINIS
	2024 Est TCV 2,255,616 TCV/TFA: 895.80		Mechanical	12/27/2005	PM05-0907	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L320 P79/91 L443 P159/97 L870 P78/05 2006 INT REVISED 2007 DESC REVISED (INT COMB 740-013-52) W 1/2 OF LOT 13 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W. 740-013-52 INT COMBINED FOR 2008 Comments/Influences	X		Dirt Road	18000	50.00	460.00	1.1771	0.9894	18000 100	1,048,207
			Gravel Road	50 Actual	Front Feet,	0.53	Total Acres		Total Est. Land Value =	1,048,207

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: Asphalt Paving	3.71	1600	0	0		
			D/W/P: 3.5 Concrete	7.80	132	0	0		
	X	Electric	Residential Local Cost Land Improvements						
	X	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 =				5,000		
		Standard Utilities							
		Underground Utils.							

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



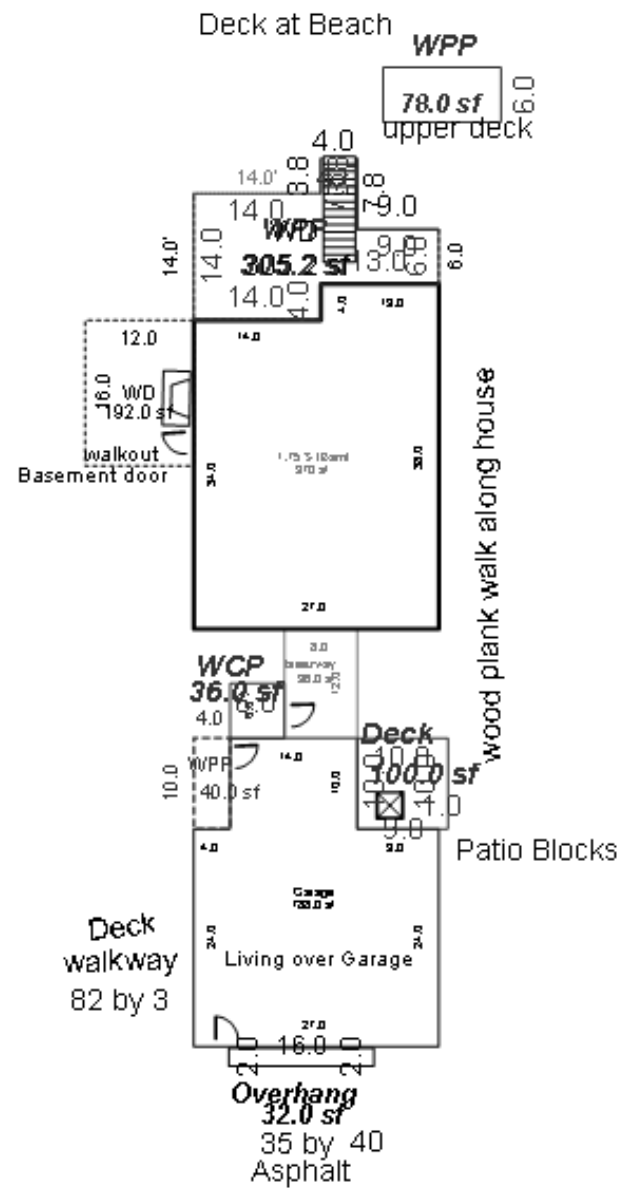
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/16/2022	INSPECTED	2023	465,900	454,600	920,500			920,500S
TPC	11/15/2021	INSPECTED	2022	435,100	391,600	826,700			538,524C
WAS	06/17/2007	INSPECTED	2021	484,400	333,900	818,300		818,300C	474,661C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 274 192 40 78 96	Type WPP Treated Wood Treated Wood Wood Balcony Brzwy, FW	Year Built: 2005 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: 788 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			X Ex Ord Min			Size of Closets		Lg Ord Small		Doors Solid H.C.												
Building Style: 1.75 STORY		Yr Built Remodeled 2005 0		Condition: Average		Room List		Basement 4 1st Floor 1 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Hardwood Other:		(12) Electric		120 Amps Service											
(1) Exterior		(6) Ceilings		X Wood			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: 970 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic					
X	Insulation	(2) Windows		Many Avg. X Avg. Large Small			(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			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 970 SF Floor Area = 2518 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 970 1 Story Siding Overhang 32 1 Story Siding Overhang 788 Total: 363,440 308,924		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Basement Living Area 970 53,447 45,430 Basement, Outside Entrance, Below Grade 1 3,695 3,141 Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 2 14,051 11,943 2 Fixture Bath 1 4,707 4,001 Water/Sewer 2000 Gal Septic 1 11,381 9,674 Water Well, 100 Feet 1 6,421 5,458 Porches WPP 274 6,623 5,630 Deck Treated Wood 192 4,412 3,750 Treated Wood 40 1,740 1,479 Balcony Wood Balcony 78 3,990 3,391 Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 788 48,620 41,327			<<<<< 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.
DEWEY FAMILY PROPERTIES L	NICHOLS DIANNE E & FREDER	1	10/25/2013	QC	09-FAMILY	1182P400	PROPERTY TRANSFER	100.0
DEWEY WILLIAM R & MARILYN	DEWEY FAMILY PROPERTIES L	1	10/28/2002	QC	09-FAMILY	695P143	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7218 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	05/10/2013	2013-066	100% FINIS
	P.R.E. 100% 10/28/2013					
Owner's Name/Address	MAP #: 28					
NICHOLS DIANNE E & FREDERICK D 7218 W ARBOR PINES DR GLEN ARBOR MI 49636	2024 Est TCV 2,057,589 TCV/TFA: 1659.3					

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LK MI "A"	18000	100.00	400.00	0.9898	0.9554	18000	100	1,702,335	
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	1,702,335	

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
L288 P809 L293 P367 L427 P206/96 L695 P143/02 L696 P162/03 LOT 14 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk					
	X	Water Sewer	32.68	83	50	1,356	
	X	Electric					
	X	Gas	2,500.00	1	100	2,500	
		Curb Street Lights Standard Utilities Underground Utils.					
		LAND IMPROVEMENTS 25 Total Estimated Land Improvements True Cash Value = 3,856					

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
	X	Gas	2,500.00	1	100	2,500	
		LAND IMPROVEMENTS 25 Total Estimated Land Improvements True Cash Value = 3,856					

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	2024	851,200	177,600	1,028,800			585,958C
X Waterfront Ravine Wetland Flood Plain	2023	756,600	134,000	890,600			558,056C
	2022	554,900	115,600	670,500			531,482C
	2021	538,600	106,200	644,800			514,504C



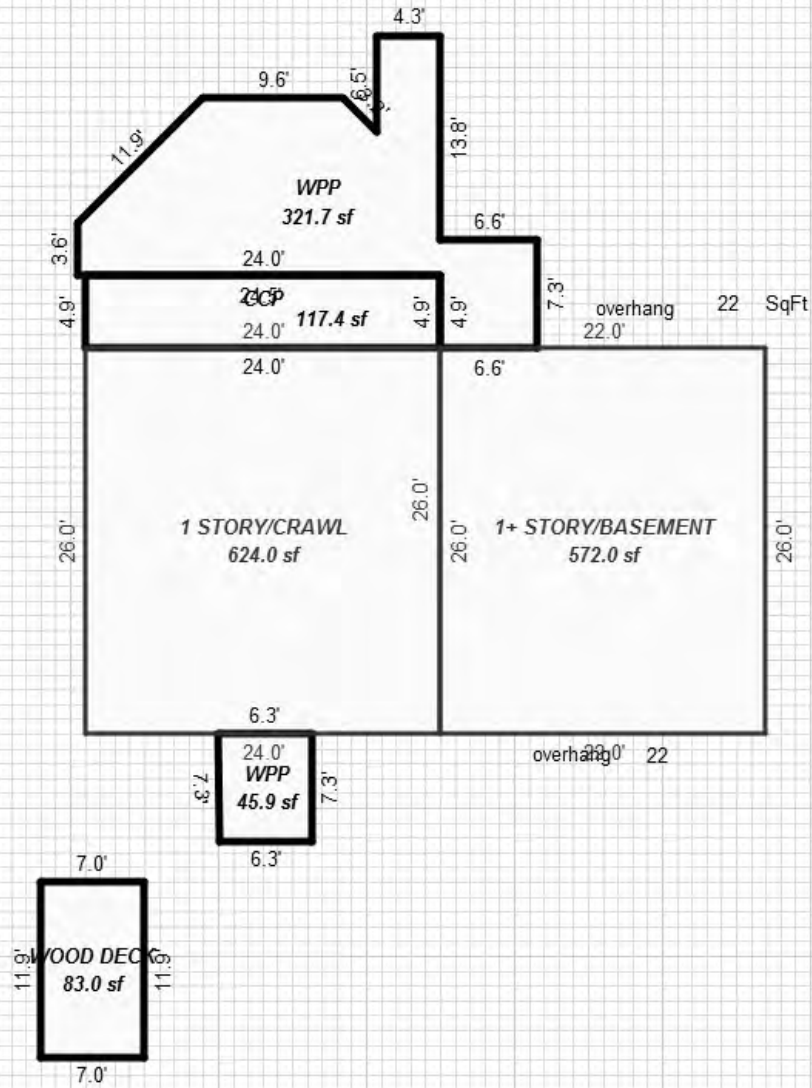
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County of Leelanau, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	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							117 45 321	CCP (1 Story) WPP WPP	Bsmnt Garage: Carport Area: Roof:			
Building Style: TRI-LEVEL		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL (11) Heating System: Forced Air w/ Ducts Ground Area = 1196 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Class: C +10 Effec. Age: 45 Floor Area: 1,240 Total Base New : 245,742 Total Depr Cost: 135,153 Estimated T.C.V: 351,398			E.C.F. X 2.600		Cls C 10 Blt 1965		
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Building Areas						
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 150 Amps Service			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures Ex. X Ord. Min			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Basement 572 1 Story Siding Crawl Space 624 1 Story Siding Overhang 44 Total: 196,260 107,938							
(1) Exterior		(6) Ceilings X Drywall X Tile		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 458 9,105 5,008 Basement, Outside Entrance, Below Grade 1 2,632 1,448 Plumbing Average Fixture(s) 1 1,518 835 3 Fixture Bath 1 4,777 2,627 Water/Sewer 1000 Gal Septic 1 5,002 2,751 Water Well, 100 Feet 1 5,973 3,285 Porches CCP (1 Story) 117 3,339 1,836 WPP 45 2,030 1,116 WPP 321 5,563 3,060							
X Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 572 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,845 1,565 Fireplaces Exterior 1 Story 1 6,698 3,684							
X Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches CCP (1 Story) 117 3,339 1,836 WPP 45 2,030 1,116 WPP 321 5,563 3,060							
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals: 245,742 135,153							
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:			Notes: ECF (4085 LAKE MICHIGAN) 2.600 => TCY: 351,398										

\*\*\* 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.
ROLL DAVID L & NANCY E	CANFIELD MARY BETH	1,495,000	11/01/2011	WD	03-ARM'S LENGTH	1101-337	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7190 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	03/11/2015	PB15-0040	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	03/10/2015	PM15-0128	
CANFIELD MARY BETH 202 NUECES ST #3201 AUSTIN TX 78701	MAP #: 28		Plumbing	01/13/2015	PP15-0007	
	2024 Est TCV 3,111,044 TCV/TFA: 1166.9		Mechanical	02/03/2014	PM14-0072	

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			LK MI "A"	18000	100.00	0.9898 0.9306 18000 100 1,658,081
			100 Actual Front Feet, 0.83 Total Acres			Total Est. Land Value = 1,658,081

Tax Description	X	Dirt Road					
L300 P599/89 L329 P182/91 LOT 15 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X	Gravel Road					
Comments/Influences	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Wood Frame	37.89	187 50	3,542
			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 =			11,042

			Topography of Site						
			Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X		Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	829,000	726,500	1,555,500			914,596C
			2023	736,900	547,600	1,284,500			871,044C
			2022	634,300	471,900	1,106,200			829,566C
			2021	714,900	433,500	1,148,400			803,065C

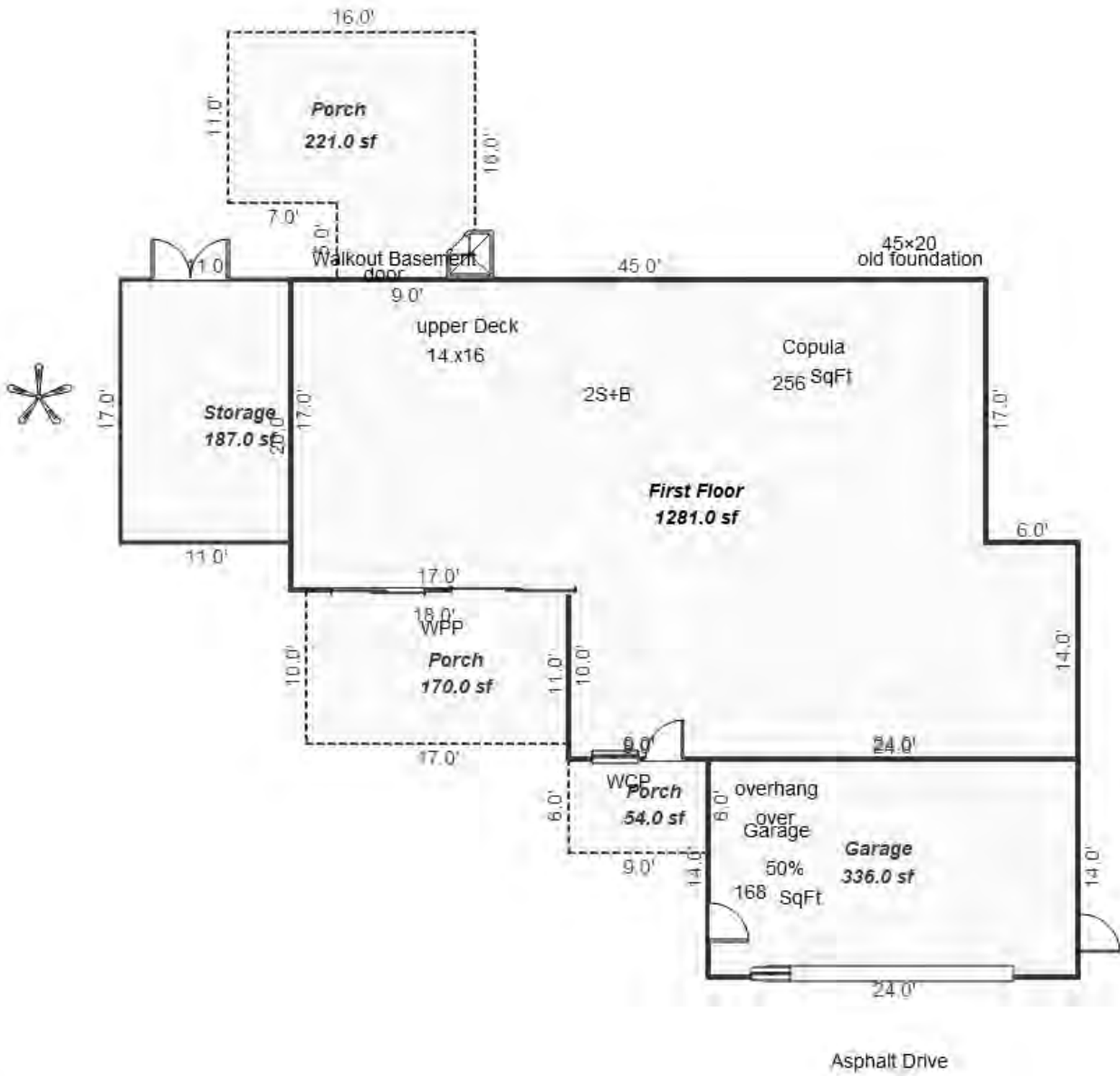
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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: 1989 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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	X	Ex	Ord	Min	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	54 170 221 77	WPP WPP WPP WPP	Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Size of Closets		Central Air Wood Furnace			(12) Electric			Class: B +10 Effec. Age: 20 Floor Area: 2,666 Total Base New : 693,257 Total Depr Cost: 554,585 Estimated T.C.V: 1,441,921			E.C.F. X 2.600			
Yr Built 1989	Remodeled 2015	Condition: Average		No./Qual. of Fixtures			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1281 SF Floor Area = 2666 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls B 10 Blt 1989			
Room List		Doors X Solid		H.C.			No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1.75 Story Siding Basement 1,281 1 Story Siding Overhang 168 1 Story Siding Overhang 256			Total: 510,975 408,760			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1281 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			Other Additions/Adjustments Basement Living Area 1200 72,180 57,744 Basement, Outside Entrance, Below Grade 1 4,378 3,502						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3,407 2,726 3 Fixture Bath 1 10,749 8,599 2 Fixture Bath 1 7,166 5,733 Separate Shower 1 3,267 2,614						
(2) Windows		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer 1000 Gal Septic 1 6,288 5,030 Water Well, 100 Feet 1 6,732 5,386						
X	Many Avg. X Large Avg. Small	(10) Floor Support		Joists: 3X14X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches WPP 54 3,114 2,491 WPP 170 6,033 4,826 WPP 221 6,957 5,566 WPP 77 3,798 3,038						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Lump Sum Items:			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 336 32,014 25,611 Common Wall: 1 Wall 1 -3,749 -2,999						
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Stone		Lump Sum Items:			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 336 32,014 25,611 Common Wall: 1 Wall 1 -3,749 -2,999					
<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\*\*\*



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

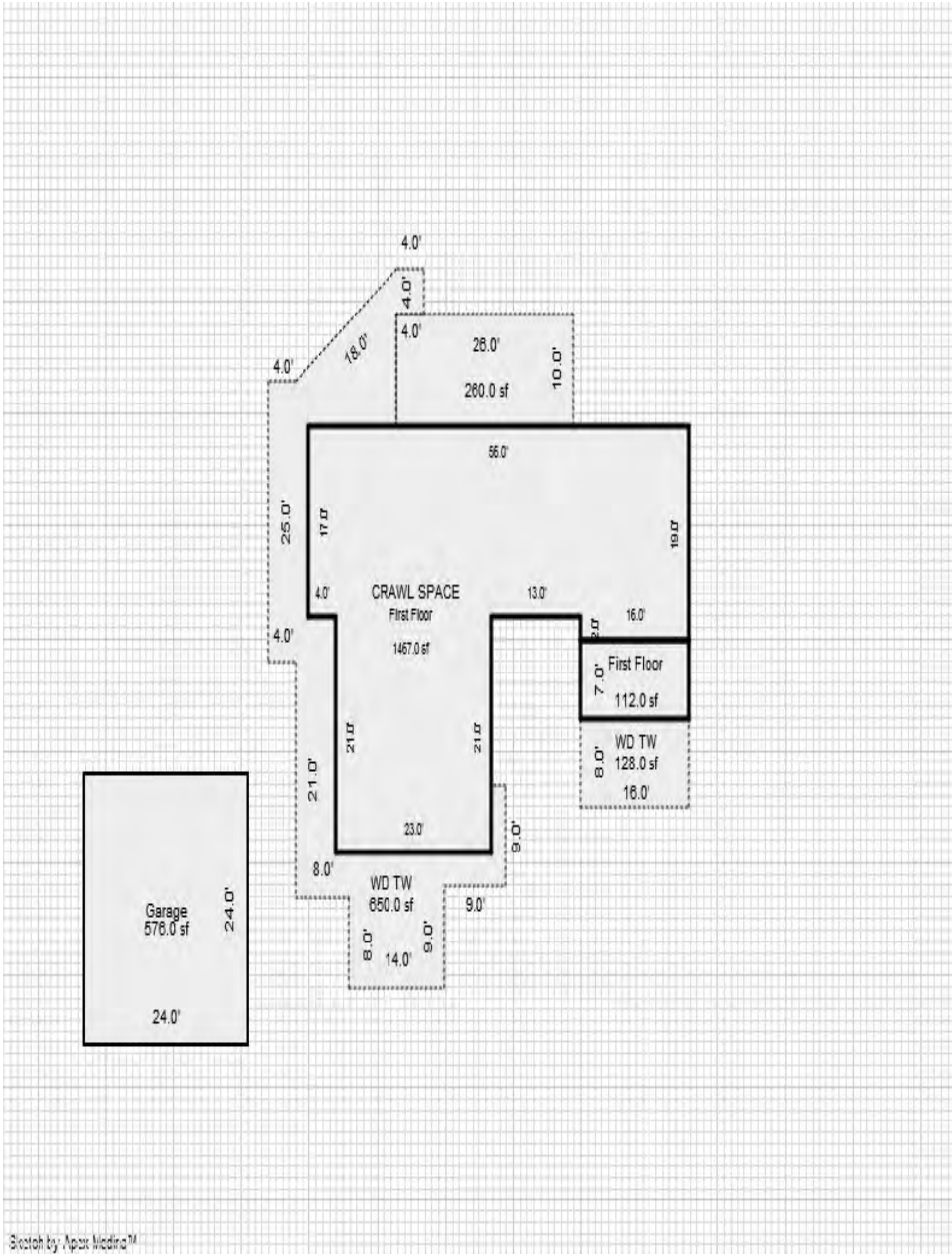
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WEBSTER RICHARD A & GAIL	WEBSTER R & G & STONE C &	1	11/07/2011	QC	09-FAMILY	1102-438 QCD	DEED	0.0					
WEBSTER GAIL R TRUST	WEBSTER RICHARD A & GAIL	0	11/06/2011	WD	03-ARM'S LENGTH	1102-436	DEED	0.0					
WEBSTER GAIL R TRUST		0	12/13/2010	QC	03-ARM'S LENGTH	2010 1074-655T	DEED	0.0					
WEBSTER GAIL R TRUST	WEBSTER RICHARD A & GAIL	0	12/13/2010	QC	09-FAMILY	2010 1074-656Q	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status					
7176 W ARBOR PINES DR		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 100% 05/14/2004											
WEBSTER RICHARD A & GAIL R & STONE CARRIE & FLANAGAN SARAH JTFRS PO BOX 255 GLEN ARBOR MI 49636		MAP #: 28		2024 Est TCV 2,184,685 TCV/TFA: 1383.5									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L258 P359 L234 P3 L414 P257/95 L804 P747/04 LOT 16 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W. Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LK MI "A"	18000	100.00	400.00	0.9898	0.9554	18000	100	1,702,335
			Paved Road		100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,702,335								
			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				
			Gas		Total Estimated Land Improvements True Cash Value = 5,000								
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
			Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Ravine		2024	851,200	241,100	1,092,300			310,199C		
			Wetland		2023	756,600	182,000	938,600			295,428C		
			Flood Plain		2022	654,700	156,900	811,600			281,360C		
					2021	734,000	144,300	878,300			272,372C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan			Who	When	What	2024	851,200	241,100	1,092,300			310,199C	
				TPC 01/04/2016	INSPECTED	2023	756,600	182,000	938,600			295,428C	
				TPC 03/15/2012	INSPECTED	2022	654,700	156,900	811,600			281,360C	
				WAS 11/11/2007	INSPECTED	2021	734,000	144,300	878,300			272,372C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 260 128 650	Type CPP Treated Wood Treated Wood	Year Built: 1960 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: 196 % 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: 1,579 Total Base New : 279,615 Total Depr Cost: 183,596 Estimated T.C.V: 477,350		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. Ord. X Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1579 SF Floor Area = 1579 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C Blt 1958								
Yr Built 1958	Remodeled 1974		Ex		Ord	X	Min	No. of Elec. Outlets Many X Ave. Few			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets Lg Ord X Small		(5) Floors			(12) Electric 100 Amps Service			1 Story Siding Foundation 1,467 1 Story Siding Foundation 112		Total: 205,464		128,373							
Room List		Doors		Solid	X	H.C.	(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Extra Toilet 1 1,567 940 Separate Shower 1 1,398 839 Water/Sewer 1000 Gal Septic 1 5,002 3,001 Water Well, 100 Feet 1 5,973 3,584		Porches CPP 260 4,472 2,683		Deck Treated Wood 128 3,177 3,050 Treated Wood 650 9,211 5,527							
Basement 5 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		X	Tile	(7) Excavation Basement: 0 S.F. Crawl: 1579 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Door Opener 2 1,124 674 Base Cost 196 10,123 6,074 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 25,511 24,491 Door Opener 2 1,124 1,079			
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer			Built-Ins Appliance Allow. 1 2,845 1,707		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
X	Insulation	(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
(2) Windows		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
X	Many Avg. X Few	Large Avg. X Small		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
(3) Roof		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
X	Asphalt Shingle	(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									
Chimney: Brick		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(14) Water/Sewer									

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



Sketch by Apex Medica™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAYNE SHIMANEK KATHLEEN	PAYNE SHIMANEK KATHLEEN	0	10/22/2021	WD	09-FAMILY	2021008443	DEED	0.0
PAYNE RONALD W & SALLIE A	PAYNE SHIMANEK KATHLEEN	0	09/10/2021	OTH	18-LIFE ESTATE	1182P303	PROPERTY TRANSFER	0.0
PAYNE RONALD W & SALLIE A	PAYNE RONALD W & SALLIE A	1	10/24/2013	WD	03-ARM'S LENGTH	1182P303	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7154 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/25/2023	PM23-0837	100% FINIS
	P.R.E. 100% 09/10/2021		Mechanical	05/09/2023	PM23-0403	100% FINIS
Owner's Name/Address	MAP #: 28		Electrical	09/15/2022	PE22-0684	100% FINIS
PAYNE SHIMANEK KATHLEEN PO BOX 368 GLEN ARBOR MI 49636-0368	2024 Est TCY 2,514,563 TCY/TFA: 1021.7		MECHANICAL	10/01/2004	PM04-0630	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors *								
L378 P171-184/93 N 406.67 FT OF LOT 17 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
						Dirt Road	18000	100.00	406.67	0.9898	0.9594
			Gravel Road	100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value = 1,709,388

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: Asphalt Paving	3.71	1100 0	0
	X	Electric	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			Gas	2,500.00	1 100	2,500
			Curb	Total Estimated Land Improvements True Cash Value = 2,500		

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

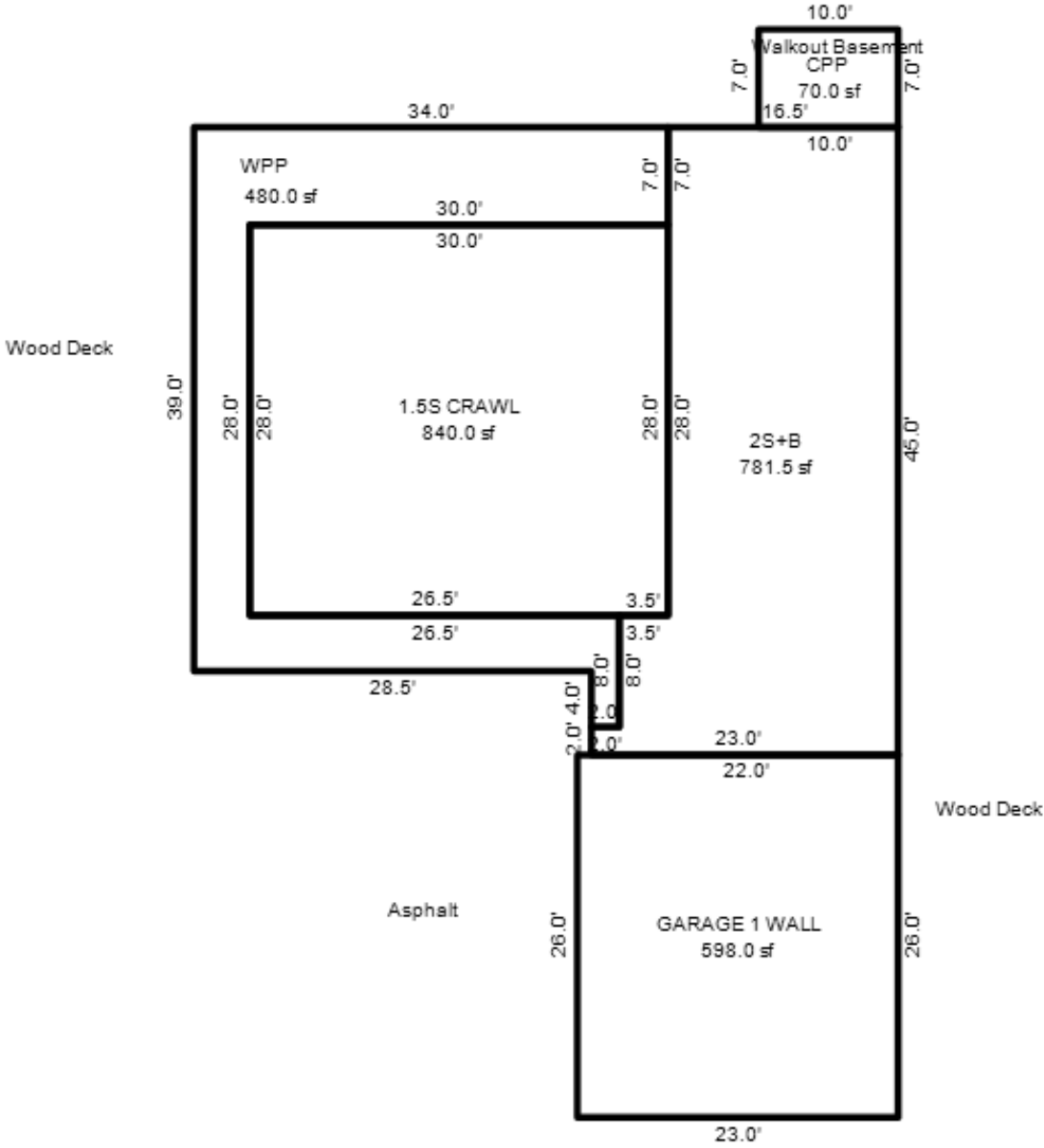
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/19/2023	INSPECTED	2023	759,700	303,100	1,062,800			366,907C
TPC	12/12/2022	INSPECTED	2022	657,900	281,000	938,900			349,436C
TPC	03/15/2012	INSPECTED	2021	737,100	258,000	995,100			338,273C

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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: 1991 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 598 % 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		70 480 100 100	CPP WPP Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:																									
Building Style: 1.5 STORY		X	Drywall	Plaster																																			
Yr Built 1976		Remodeled 1991		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 5 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:																																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																			
X	Wood/Shingle Aluminum/Vinyl Brick	X Wood		Ex.		X	Ord.		Min																														
X	Insulation	No. of Elec. Outlets		Many		X	Ave.		Few																														
(2) Windows		(7) Excavation		(13) Plumbing																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 840 S.F. Crawl: 781 S.F. Slab: 0 S.F. Height to Joists: 0.0		3		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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	1	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: Metal		Joists: 2X10X12 Unsupported Len: Cntr.Sup:																																					
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1621 SF Floor Area = 2461 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>840</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>781</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>385,944</td> <td>250,865</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 3,695 2,402 Plumbing 3 Fixture Bath 2 14,051 9,133 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches CPP 70 1,955 1,271 WPP 480 10,651 6,923 Deck Treated Wood 100 2,791 1,814 Treated Wood 100 2,791 1,814 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 598 33,907 22,040 Common Wall: 1 Wall 1 -3,205 -2,083 Door Opener 2 1,405 913 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	840			1 Story	Siding	Crawl Space	781			Total:				385,944	250,865
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
2 Story	Siding	Basement	840																																				
1 Story	Siding	Crawl Space	781																																				
Total:				385,944	250,865																																		

\*\*\* 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.				
KONOLD PHYLLIS A	KONOLD PHYLLIS A	0	08/31/2021	QC	09-FAMILY	2021007044	OTHER	0.0				
KONOLD PHYLLIS A	KONOLD PHYLISS A	0	11/06/2017	QC	09-FAMILY	1312P858	DEED	0.0				
KONOLD FAMILY TRUST	KONOLD PHYLLIS A	0	11/11/2008	QC	03-ARM'S LENGTH	992/906	OTHER	0.0				
KONOLD		0	11/03/2008	QC	03-ARM'S LENGTH	2008 991/568TR	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7058 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		10/03/2007	PB07-241	100% FINIS				
Owner's Name/Address		P.R.E. 100% 01/28/2009		MAP #: 28								
KONOLD PHYLLIS A 311 E MORSE BLDG 7 APT 2 WINTER PARK FL 32789		2024 Est TCV 427,490 TCV/TFA: 318.55										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L257 P416/85 L774 P623/03 S 324.56 FT LOT 17 PIERCE STOCKING DEVELOPMENT NO 1 SEC 21 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 2000/	100.00	324.56	1.0000	0.9294	2000	100		185,879
		Paved Road		100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 185,879								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Solid, 5 ft.	28.73	8	50	115				
		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 = 2,615								
		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	92,900	120,800	213,700			88,399C	
		TPC 11/22/2010 INSPECTED			2023	74,400	112,500	186,900			84,190C	
		WAS 02/06/2009 INSPECTED			2022	55,000	98,900	153,900			80,181C	
		WAS 11/11/2007 INSPECTED			2021	55,000	88,200	143,200			77,620C	

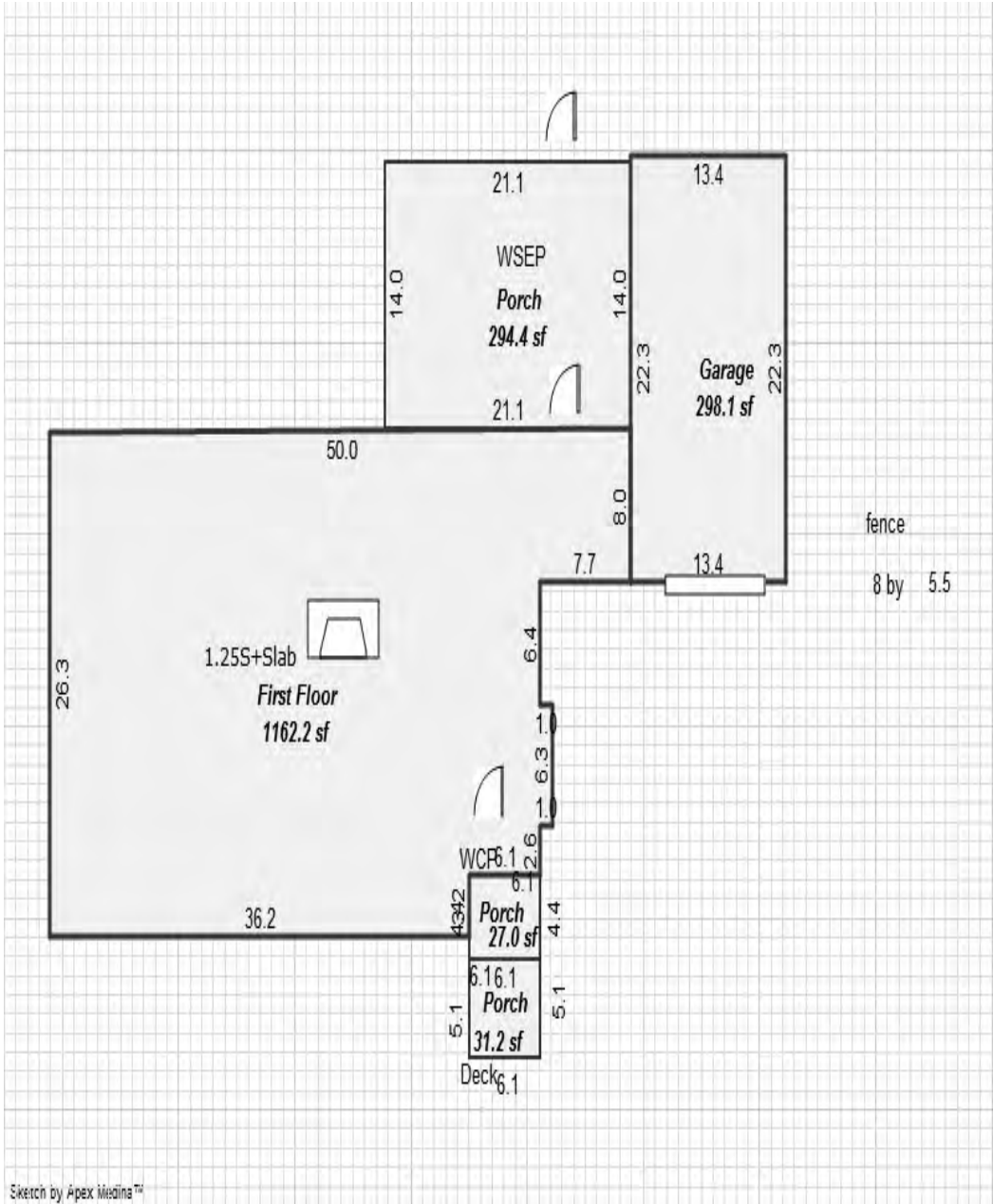


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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: 1955 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: 286 % 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								27 294 31	CCP (1 Story) WSEP (1 Story) Treated Wood			
Building Style: 1.25 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration											
Yr Built 1955	Remodeled 2008	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 1st Floor 2nd Floor 3 Bedrooms	(5) Floors				Kitchen: Other: Carpeted Other: Ceramic Tile			100	Amps Service							
(1) Exterior		No./Qual. of Fixtures				No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls C		Blt 1955			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex. X Ord. Min				Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts Ground Area = 1074 SF Floor Area = 1342 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas					
X	Insulation	(13) Plumbing				(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1.25 Story Siding Slab 1,074 Total: 165,139 107,340								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0				Lump Sum Items:			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 1 Story			8 312 203 1 1,518 987 1 5,002 3,251 1 5,973 3,882 27 930 604 294 13,836 8,993 31 1,415 920					
X	Many Avg. X Few	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			Exterior Stone Veneer Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 1 Story			8 312 203 1 1,518 987 1 5,002 3,251 1 5,973 3,882 27 930 604 294 13,836 8,993 31 1,415 920					
X	Gable Hip Flat	Gambrel Mansard Shed				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Stone Veneer Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 1 Story			8 312 203 1 1,518 987 1 5,002 3,251 1 5,973 3,882 27 930 604 294 13,836 8,993 31 1,415 920					
X	Asphalt Shingle	(9) Basement Finish				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Stone Veneer Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 1 Story			8 312 203 1 1,518 987 1 5,002 3,251 1 5,973 3,882 27 930 604 294 13,836 8,993 31 1,415 920					
Chimney: Brick		(10) Floor Support				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Stone Veneer Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 1 Story			8 312 203 1 1,518 987 1 5,002 3,251 1 5,973 3,882 27 930 604 294 13,836 8,993 31 1,415 920					
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Stone Veneer Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 1 Story			8 312 203 1 1,518 987 1 5,002 3,251 1 5,973 3,882 27 930 604 294 13,836 8,993 31 1,415 920					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH SUZANNE H	CAREY SHERYL S	0	11/16/2023	OTH	07-DEATH CERTIFICATE	L1344P705	PROPERTY TRANSFER	0.0
SMITH SUZANNE H	CAREY SHERYL S	0	10/30/2018	QC	09-FAMILY	1344P705	PROPERTY TRANSFER	0.0
SMITH MYRON E & SUZANNE H	SMITH SUZANNE H	0	09/06/2014	WD	03-ARM'S LENGTH	1208P753	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7044 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/13/2005	PM05-0294	
	P.R.E. 0%		WELL/SEPTIC	07/09/1990	1990-124	100% FINIS
Owner's Name/Address	MAP #: 28					
	2024 Est TCV 3,621,365 TCV/TFA: 854.90					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
				* Factors *							
LOT 18 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LK MI "A"	18000	100.00	700.00	0.9898	1.0989	18000 100	1,957,963
				100 Actual Front Feet, 1.61 Total Acres Total Est. Land Value = 1,957,963							

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

Topography of Site	X	Residential Local Cost Land Improvements			
		Description	Rate	Size	% Good
	X	D/W/P: Asphalt Paving	4.05	1500	0
	X	LAND IMPROVEMENTS 5 5,000.00 1 100 5,000			
	X	Total Estimated Land Improvements True Cash Value = 5,000			

Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2024	979,000	831,700	1,810,700			686,372C
Low	X	2023	870,200	626,000	1,496,200			653,688C
High	X	2022	774,400	539,100	1,313,500			622,560C
Landscaped	X	2021	844,200	565,600	1,409,800			602,672C
Swamp	X							
Wooded	X							
Pond	X							
Waterfront	X							
Ravine	X							
Wetland	X							
Flood Plain	X							



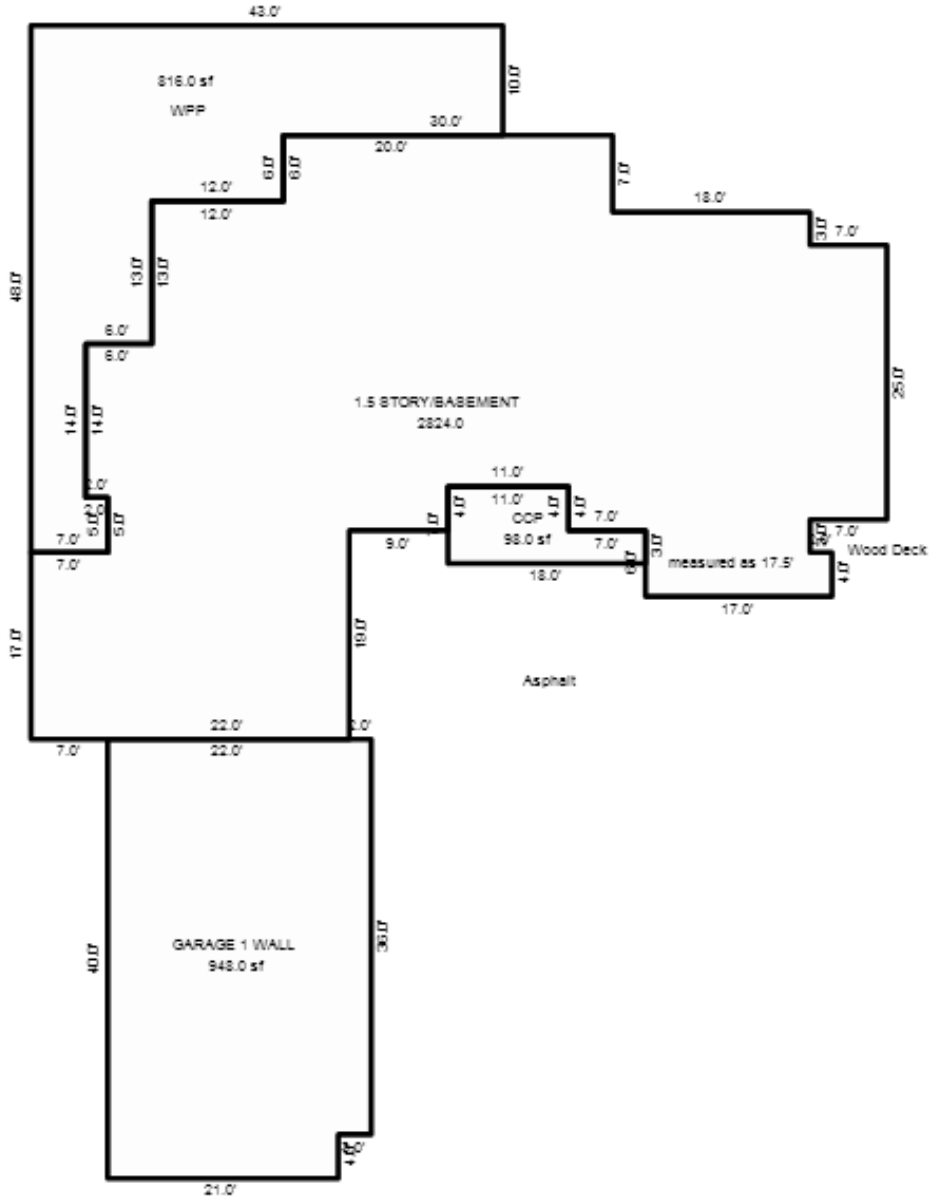
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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	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 98 816 100	Type CCP (1 Story) WPP Treated Wood	Year Built: 1990 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: 948 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Oven Microwave Standard Range Self Clean Range Sauna		Class: B Effec. Age: 30 Floor Area: 4,236 Total Base New : 911,210 Total Depr Cost: 637,847 Estimated T.C.V: 1,658,402			Bsmnt Garage: Carport Area: Roof:																		
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G			1	Trash Compactor Central Vacuum Security System																						
Yr Built 1990		Remodeled 0		X	Ex	Ord	Min																									
Condition: Average				Size of Closets																												
Room List		X	Lg	Ord		Small																										
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		X	Ex	Ord	H.C.																									
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other: Carpeted		(12) Electric																												
Wood/Shingle Aluminum/Vinyl Brick				200 Amps Service																												
X	Brick/Siding			No./Qual. of Fixtures																												
X	Insulation			Ex.	X	Ord.	Min																									
(2) Windows				No. of Elec. Outlets																												
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few																									
X	Wood Sash Metal Sash Vinyl Sash			(13) Plumbing																												
X	Double Hung			1	Average Fixture(s)																											
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		4	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
(3) Roof				(14) Water/Sewer																												
X	Gable Hip Flat	X	Gambrel Mansard Shed	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle			(9) Basement Finish																												
Chimney: Block				Lump Sum Items:																												
				(10) Floor Support																												
				Joists: 2X12X16 Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2824 SF Floor Area = 4236 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>2,824</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>736,201</td> <td>515,342</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Brick Veneer 160 3,666 2,566 Basement, Outside Entrance, Below Grade 1 4,378 3,065 Plumbing Average Fixture(s) 3 Fixture Bath 3 32,247 22,573 Water/Sewer 2000 Gal Septic 1 12,259 8,581 Water Well, 100 Feet 1 6,732 4,712 Porches CCP (1 Story) 98 4,023 2,816 WPP 816 19,543 13,680 Deck Treated Wood 100 2,913 2,039 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 948 65,279 45,695 Common Wall: 1 Wall 1 -3,749 -2,624 Door Opener 2 1,574 1,102 Built-Ins Appliance Allow. 1 7,043 4,930 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	2,824			Total:				736,201	515,342
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.5 Story	Siding	Basement	2,824																													
Total:				736,201	515,342																											

\*\*\* 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.
GARDNER LEE M & JUDITH A	GLEN ARBOR FAMILY PROPERT	1	04/21/2011	WD	03-ARM'S LENGTH	1085-973	PROPERTY TRANSFER	0.0
MITTENDORF	GARDNER LLC	475,000	06/28/1996	WD	03-ARM'S LENGTH	425:834	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7040 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/21/2021	PM21-0312	100% FINIS
	P.R.E. 0%		Electrical	10/06/2006	PE06-0601	100% FINIS
Owner's Name/Address	MAP #: 28		Mechanical	10/02/2006	PM06-0567	100% FINIS
GLEN ARBOR FAMILY PROPERTY LLC 325 SUFFIELD BIRMINGHAM MI 48009	2024 Est TCY 5,280,527 TCY/TFA: 833.81		Mechanical	07/20/2006	PM06-0402	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
			* Factors *							
L425 P834 L457 P725/97 LOT 19 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						LK MI "A"	18000	100.00	680.00	0.9898
			100 Actual Front Feet, 1.56 Total Acres Total Est. Land Value =							1,943,825

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: Flagstone/Sand	34.57	1618 0	0	
		Sewer	D/W/P: Flagstone/Sand	34.57	240 0	0	
	X	Electric	Total Estimated Land Improvements True Cash Value =				0
	X	Gas					0
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Rolling	Low	High	X	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	971,900	1,668,400	2,640,300			700,155C



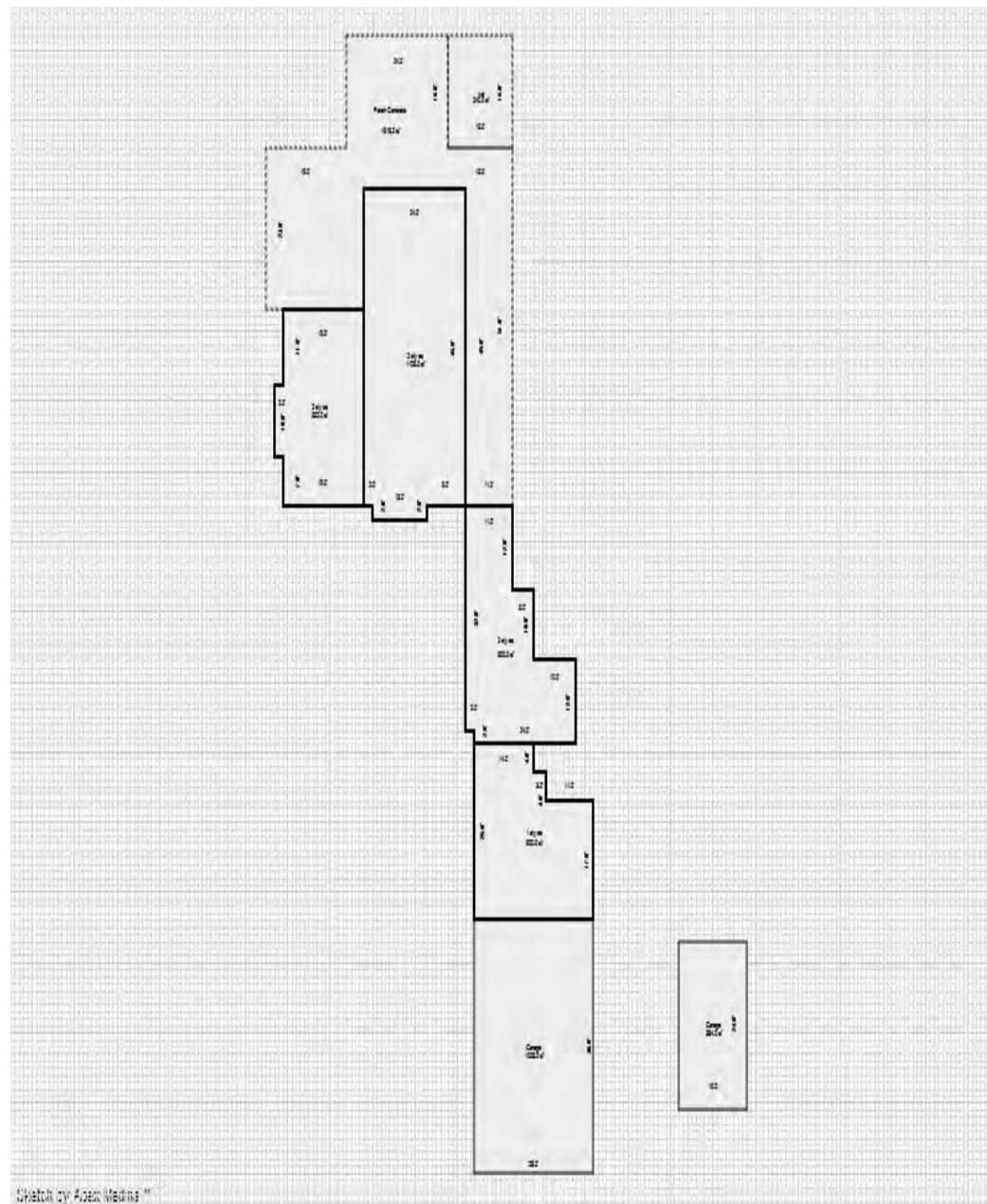
Who	When	What	2024	2023	2022	2021
TPC	03/15/2012	INSPECTED	971,900	863,900	767,700	838,100
WAS	11/11/2007	INSPECTED	1,668,400	1,254,600	1,079,800	1,123,400
			2,640,300	2,118,500	1,847,500	1,961,500
					635,062C	614,775C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																											
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G																																																			
Building Style: 2 STORY		Trim & Decoration		Size of Closets						Class: A Effec. Age: 25 Floor Area: 6,333 Total Base New : 1,711,137 Total Depr Cost: 1,283,347 Estimated T.C.V: 3,336,702		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:																																											
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min																																																			
Condition: Average		Lg		X	Ord		Small																																																		
Room List		Doors			Solid	X	H.C.	Central Air Wood Furnace																																																	
1 Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric																																																		
(1) Exterior							0 Amps Service																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			X Ex.																																																		
	Insulation			No. of Elec. Outlets			Many																																																		
(2) Windows		(7) Excavation		X Ave.			Few																																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1119 S.F. Crawl: 1805 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing																																																		
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																							
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1997 (11) Heating System: Forced Heat & Cool Ground Area = 2924 SF Floor Area = 6333 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>1,119</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>638</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>644</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>523</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>1008</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>1,490,593</td> <td>1,117,942</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 204 12,032 9,024 Plumbing Average Fixture(s) 1 4,215 3,161 3 Fixture Bath 2 26,556 19,917 2 Fixture Bath 2 17,704 13,278 Water/Sewer 1000 Gal Septic 1 6,920 5,190 Water Well, 100 Feet 1 7,146 5,359 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 1008 85,569 64,177 Common Wall: 1 Wall 1 -3,921 -2,941 Door Opener 2 1,770 1,327 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 384 19,457 14,593 Door Opener 1 562 421 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	1,119			2 Story	Siding	Crawl Space	638			2 Story	Siding	Crawl Space	644			1 Story	Siding	Crawl Space	523			1 Story	Siding	Overhang	1008			Total:				1,490,593	1,117,942
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																				
2 Story	Siding	Basement	1,119																																																						
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1 Story	Siding	Crawl Space	523																																																						
1 Story	Siding	Overhang	1008																																																						
Total:				1,490,593	1,117,942																																																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUHLER MICHAEL H TRUST	RINGLEVER BRENDAN E & KIM	115,000	06/02/2020	WD	03-ARM'S LENGTH	2020003355	PROPERTY TRANSFER	100.0
BUHLER H MICHAEL TRUST	BUHLER H MICHAEL TRUST	0	06/30/2018	AFF	07-DEATH CERTIFICATE	2020001180	OTHER	0.0
WARD TIMOTHY R & LIIOI WA	BUHLER MICHAEL H TRUST	197,000	08/14/2015	WD	03-ARM'S LENGTH	1237P331	PROPERTY TRANSFER	100.0
POLLEY KIMBERLY A	WARD TIMOTHY R & LIIOI-WA	226,000	02/18/2005	WD	03-ARM'S LENGTH	843:830	OTHER	100.0

Property Address: W ARBOR PINES DR  
 Class: RESIDENTIAL-VACAN Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 28

Owner's Name/Address: RINGLEVER BRENDAN E & KIMBERLY A  
 540 WILDWOOD DR  
 EAST LANSING MI 48823

2024 Est TCV 193,354

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

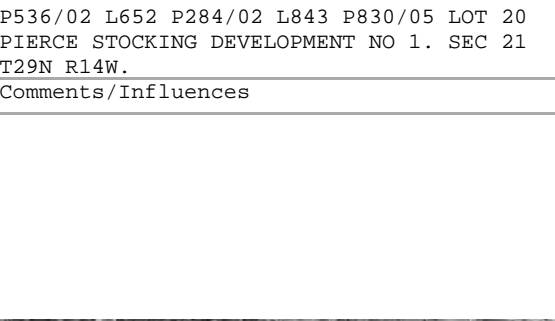
Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

B 100' @ 2000/ 100.00 380.00 1.0000 0.9668 2000 100 193,354  
 100 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 193,354

Tax Description: L283 P924 L343 P485 L357 P839/93 L650  
 P536/02 L652 P284/02 L843 P830/05 LOT 20  
 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21  
 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	96,700	0	96,700			60,637C
2023	77,300	0	77,300			57,750C
2022	55,000	0	55,000			55,000S
2021	55,000	0	55,000			55,000S

Who When What

TPC 09/19/2018 INSPECTED

TPC 05/04/2016 INSPECTED

TPC 08/19/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACADDINO GARY J & COLLEE	MACADDINO GARY J & COLLEE	0	02/07/2012	QC	09-FAMILY	1112P216	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7440 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/14/2015	PB15-0397	100% FINIS
	P.R.E. 100% 05/10/1994		Res. Porch/Deck	06/08/2004	PB04-0251	
Owner's Name/Address	MAP #: 28		PLUMBING	10/28/2002	PP02-0388	
MACADDINO GARY J & COLLEEN T TRUST PO BOX 282 GLEN ARBOR MI 49636	2024 Est TCV 623,876 TCV/TFA: 371.35		ELECTRICAL	10/28/2002	PE02-0696	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L1112P216 L256 P485/85 L299 P666/89 LOT 21 PIERCE STOCKING DEV NO 1. SEC 21 T29N R14W.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 100' @ 2000/	100.00	281.43	1.0000	0.8969	2000	100	179,370
			100 Actual Front Feet, 0.65 Total Acres						Total Est. Land Value =	179,370

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

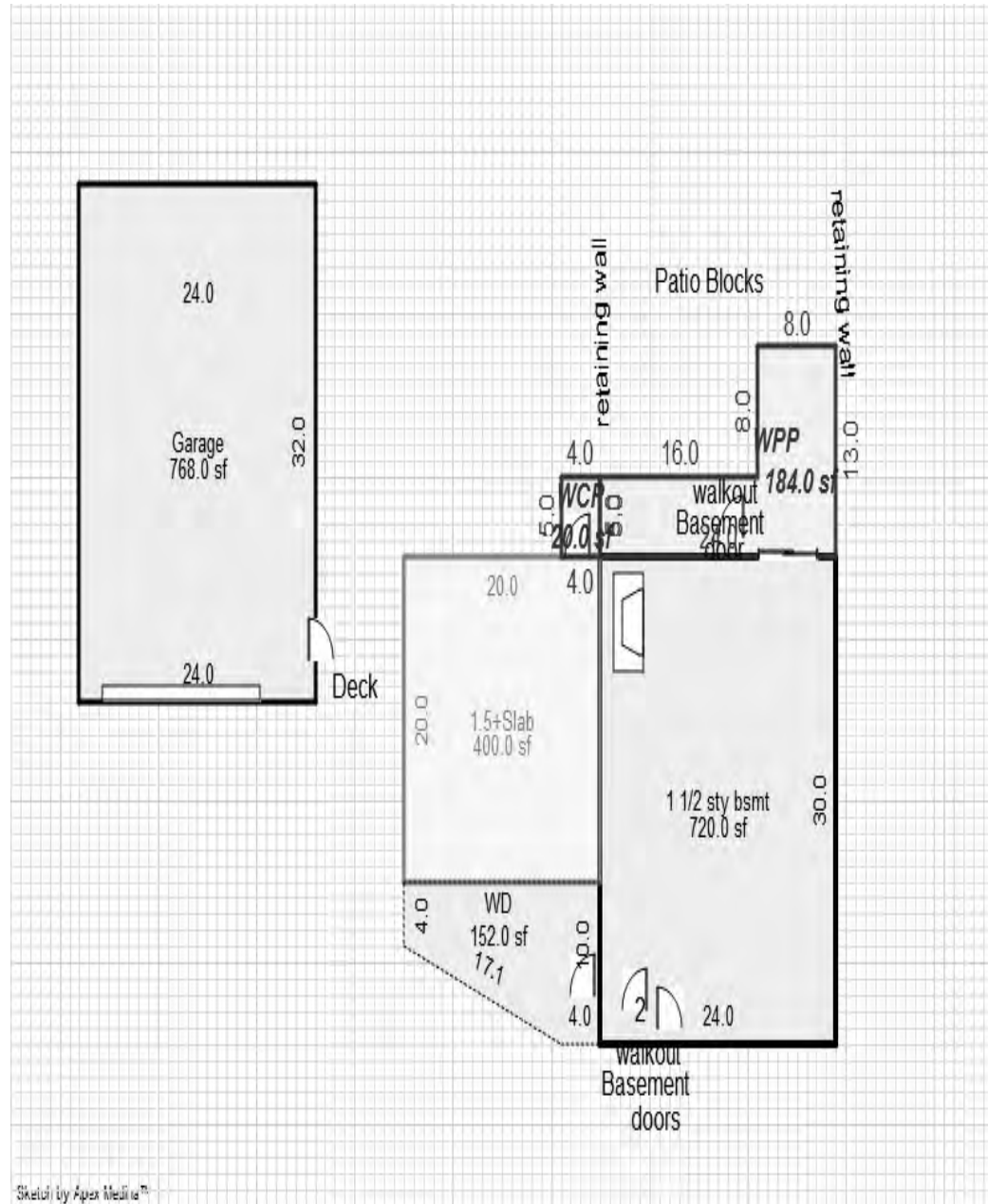
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	89,700	222,200	311,900			143,796C
	X	Low	2023	71,700	207,100	278,800			136,949C
		High	2022	55,000	182,000	237,000			130,428C
		Landscaped	2021	55,000	162,300	217,300			126,262C
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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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.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
KAUSLER FAMILY SLEEPING BEAR LTD PARTNERSHIP 6311 PENINSULA DR TRAVERSE CITY MI 49686		MAP #: 28		2024 Est TCV 182,265								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L253 P153 L436 P411/96 LOT 22 PIERCE STOCKING DEV NO 1. SEC 21 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		B 100' @ 2000/		100.00	300.04	1.0000	0.9113	2000	100	182,265
		Paved Road		100 Actual Front Feet, 0.69 Total Acres		Total Est. Land Value =						182,265
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	91,100	0	91,100		30,652C		
		TPC 08/19/2015 INSPECTED			2023	72,900	0	72,900		29,193C		
		WAS 01/08/2009 INSPECTED			2022	55,000	0	55,000		27,803C		
		TPC 12/11/2011 INSPECTED			2021	55,000	0	55,000		26,915C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIGOTTI STEPHEN L &	RIGOTTI & DOW FAMILY TRUS	0	01/03/2020	QC	03-ARM'S LENGTH	2020000085	PROPERTY TRANSFER	0.0
DELLER CAROL J TRUST	RIGOTTI ELIZABETH D & STE	150,000	06/25/2014	WD	03-ARM'S LENGTH	1201P827	PROPERTY TRANSFER	100.0
DELLER CAROL J TRUST		0	09/14/2010	QC	03-ARM'S LENGTH	2010 1062-584	DEED	0.0
DELLER CAROL J TRUST		0	08/31/2010	QC	03-ARM'S LENGTH	2010 1060-493	DEED	0.0

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

Owner's Name/Address	MAP #: 28					
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RIGOTTI & DOW FAMILY TRUST 5608 FRANK PLACE CLAYTON CA 94517-1056	2024 Est TCV 182,259					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000	100	182,259
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100 Actual Front Feet, 0.69 Total Acres	Total Est. Land Value =						182,259
---	-------------------------	--	--	--	--	--	---------

Tax Description	Dirt Road						
-----------------	-----------	--	--	--	--	--	--

L271 P347/87 LOT 23 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.	Gravel Road						
---	-------------	--	--	--	--	--	--

Comments/Influences	Paved Road						
---------------------	------------	--	--	--	--	--	--

	Storm Sewer						
--	-------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	91,100	0	91,100			60,637C
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2023	72,900	0	72,900			57,750C
------	--------	---	--------	--	--	---------

2022	55,000	0	55,000			55,000S
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2021	55,000	0	55,000			55,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIGOTTI STEPHEN L &	RIGOTTI & DOW FAMILY TRUS	0	01/03/2020	QC	03-ARM'S LENGTH	2020000086	PROPERTY TRANSFER	0.0

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

7381 W ARBOR PINES DR      School: GLEN LAKE COMMUNITY SCH DIST      Mechanical      02/28/2011      PM11-0063     

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

RIGOTTI & DOW FAMILY TRUST      MAP #: 28     

5608 FRANK PL      2024 Est TCV 406,435 TCV/TFA: 364.52     

CLAYTON CA 94517-1056      X Improved      Vacant      Land Value Estimates for Land Table 4120.4120 RESI

Tax Description      Public Improvements      \* Factors \*

L228 P622/82 LOT 24 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.      X      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

Comments/Influences      X      100 Actual Front Feet, 0.69 Total Acres      Total Est. Land Value =      182,259



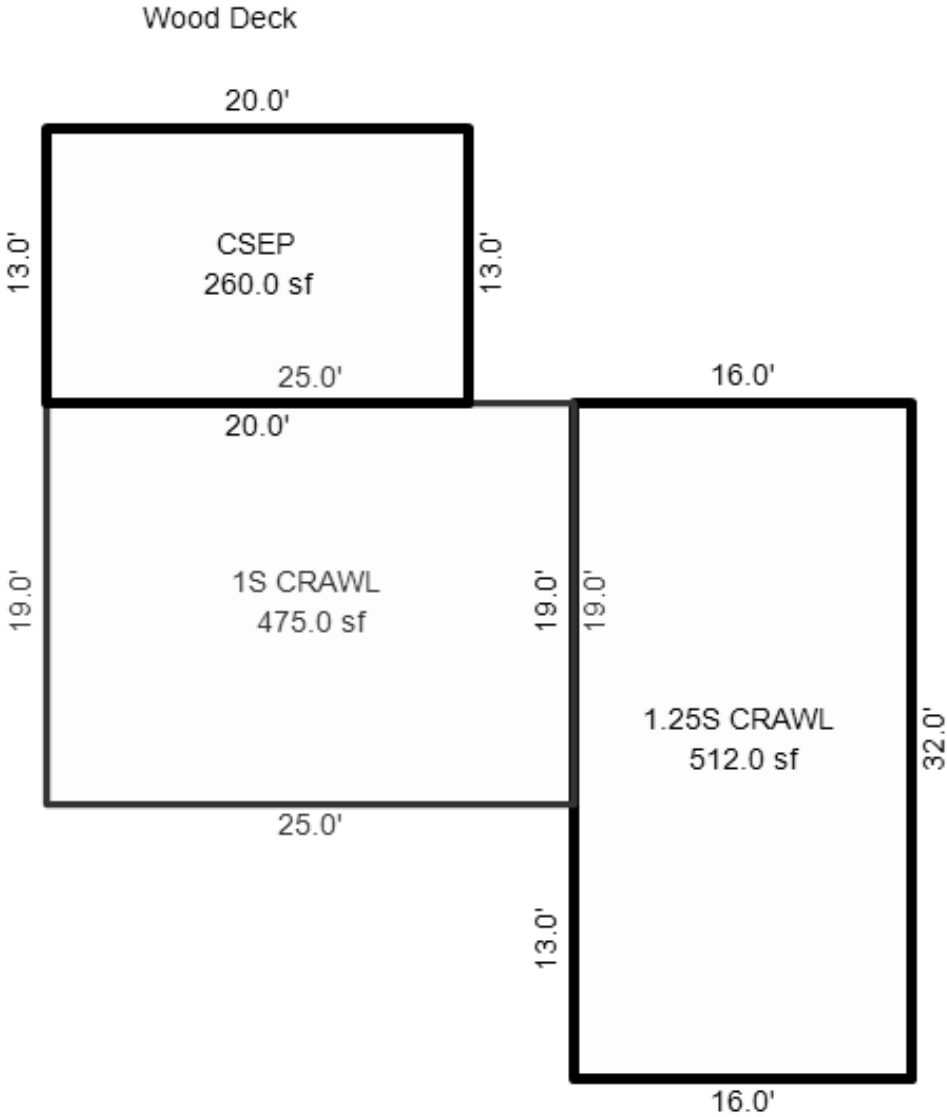
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	91,100	112,100	203,200			89,040C
			2023	72,900	104,400	177,300			84,800C
			2022	55,000	91,700	146,700			80,762C
			2021	55,000	81,700	136,700			78,182C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 260	Type WSEP (1 Story) 160 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,115 Total Base New : 200,309 Total Depr Cost: 130,204 Estimated T.C.V: 221,347		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10 Blt 1920				
Yr Built 1920	Remodeled 1984	Ex	X	Ord	Min	Size of Closets			100 Amps Service		Ground Area = 987 SF Floor Area = 1115 SF.						
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas						
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Crawl Space 512						
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:			100 Amps Service			1 Story Siding Crawl Space 475		Total: 161,730		105,128				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Average Fixture(s)		1 1,518		987			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Tile	No. of Elec. Outlets		Plumbing			1000 Gal Septic		1 5,002		3,251				
X	Insulation	(7) Excavation		Many X Ave. Few			Water/Sewer			1000 Gal Septic		1 5,973		3,882			
(2) Windows		Basement: 0 S.F. Crawl: 987 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Porches			Water Well, 100 Feet		1 12,727		8,273			
X	Many Avg. X Few	Large Avg. X Small		(14) Water/Sewer			Decks			WSEP (1 Story)		1 2,845		1,849			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Public Water			Fireplaces			Interior 2 Story		1 6,836		4,443			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Sewer			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:		200,309		130,204		221,347	
(3) Roof		(9) Basement Finish		Water Well			Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed		1000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic													
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON ROBERT M & SUSAN	HUGHES SARA M & FRAIKIN J	415,000	11/13/2020	WD	03-ARM'S LENGTH	2020007823	PROPERTY TRANSFER	100.0
KUK	JOHNSON	148,500	12/03/1994	WD	03-ARM'S LENGTH	397:267	OTHER	0.0
SODERHOLM JOHN C & KAREN	KUK STANLEY J & LORRAINE	94,000	05/04/1990	WD	03-ARM'S LENGTH	310:580	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7345 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/28/2022	PE22-0061	100% FINIS
	P.R.E. 0%		WELL/SEPTIC	06/17/1979	1979-4401	100% FINIS
Owner's Name/Address	MAP #: 28					
HUGHES SARA M & FRAIKIN JEAN-LUC 22 HARVARD PLACE ANN ARBOR MI 48104	2024 Est TCV 445,158 TCV/TFA: 360.16					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
				* Factors *							
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				Dirt Road		B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000
L253 P142 L310 P580 L397 P267/94 LOT 25 PIERCE STOCKING DEV NO 1. SEC 21 T29N R14W.	X	Paved Road		100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =	182,259

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value	
					Wood Frame
Residential Local Cost Land Improvements					
Description	Rate	Size % Good	Cash Value		
X Gas	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
X Curb	Total Estimated Land Improvements True Cash Value =			3,397	

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	91,100	131,500	222,600
	TPC 02/28/2022	INSPECTED	2023	72,900	122,400	195,300			163,564C												
	TPC 09/30/2020	INSPECTED	2022	55,000	107,500	162,500			155,776C												
	TPC 08/19/2015	INSPECTED	2021	55,000	95,800	150,800			150,800S												

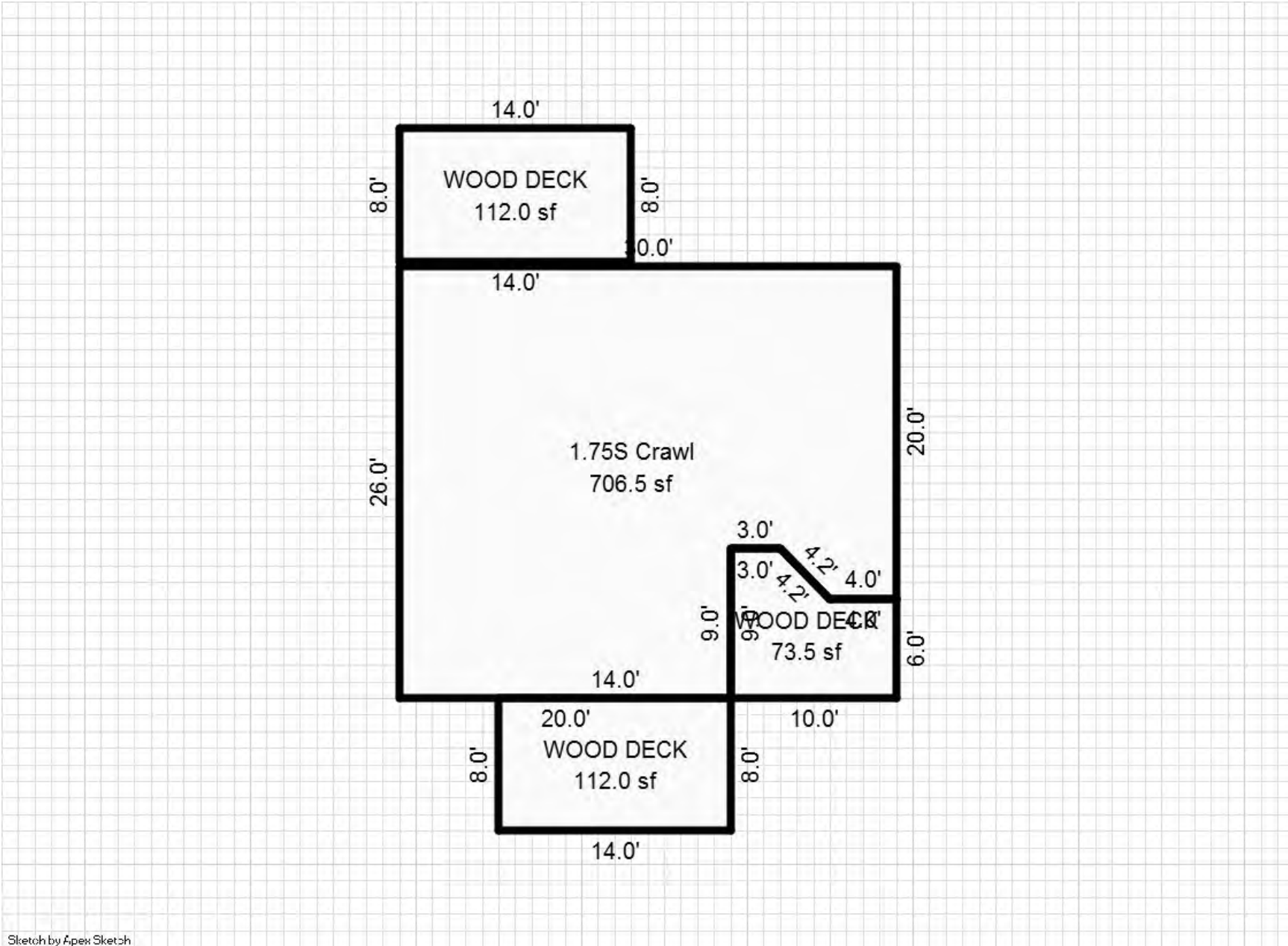


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other 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 112 73 112	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,236 Total Base New : 218,069 Total Depr Cost: 152,648 Estimated T.C.V: 259,502		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:																											
Building Style: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord Small		Condition: Average		Condition: Average																										
Yr Built 1979	Remodeled 0	Ex	X Ord	Min		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls BC		Blt 1979																												
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts		Ground Area = 706 SF		Floor Area = 1236 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			100 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X Ave.		Few		(13) Plumbing		1 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		1.75 Story		Siding		Crawl Space		706		Total:		180,267		126,187											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 706 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan				
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water		Public Sewer		1 Water Well		1 1000 Gal Septic		1 2000 Gal Septic		Lump Sum Items:																		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			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	(9) Basement Finish		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																								
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																								
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																								
Chimney: Metal																																									
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:																																									

\*\*\* 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.
HAGAN GEORGE A ESTATE	KAUSLER FAMILY SLEEPING	75,000	06/29/1998	WD	03-ARM'S LENGTH	479:914	OTHER	0.0
STEPHENSON	HAGAN	30,000	02/01/1992	LC	16-LC PAYOFF	335:247	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KAUSLER FAMILY SLEEPING BEAR LIMITED PARTNERSHIP 6311 PENINSULA DR TRAVERSE CITY MI 49686	MAP #: 28					
	2024 Est TCV 182,259					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L335 P247-249 L380 P975 DC L478 P73/98 L479 P914/98 LOT 26 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.	X			* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000	100	182,259
				100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 182,259							

Public Improvements	* Factors *						
Dirt Road							
Gravel Road							
Paved Road	X						
Storm Sewer							
Sidewalk							
Water							
Sewer							
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
2024	91,100	0	91,100			58,728C
2023	72,900	0	72,900			55,932C
2022	55,000	0	55,000			53,269C
2021	55,000	0	55,000			51,568C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DRAGT DIRK H & SUSAN M	DRAGT FAMILY TRUST	0	03/18/2022	WD	09-FAMILY	2022003380	PROPERTY TRANSFER	0.0			
DRAGT DIRK H & SUSAN M	DRAGT DIRK POA	0	06/23/2010	OTH	33-TO BE DETERMINED	2010 1053-130P	DEED	0.0			
DRAGT FAMILY TRUST	DRAGT DIRK H & SUSAN M	0	06/23/2010	QC	09-FAMILY	1053-132QC	DEED	0.0			
DRAGT FAMILY TRUST	DRAGT DIRK H & SUSAN M	0	04/25/2006	WD	09-FAMILY	905:7	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7303 W ARBOR PINES DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		03/08/2023	PM23-0221	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		01/23/2023	PM23-0074	100% FINIS			
DRAGT FAMILY TRUST DRAGT DIRK H & SUSAN M TRUSTEES 2344 MIDVALE TERRACE KALAMAZOO MI 49008		MAP #: 28		Plumbing		01/23/2023	PP23-0018	100% FINIS			
		2024 Est TCV 1,209,155 TCV/TFA: 366.19		Res. Single Family Dwellin		10/31/2022	PB22-0495	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L327 P16 L341 P233/92 L645 P176/02 L819 P212 L819 P213/04 L886 P686/05 LOT 27 PIERCE STOCKING DEVELOPMENT NO 1 SEC 21 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		B 100' @ 2000/ 100.00 300.00 1.0000 0.9113 2000 100 182,259							
		Paved Road		100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 182,259							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	44.81	70	50	1,568			
		Sewer		Wood Frame	51.66	20	50	516			
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVEMENTS 15 1,500.00 1 100 1,500							
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,584							
		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	91,100	513,500	604,600			543,068C
		TPC 11/14/2023 INSPECTED			2023	72,900	109,800	182,700			140,732C
		TPC 06/21/2023 INSPECTED			2022	55,000	114,000	169,000			128,574C
		TPC 12/09/2022 INSPECTED			2021	55,000	101,600	156,600			124,467C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 2 Direct-Vented Ga	Area 525 35 99 33	Type WCP (2 Story) WPP WCP (1 Story) Treated Wood	Year Built: 2023 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 584 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			2			Class: BC Effec. Age: 1 Floor Area: 3,302 Total Base New : 608,027 Total Depr Cost: 601,948 Estimated T.C.V: 1,023,312		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 608,027 Total Depr Cost: 601,948 Estimated T.C.V: 1,023,312		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC		Blt 2023		
Condition: Average		Lg	Ord	Small	0 Amps Service			(11) Heating System: Forced Heat & Cool							
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Ground Area = 1333 SF Floor Area = 3302 SF.							
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99								
(1) Exterior		Kitchen: Other: Other:		0			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		Many Ave. Few			2 Story Siding Crawl Space 1,284								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1333 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Water/Sewer 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 49 1 Story Siding Overhang 101 1 Story Siding Overhang 584			Total: 470,645 465,940					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Other Additions/Adjustments								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 1 2,234 2,212 3 Fixture Bath 3 21,076 20,865 2 Fixture Bath 1 4,707 4,660 Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 150 Feet 1 9,494 9,399			Porches					
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Porches								
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			WCP (2 Story) 525 28,581 28,295 WPP 35 2,067 2,046 WCP (1 Story) 99 6,215 6,153			Deck					
							Treated Wood 33 1,558 1,542			Garages					
							Class: BC Exterior: Siding Foundation: 42 Inch (Finished)								
							Base Cost 584 39,438 39,044								
							Common Wall: 1 Wall 1 -3,205 -3,173								
							Door Opener 1 703 696								
							<<<<< 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.
KASELNAK MICHAEL & TAYLOR	STIEMANN DEBORAH & TERREN	550,000	06/11/2015	WD	03-ARM'S LENGTH	1231P335	PROPERTY TRANSFER	100.0
KASELNAK MICHAEL & TAYLOR	KASELNAK M & TAYLOR M TRU	0	06/18/2010	WD	03-ARM'S LENGTH	1056P382	DEED	0.0
VANDERWERFF RODGER & MARI	KASELNAK MICHAEL & TAYLOR	600,000	05/19/2009	WD	03-ARM'S LENGTH	2009 1013/846W	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7300 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/30/2018	PM18-0555	100% FINIS
	P.R.E. 100% 05/31/2023		Electrical	08/07/2018	PE18-0440	100% FINIS
Owner's Name/Address	MAP #: 28		WELL/SEPTIC	11/03/2014	L14 - 243	100% FINIS
STIEMANN DEBORAH & TERRENCE J 889 REEDS HOLLOW DR SE GRAND RAPIDS MI 49546	2024 Est TCV 891,574 TCV/TFA: 253.72			04/18/2002	PM02-0230	

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors * AT SUBDIVISION ENTERANCE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C 100' @ 1400/	100.00	300.00	1.0000	0.9113	1400 100	127,581
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value = 127,581

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Solid, 6 ft.	31.76	382	0	0	
D/W/P: 4in Ren. Conc.	8.41	836	0	0	
D/W/P: 3.5 Concrete	6.77	111	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
Total Estimated Land Improvements True Cash Value = 2,500					



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	63,800	382,000	445,800			355,289C
X Rolling		2023	50,100	355,700	405,800			338,371C
X Low		2022	50,000	314,600	364,600			322,259C
X High		2021	50,000	280,400	330,400			311,965C
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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Who	When	What	2024	2023	2022	2021
TPC	12/27/2018	INSPECTED	63,800	50,100	50,000	50,000
TPC	05/04/2016	INSPECTED				
TPC	06/18/2015	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family 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 1 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 75 367 378	Type CCP (1 Story) WPP Treated Wood	Year Built: 2001 Car Capacity: 2 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: 701 % 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														
Building Style: 1.5 STORY																			
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min													
Condition: Average		Size of Closets																	
Room List		Doors		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors																	
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																	
X	Insulation	X	Drywall																
(2) Windows		(7) Excavation																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 2109 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																
(3) Roof		(9) Basement Finish																	
X	Gable Hip Flat		1500 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support																	
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:																	
				(12) Electric															
				200 Amps Service															
				No./Qual. of Fixtures															
X	Ex.		Ord.		Min														
				No. of Elec. Outlets															
				Many			X	Ave.		Few									
				(13) Plumbing															
				1 Average Fixture(s)															
				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															
				(14) Water/Sewer															
				Public Water															
				Public Sewer															
				1 Water Well															
				1 1000 Gal Septic															
				2000 Gal Septic															
				Lump Sum Items:															
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY										Cls		C		5		Blt		2001	
(11) Heating System: Forced Heat & Cool																			
Ground Area = 2109 SF Floor Area = 3514 SF.																			
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																			
Building Areas																			
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost									
1.5 Story		Siding		Basement		2,109													
1 Story		Siding		Overhang		351													
		Total:				437,152		349,741											
Other Additions/Adjustments																			
Recreation Room										1500		29,820		14,910					
Exterior																			
Stone Veneer										168		6,559		5,247					
Plumbing																			
Average Fixture(s)										1		1,518		1,214					
3 Fixture Bath										3		14,332		11,466					
2 Fixture Bath										1		3,197		2,558					
Water/Sewer																			
1000 Gal Septic										1		5,002		4,002					
Water Well, 100 Feet										1		5,973		4,778					
Porches																			
CCP (1 Story)										75		2,238		1,790					
WPP										367		6,353		5,082					
Deck																			
Treated Wood										378		6,468		5,174					
Garages																			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																			
Base Cost										701		35,415		28,332					
Common Wall: 1 Wall										1		-2,762		-2,210					
Door Opener										2		1,124		899					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITTLE	BLAIR	129,000	02/20/1997	WD	03-ARM'S LENGTH	439:543	OTHER	0.0
CLARK	LITTLE	92,000	08/04/1995	WD	03-ARM'S LENGTH	409:915	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7168 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Repair	02/07/2018	2018-9999	100% FINIS	
	P.R.E. 100% 03/14/2006					

Owner's Name/Address	MAP #: 28	2024 Est TCV 258,205 TCV/TFA: 199.23
BLAIR JOY A BLAIR DORIS K PO BOX 155 GLEN ARBOR MI 49636		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
L304 P464&465 L409 P915 L439 P543/97 LOT 29 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.			* Factors * AT SUBDIVISION ENTERANCE						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C 100' @ 1400/	85.00	300.00	1.0415	0.9113	1400 100	112,941
			85 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 112,941						

Public Improvements	Description	Rate	Size % Good	Cash Value
X Dirt Road	Residential Local Cost Land Improvements			
X Gravel Road	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
X Paved Road	Total Estimated Land Improvements True Cash Value =			1,500
X Storm Sewer				
X Sidewalk				
X Water				
X Sewer				
X Electric				
X Gas				
X Curb				
X Street Lights				
X Standard Utilities				
X Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	56,500	72,600	129,100			64,740C
X Rolling	2023	44,400	74,700	119,100			61,658C
X Low	2022	50,000	65,600	115,600			58,722C
X High	2021	50,000	58,500	108,500			56,847C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



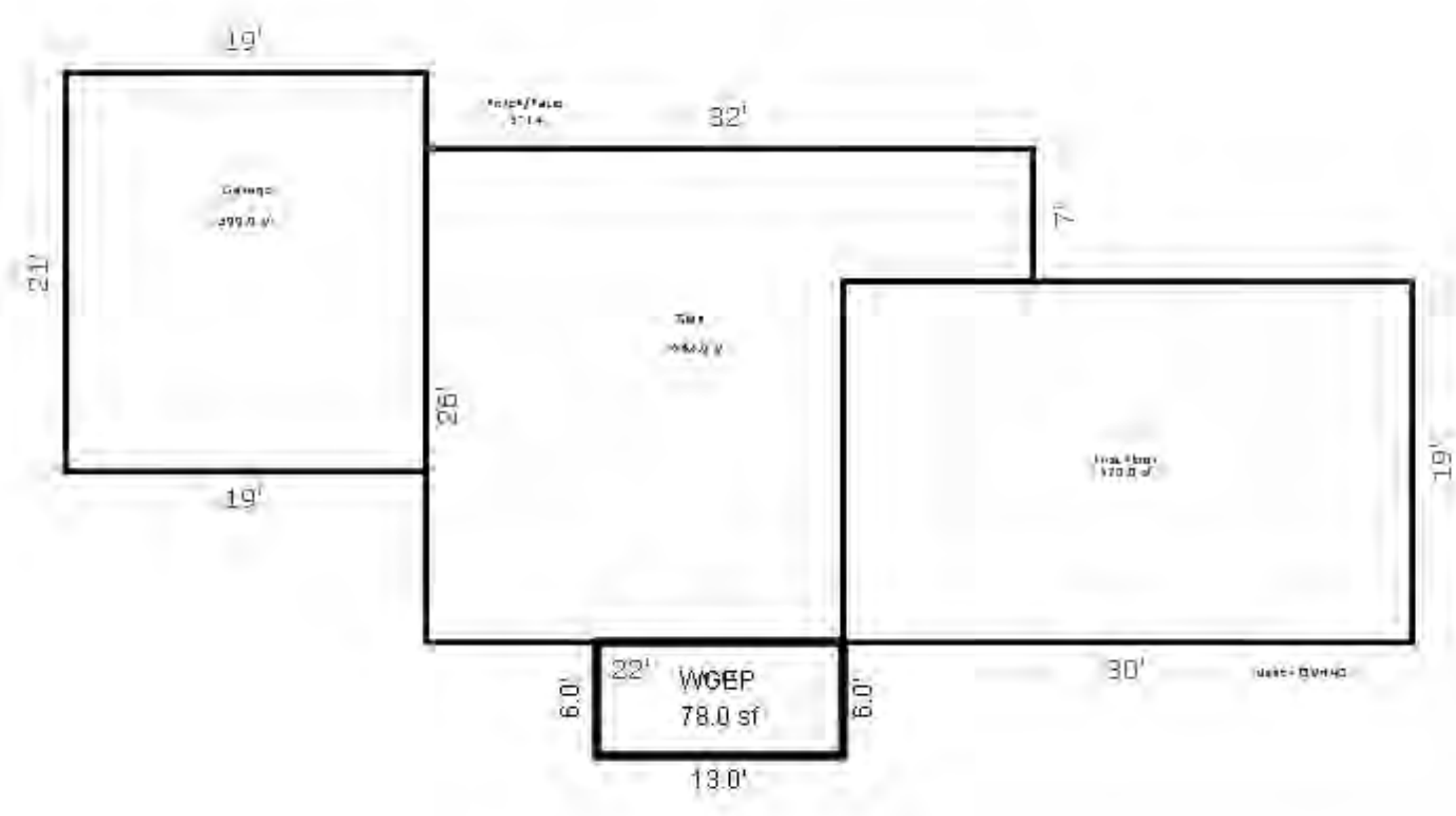
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1958 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 399 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							56 78	CPP WGEP (1 Story)		
Building Style: 1.25 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: D -10 Effec. Age: 45 Floor Area: 1,296 Total Base New : 153,751 Total Depr Cost: 84,567 Estimated T.C.V: 143,764		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1958	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls D-10 Blt 1958		
Condition: Poor		Lg	X Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Floor Area = 1296 SF.				
Room List		Doors	Solid	X H.C.	(12) Electric			Ground Area = 1152 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		Kitchen: Other: Hardwood Other: Carpeted			No./Qual. of Fixtures			1.25 Story Siding Slab 576			1 Story Siding Slab 576		Total: 117,921 64,861		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			X Ex. Ord. Min			Other Additions/Adjustments			Water/Sewer				
X	Insulation	X Tile			Many X Ave. Few			1000 Gal Septic			1 4,384 2,411				
(2) Windows		(7) Excavation			(13) Plumbing			Porches			1 5,662 3,114				
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WGEP (1 Story)			56 1,163 640				
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			Garages			78 7,068 3,887				
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 399 13,518 7,435				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Common Wall: 1 Wall			1 -1,896 -1,043				
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,685 927				
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:						Fireplaces			Interior 1 Story 1 4,246 2,335				
								Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:			Totals: 153,751 84,567		143,764		

\*\*\* 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.
COLOMBO CHARLES G & REYNA	COLOMBO CHARLES G TRUST	0	11/05/2020	WD	09-FAMILY	2021000326	PROPERTY TRANSFER	0.0
SMITH	COLOMBO	328,120	06/20/2001	WD	03-ARM'S LENGTH	589:402	PROPERTY TRANSFER	0.0
BUHLER	SMITH	200,000	02/24/1997	WD	03-ARM'S LENGTH	440:252	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7143 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/12/2019	PM19-0109	100% FINIS
	P.R.E. 0%		Plumbing	06/22/2017	PP17-0146	100% FINIS
Owner's Name/Address	MAP #: 28		Electrical	06/16/2017	PE17-0293	100% FINIS
COLOMBO CHARLES G TRUST 1935 OAKPOINTE ROCHESTER HILLS MI 48306	2024 Est TCV 781,683 TCV/TFA: 351.79		Mechanical	04/21/2017	PM17-0253	100% FINIS

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
L259 P520 L392 P866 L440 P252/97 L589 P402/01 LOT 30 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W. Comments/Influences	X	Dirt Road		B 100' @ 2000/	86.00	306.00	1.0384	0.9158	2000	100	163,573
		Gravel Road		86 Actual Front Feet, 0.60 Total Acres						Total Est. Land Value =	163,573

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
		Water		Fencing: Wd, Solid, 6 ft.	36.49	250	50	4,561	
		Sewer		D/W/P: Asphalt Paving	3.71	1360	0	0	
	X	Electric		Wood Frame	38.86	96	50	1,865	
		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 =				11,426	
		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	81,800	309,000	390,800			233,661C
2023	65,400	287,900	353,300			222,535C
2022	47,300	252,900	300,200			211,939C
2021	47,300	225,500	272,800			205,169C

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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 Type	Year Built: 1986 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: 557 % 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 1986		Trim & Decoration	X	Ex		Ord		Min																																																																																																											
	Remodeled 2017		Size of Closets		Lg	X	Ord		Small																																																																																																											
	Condition: Average		Doors		Solid	X	H.C.																																																																																																													
	Room List		(5) Floors		Kitchen: Other: Hardwood Other: Carpeted																																																																																																															
	Basement 1st Floor 2nd Floor 3 Bedrooms																																																																																																																			
	(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min																																																																																																											
X	Insulation		(7) Excavation		No. of Elec. Outlets																																																																																																															
	(2) Windows		Basement: 0 S.F. Crawl: 2222 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few																																																																																																											
X	Many Avg. Few	X	Large Avg. Small		(13) Plumbing																																																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement		Average Fixture(s)																																																																																																															
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath																																																																																																														
	(3) Roof		(9) Basement Finish		2	2 Fixture Bath																																																																																																														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																															
X	Asphalt Shingle		(10) Floor Support		Plumbing																																																																																																															
	Chimney: Metal		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Water/Sewer																																																																																																															
					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																															
					Lump Sum Items:																																																																																																															
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY  (11) Heating System: Forced Air w/ Ducts  Ground Area = 2222 SF Floor Area = 2222 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,222</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>349,652</td> <td>262,238</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,675</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>5,269</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,796</td> <td>4,347</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,421</td> <td>4,816</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>67</td> <td>4,968</td> <td>3,726</td> </tr> <tr> <td>WPP</td> <td>52</td> <td>2,716</td> <td>2,037</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>557</td> <td>38,138</td> <td>28,603</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,205</td> <td>-2,404</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>703</td> <td>527</td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Door Opener</td> <td>3</td> <td>2,108</td> <td>1,581</td> </tr> <tr> <td>Base Cost</td> <td>1064</td> <td>50,221</td> <td>37,666</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>3,066</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Prefab 1 Story</td> <td>1</td> <td>3,770</td> <td>2,827</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	Crawl Space	2,222			Total:				349,652	262,238	Plumbing	Average Fixture(s)	Cost	Depr.	Average Fixture(s)	1	2,234	1,675	3 Fixture Bath	1	7,025	5,269	Water/Sewer				1000 Gal Septic	1	5,796	4,347	Water Well, 100 Feet	1	6,421	4,816	Porches				WCP (1 Story)	67	4,968	3,726	WPP	52	2,716	2,037	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	557	38,138	28,603	Common Wall: 1 Wall	1	-3,205	-2,404	Door Opener	1	703	527	Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				Door Opener	3	2,108	1,581	Base Cost	1064	50,221	37,666	Built-Ins				Appliance Allow.	1	4,088	3,066	Fireplaces				Prefab 1 Story	1	3,770	2,827
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSENBERG WILLIAM G & PAM	ROSENBERG WILLIAM G & PAM	0	07/24/2009	QC	09-FAMILY	2009 1024-3QC	DEED	0.0
KOSER MARY ELLEN TRUST	ROSENBERG WILLIAM G & PAM	484,800	04/26/2007	WD	03-ARM'S LENGTH	939:19	PROPERTY TRANSFER	100.0
PHELPS	KOSER	50,000	04/02/1993	WD	03-ARM'S LENGTH	360:425	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7105 W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	07/16/2020	PP20-0180	100% FINIS
	P.R.E. 0%		Electrical	07/31/2007	PE07-0381	
Owner's Name/Address	MAP #: 28		Res. Add/Alter/Repair	06/12/2007	PB07-0198	100% FINIS
ROSENBERG WILLIAM G & PAMELA J TRTS 508 QUEENS FERRY RD CARY NC 27511	2024 Est TCV 825,206 TCV/TFA: 363.85		Mechanical	05/24/2007	PM07-0217	

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 100' @ 2000/	100.00	306.00	1.0000	0.9158	2000	100		183,163	
100 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	183,163	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good				Cash Value	
Dirt Road	8.38	460	0				0	
Gravel Road	3.71	570	0				0	
Paved Road	3.71	688	0				0	
Storm Sewer	19.40	83	0				0	
Sidewalk	3.52	375	50				660	
Water	37.95	100	50				1,897	
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 =							7,557
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	91,600	321,000	412,600			242,949C
Rolling		2023	73,300	299,100	372,400			231,380C
Low		2022	55,000	262,700	317,700			220,362C
High		2021	55,000	234,100	289,100			213,323C
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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Who	When	What	2024	2023	2022	2021
TPC	11/05/2020	INSPECTED				
TPC	08/19/2015	INSPECTED				
WAS	11/12/2007	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 44 WCP 30 WPP 493 WPP	Type (1 Story)	Year Built: 1993 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: 462 % 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													
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1798 SF Floor Area = 2268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Class: BC Effec. Age: 20 Floor Area: 2,268 Total Base New : 466,537 Total Depr Cost: 373,227 Estimated T.C.V: 634,486			E.C.F. X 1.700			Cls BC Blt 1993		
Yr Built 1993	Remodeled 1999	Ex	X Ord	Min	(12) Electric 150 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			Total: 388,656 310,924							
Condition: Average		Size of Closets Lg X Ord Small		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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 3,695 2,956								
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Porches WCP (1 Story) WPP WPP			Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 462 25,914 20,731 Common Wall: 1 Wall 1 -2,726 -2,181 Door Opener 1 703 562					
(1) Exterior		(6) Ceilings X Drywall		(9) Basement Finish			Porches WCP (1 Story) WPP WPP			Total: 44 3,670 2,936 30 1,833 1,466 493 10,935 8,748								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 1798 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			Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 462 25,914 20,731 Common Wall: 1 Wall 1 -2,726 -2,181 Door Opener 1 703 562											
X	Insulation	(2) Windows X Many Avg. Few X Large Avg. Small		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins Appliance Allow. 1 4,088 3,270								
(3) Roof X Gable Hip Flat X Asphalt Shingle		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																
Chimney: Metal																		

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<<<< 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.
COMER	DEVLIN	330,000	11/05/2001	WD	03-ARM'S LENGTH	610:365	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7088 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/07/2010	PE10-0124	
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	04/15/2010	PB10-0065	100% FINIS
DEVLIN JAMES L & BARBARA A 8195 SLATE STONE CIR PORTAGE MI 49024	MAP #: 28					
	2024 Est TCV 650,667 TCV/TFA: 394.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI										
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
L254 P934/85 L610 P365/01 LOT 32 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.	X		Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										

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

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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/19/2015	INSPECTED	2024	91,100	234,200	325,300			154,359C
TPC	11/10/2010	INSPECTED	2023	72,900	218,200	291,100			147,009C
WAS	11/11/2007	INSPECTED	2022	55,000	191,700	246,700			140,009C
			2021	55,000	170,900	225,900			135,537C

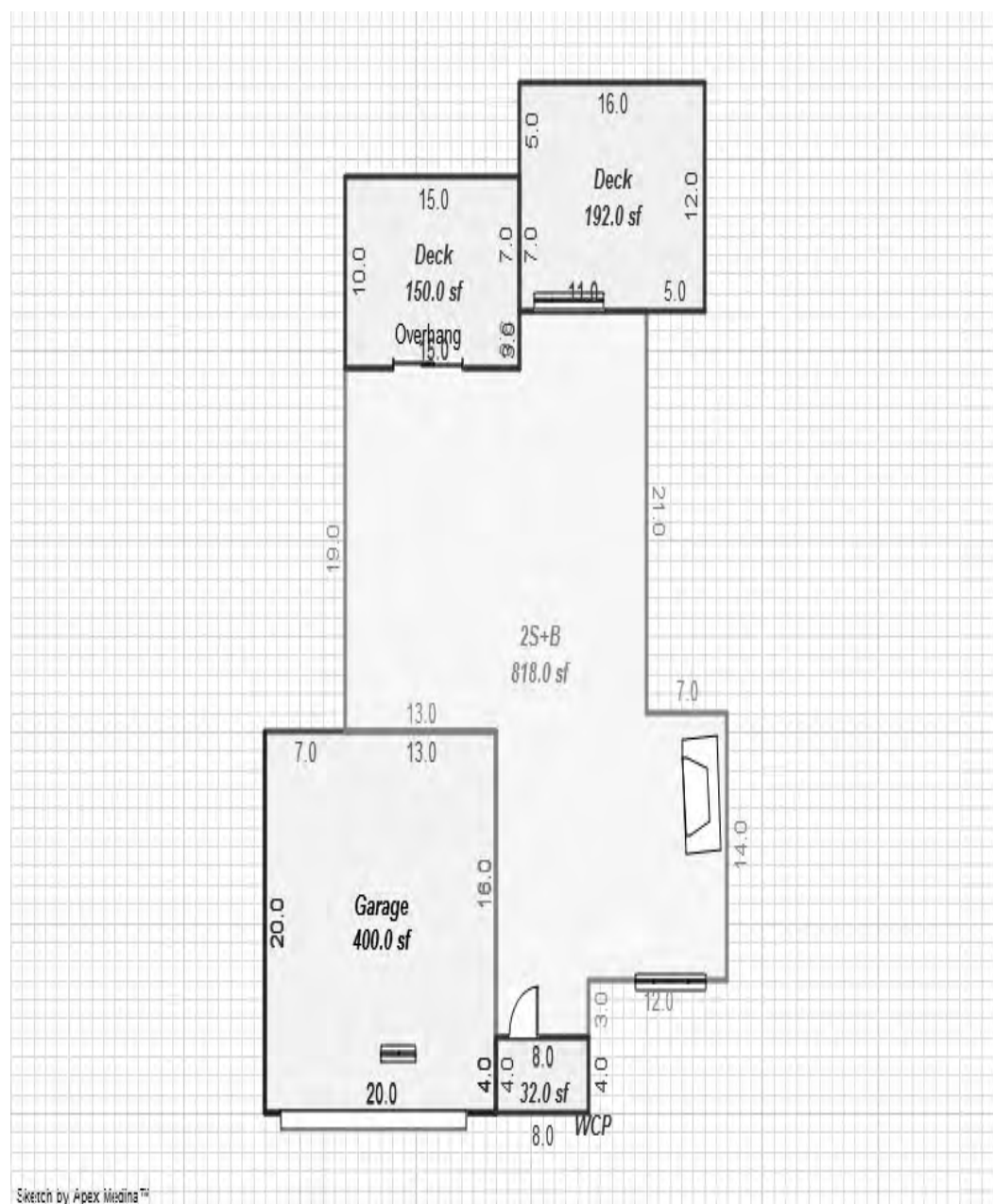
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 29 150 192	Type WCP (1 Story) WPP Treated Wood Treated Wood	Year Built: 1986 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 100 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 1,651 Total Base New : 340,742 Total Depr Cost: 272,593 Estimated T.C.V: 463,408		E.C.F. X 1.700		Bsmnt Garage:	
Building Style: 2 STORY		Trim & Decoration		Size of Closets			(12) Electric			Total Base New : 340,742 Total Depr Cost: 272,593 Estimated T.C.V: 463,408			E.C.F. X 1.700		Carpport Area:	
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC		Blt 1986		
Condition: Average		Lg		X	Ord	Small	100 Amps Service			Ground Area = 818 SF Floor Area = 1651 SF.						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other: Hardwood			Many			Building Areas							
(1) Exterior	(6) Ceilings		X Drywall			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 818 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			2 Story Siding Basement 818 1 Story Siding Overhang 15 Total: 267,975 214,380							
X Many Avg. Few	X Large Avg. Small	Basement: 818 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			Other Additions/Adjustments								
X Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Plumbing							
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath							
(3) Roof	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer							
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath								
X Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer							
Chimney: Metal	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer							
<p>Garages</p> <p>Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</p> <p>Base Cost 400 25,688 20,550</p> <p>Storage Over Garage 100 1,848 1,478</p> <p>Common Wall: 1 Wall 1 -3,205 -2,564</p> <p>Door Opener 1 703 562</p> <p>Built-Ins</p> <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.
WEBSTER RICHARD A & GAIL	WEBSTER R & G & STONE C &	0	11/07/2011	QC	09-FAMILY	1102-438 QCD	PROPERTY TRANSFER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 28

Owner's Name/Address: WEBSTER RICHARD A & GAIL R & STONE CARRIE & FLANAGAN SARAH JTRS  
 PO BOX 255  
 GLEN ARBOR MI 49636

2024 Est TCV 182,259

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

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

B 100' @ 2000/ 100.00 300.00 1.0000 0.9113 2000 100 182,259  
 100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 182,259

Tax Description: L223 P132 L289 P377 L346 P387/92 LOT 33  
 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21  
 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	91,100	0	91,100			30,652C
2023	72,900	0	72,900			29,193C
2022	55,000	0	55,000			27,803C
2021	55,000	0	55,000			26,915C

Who When What: TPC 08/19/2015 INSPECTED  
 WAS 10/26/2007 INSPECTED  
 TPC 12/11/2011 INSPECTED

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 County of Leelanau, Michigan



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

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

W HARBOR HWY      School: GLEN LAKE COMMUNITY SCH DIST

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

US GOVT NATL PARK      2024 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR      Improved    X    Vacant      Land Value Estimates for Land Table 4120.4120 RESI

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

EMPIRE MI 49630      Improvements      VILLAGE AR >10 ACRES 50K/      14.84 Acres      50000      100      742,150

Tax Description      14.84 Total Acres      Total Est. Land Value =      742,150

LOTS 34 THRU 55 PIERCE STOCKING      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.

DEVELOPMENT NO 1. SECS 21 & 28 T29N R14W.      Topography of      Site

14.483 A M/L      Level      Rolling      Low      High      Landscaped      Swamp      Wooded      Pond      Waterfront      Ravine      Wetland      Flood Plain

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

Who      When      What      2024      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

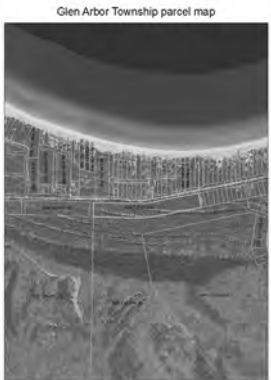
TPC 04/28/2017 INSPECTED      2023      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

TPC 08/19/2015 INSPECTED      2022      0      0      0      0      0

2021      0      0      0      0      0

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



Glen Arbor Township parcel map

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURTIS ELIZABETH A	GLEN ARBOR FAMILY PROPERT	95,000	09/21/2012	WD	03-ARM'S LENGTH	1137P385	PROPERTY TRANSFER	100.0
SUBURBAN HOMES OF MACOMB	CURTIS ELIZABETH A	189,000	09/09/2005	WD	03-ARM'S LENGTH	871:438	OTHER	100.0
CMH PARKS INC	SUBURBAN HOMES OF MACOMB	155,000	08/12/2004	WD	03-ARM'S LENGTH	824:537	OTHER	100.0
SUBURBAN HOME SALES INC	CMH PARKS INC	155,000	07/13/2004	WD	03-ARM'S LENGTH	815:748	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6981 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/27/2013	PM13-0401	
	P.R.E. 0%		Mechanical	06/19/2013	PM13-0277	
Owner's Name/Address	MAP #: 28,56		Plumbing	06/19/2013	PP13-0114	
GLEN ARBOR FAMILY PROPERTY LLC 325 SUFFIELD AVE BIRMINGHAM MI 48009	2024 Est TCV 926,024 TCV/TFA: 442.86		Res. Single Family	06/11/2013	PB13-0126	100% FINIS

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

			B 100' @ 2000/	100.00	300.00	1.0000 0.9113 2000 100 182,259
			100 Actual Front Feet, 0.69 Total Acres			Total Est. Land Value = 182,259

Tax Description		Land Improvement Cost Estimates	
L330 P688 L481 P773/98 L566 P477/01 L762 P132/03 L783 P532/04 L815 P748/04 L824 P537/04 L871 P438/05 LOT 56 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 & 28 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description D/W/P: 4in Ren. Conc. Residential Local Cost Land Improvements

Comments/Influences		Residential Local Cost Land Improvements	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description LAND IMPROVEMENTS 25

		Rate		Size % Good		Cash Value	
	X	10.56	720	0	0	2,500	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	91,100	371,900	463,000			301,167C
X	Rolling	2023	72,900	346,300	419,200			286,826C
X	Low	2022	53,000	320,700	373,700			273,168C
X	High	2021	53,000	285,700	338,700			264,442C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/24/2014	INSPECTED	2023	72,900	346,300	419,200			286,826C
TPC	12/05/2013	INSPECTED	2022	53,000	320,700	373,700			273,168C
WAS	10/29/2007	INSPECTED	2021	53,000	285,700	338,700			264,442C

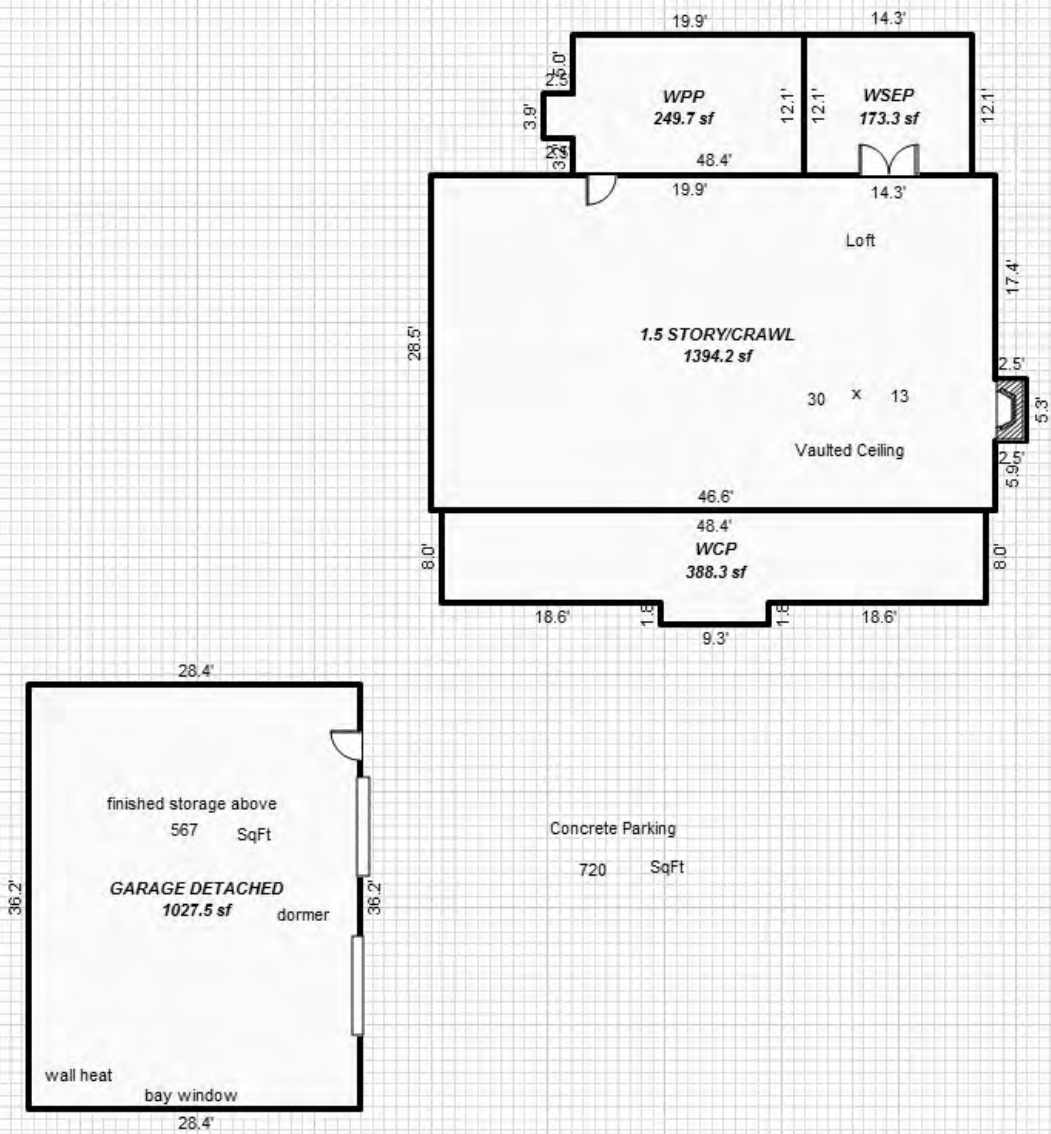
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story			Area	Type	Year Built: 2013			
	Mobile Home				Wood	Coal	Steam				Interior 2 Story					388	WCP (1 Story)	Car Capacity:	
	Town Home				Forced Air w/o Ducts						2nd/Same Stack					173	WSEP (1 Story)	Class: BC	
	Duplex	Forced Air w/ Ducts			Two Sided						249	WPP	Exterior: Siding						
	A-Frame	Forced Hot Water			Exterior 1 Story								Brick Ven.: 0						
	Wood Frame		(4) Interior		Electric Baseboard						Exterior 2 Story					Stone Ven.: 0			
	Building Style: 1.5 STORY		Drywall		Plaster	Elec. Ceil. Radiant					1 Prefab 1 Story					Common Wall: Detache			
			Paneled		Wood T&G	Radiant (in-floor)					1 Prefab 2 Story					Foundation: 42 Inch			
	Yr Built		Trim & Decoration		Electric Wall Heat						1 Raised Hearth					Finished?: Yes			
	2013	Remodeled	Ex		Ord	Space Heater					Wood Stove					Auto. Doors: 2			
0	0	Min	Wall/Floor Furnace			Direct-Vented Ga			Mech. Doors: 0										
Condition: Average		Size of Closets		Forced Heat & Cool			Class: BC			Area: 1027									
Room List		Lg	Ord	Heat Pump			Effec. Age: 10			% Good: 0									
Basement		Small		No Heating/Cooling			Floor Area: 2,091			Storage Area: 567									
1st Floor		Doors		Central Air			Total Base New : 484,488			No Conc. Floor: 0									
2nd Floor		Solid		Wood Furnace			Total Depr Cost: 436,038			Bsmnt Garage:									
4 Bedrooms		H.C.		(12) Electric			Estimated T.C.V: 741,265			Carport Area:									
(1) Exterior		(5) Floors		0 Amps Service			E.C.F.			Roof:									
Wood/Shingle		Kitchen:		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC									
Aluminum/Vinyl		Other:		Ex. Ord. Min			(11) Heating System: Forced Heat & Cool			Blt 2013									
Brick		Other:		No. of Elec. Outlets			Ground Area = 1394 SF Floor Area = 2091 SF.												
Insulation		(6) Ceilings		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90												
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas												
Many Avg. Few		Basement: 1394 S.F.		1 Average Fixture(s)			Stories Exterior Foundation			Size									
Large Avg. Small		Crawl: 0 S.F.		3 3 Fixture Bath			1.5 Story Siding Basement			1,394									
Wood Sash		Slab: 0 S.F.		2 2 Fixture Bath			Other Additions/Adjustments			Total:									
Metal Sash		Height to Joists: 0.0		Softener, Auto			Plumbing			336,250									
Vinyl Sash		(8) Basement		Softener, Manual			Average Fixture(s)			2,234									
Double Hung		Conc. Block		Solar Water Heat			3 Fixture Bath			14,051									
Horiz. Slide		Poured Conc.		No Plumbing			Water/Sewer			11,381									
Casement		Stone		Extra Toilet			2000 Gal Septic			10,243									
Double Glass		Treated Wood		Extra Sink			Water Well, 100 Feet			6,421									
Patio Doors		Concrete Floor		Separate Shower			Porches			17,363									
Storms & Screens		(9) Basement Finish		Ceramic Tile Floor			WCP (1 Story)			15,627									
(3) Roof		Recreation SF		Ceramic Tile Wains			WSEP (1 Story)			12,107									
Gable		Living SF		Ceramic Tub Alcove			WPP			6,467									
Hip		Walkout Doors (B)		Vent Fan			Garages			10,478									
Flat		No Floor SF		(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			9,430									
Asphalt Shingle		Walkout Doors (A)		Public Water			Storage Over Garage			567									
Chimney:		(10) Floor Support		Public Sewer			Door Opener			2									
		Joists:		1 Water Well			Base Cost			1027									
		Unsupported Len:		1 1000 Gal Septic			Built-Ins			57,769									
		Cntr.Sup:		1 2000 Gal Septic			Appliance Allow.			4,088									
				Lump Sum Items:			Fireplaces			3,679									
							Prefab 1 Story			3,770									
							Raised Hearth			704									
							Totals:			484,488									
										436,038									

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

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



Sketch by Alex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWELL MARY C & GEORGE E	POWELL RICHARDSON K	0	10/28/2011	QC	03-ARM'S LENGTH	1100-968 TD	PROPERTY TRANSFER	100.0
POWELL MARY C		0	02/14/2011	CD	07-DEATH CERTIFICATE		DEED	100.0
POWELL MARY C & GEORGE E		0	01/14/2011	QC	03-ARM'S LENGTH	2011 1077-48 T	DEED	0.0
POWELL MARY CATHERINE	POWELL MARY C & GEORGE E	0	01/13/2011	WD	03-ARM'S LENGTH	2011 1077-51WD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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POWELL MARY CATHERINE TRUST	MAP #: 28,34					
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POWELL RICHARDSON K TTEE	2024 Est TCV 182,259					
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106 MOUNTAIN LAKE 2300 N SCENIC HWY	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
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LAKE WALES FL 33898	Public Improvements	* Factors *			1 LOT	
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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L1100 P964&968/11	B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000	100	182,259
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SPLIT 2008 - LOT 57 PIERCE STOCKING	100 Actual Front Feet, 0.69 Total Acres			Total Est. Land Value =		182,259		
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DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N	X	Dirt Road						
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R14W. SPLIT ON 10/16/2008 INTO ; L772	X	Gravel Road						
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P490/03 LOTS 57 60 61 & 62 PIERCE	X	Paved Road						
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STOCKING DEVELOPMENT NO. 1 SECS 21 22 &	X	Storm Sewer						
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28 T29N R14W. SPLIT FROM - L772 P490/03	X	Sidewalk						
---	---	----------	--	--	--	--	--	--

LOTS 57 58 59 60 61 & 62 PIERCE STOCKING	X	Water						
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DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N	X	Sewer						
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R14W.	X	Electric						
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Comments/Influences	X	Gas						
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Split/Comb. on 10/16/2008 completed	X	Curb						
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10/16/2008	X	Street Lights						
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Glen Arbor Township parcel map	X	Standard Utilities						
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SPLIT ;	X	Underground Utils.						
---------	---	--------------------	--	--	--	--	--	--

0-057-00;	X	Topography of Site						
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6-740-057000 to	X	Level						
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-----	X	Rolling						
-------	---	---------	--	--	--	--	--	--

	X	Low						
--	---	-----	--	--	--	--	--	--

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

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

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

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

	X	Pond						
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	X	Waterfront						
--	---	------------	--	--	--	--	--	--

	X	Ravine						
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	X	Wetland						
--	---	---------	--	--	--	--	--	--

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

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 County of Leelanau, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARY CATHERINE POWELL TRU	POWELL PETER E	0	10/29/2011	PTA	03-ARM'S LENGTH	PTA	DEED	0.0
POWELL MARY CATHERINE TR	POWELL MARY CATHERINE TRU	1	10/28/2011	QC	03-ARM'S LENGTH	1100-986 TD	DEED	100.0
POWELL MARY CATHERINE TRU		1	10/27/2011	OTH	33-TO BE DETERMINED	1100-982 CERT	PROPERTY TRANSFER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 28,34

Owner's Name/Address: POWELL MARY CATHERINE TRUST  
 2024 Est TCV 182,259

POWELL PETER E TTEE  
 4646 BROADWAY #6  
 KANSAS CITY MO 64112

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

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

B 100' @ 2000/ 100.00 300.00 1.0000 0.9113 2000 100 182,259  
 100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 182,259

Tax Description: LOT 58 PIERCE STOCKING DEVELOPMENT NO. 1  
 SECS 21 22 & 28 T29N R14W.  
 2011 SPLIT FROM 006-740-058-00  
 L772 P490/03 LOTS 58 & 59 PIERCE STOCKING  
 DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N  
 R14W. SPLIT ON 10/16/2008 FROM  
 006-740-057-00;  
 SPLIT ON 10/29/2011 FROM 006-740-058-00;

Comments/Influences: Split/Comb. on 10/29/2011 completed  
 10/29/2011 tim SPLIT OFF LOT 59;  
 Parent Parcel(s): 006-740-058-00;  
 Child Parcel(s): 006-740-058-01,  
 006-740-059-00;

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 91,100 0 91,100 58,432C

TPC 08/30/2017 INSPECTED 2023 72,900 0 72,900 55,650C

2022 53,000 0 53,000 53,000S

2021 53,000 0 53,000 51,311C

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 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWELL MARY CATHERINE TRU	POWELL MARY CATHERINE TRU	0	10/29/2011	QC	03-ARM'S LENGTH	1100-974 TD	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU		0	10/27/2011	OTH	33-TO BE DETERMINED	1100-970 CERT	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
POWELL MARY CATHERINE TRUST POWELL NICHOLAS K TRUSTEE 6579 WENONGA RD MISSION KS 66205	MAP #: 28,34					
	2024 Est TCV 182,259					

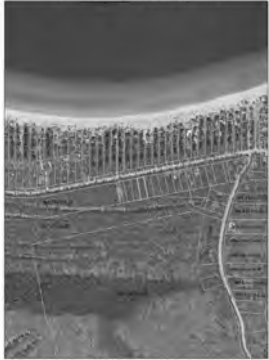
Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000 100	182,259
			100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	182,259

Tax Description  
 LOT 59 PIERCE STOCKING DEVELOPMENT NO 1  
 SECS 21 22 & 28 GLEN ARBOR TOWNSHIP IN  
 LEELANAU COUNTY  
 2011 SPLIT FROM 006-740-058-00  
 L772 P490/03 LOTS 58 & 59 PIERCE STOCKING  
 DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N  
 R14W. SPLIT ON 10/16/2008 FROM  
 006-740-057-00;  
 SPLIT ON 10/29/2011 FROM 006-740-058-00;

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

Comments/Influences

10/29/2011 completed  
 T OFF LOT 59;  
 0-058-00;  
 -058-01,  
 -----  
 8 completed  
 SPLIT ;  
 0-057-00;  
 6-740-057000 to



- 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	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S
2021	53,000	0	53,000			51,311C

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 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWELL MARY CATHERINE TRU	POWELL MARY CATHERINE TRU	0	10/29/2011	QC	03-ARM'S LENGTH	1100-974 TD	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU		0	10/27/2011	OTH	33-TO BE DETERMINED	1100-970 CERT	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
POWELL MARY CATHERINE TRUST POWELL NICHOLAS K TTEE 6549 WENOGA RD MISSION KS 66205	MAP #: 28,34					
	2024 Est TCV 182,259					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000 100	182,259
			100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	182,259

Tax Description  
 LOT 60 PIERCE STOCKING DEVELOPMENT NO 1 SECS 21 22 & 28 T29N R14W  
 SPLIT ON 11/17/2011 FROM 006-740-060-00;  
 SPLIT ON 10/16/2008 INTO ; L772 P490/03  
 LOTS 60, 61, & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.  
 SPLIT FROM - L772 P490/03 LOTS 57 58 59 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.

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	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S
2021	53,000	0	53,000			51,311C



1 completed  
 T ;  
 0-060-00;  
 -060-01,  
 062-00;  
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 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERRITT ROBERT S & CYNTHI	KIMPSTON MARTIN J & STACY	110,000	03/13/2019	WD	03-ARM'S LENGTH	1355P187	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU	MERRITT ROBERT S & CYNTHI	95,000	11/18/2016	WD	03-ARM'S LENGTH	1278P444	PROPERTY TRANSFER	100.0
POWELL MARY C TRUST '87	POWELL NICHOLAS K TRUSTEE	0	10/29/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6925 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/07/2021	PM21-1035	100% FINIS
	P.R.E. 100% 10/19/2022		Plumbing	12/07/2021	PP21-0387	100% FINIS
Owner's Name/Address	MAP #: 28,34		Electrical	10/20/2021	PE21-0750	100% FINIS
KIMPSTON MARTIN J & STACY A 6925 W HARBOR HWY GLEN ARBOR MI 49636	2024 Est TCV 605,328 TCV/TFA: 454.79		Res. Single Family Dwellin	08/11/2021	PB21-0323	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000 100	182,259
100 Actual Front Feet,	0.69 Total Acres		Total Est. Land Value =			182,259

**Tax Description**  
 LOT 61 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.  
 SPLIT ON 11/17/2011 FROM 006-740-060-00;  
 SPLIT ON 10/16/2008 INTO ; L772 P490/03 LOTS 60, 61, & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT FROM - L772 P490/03 LOTS 57 58 59 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.

**Comments/Influences**



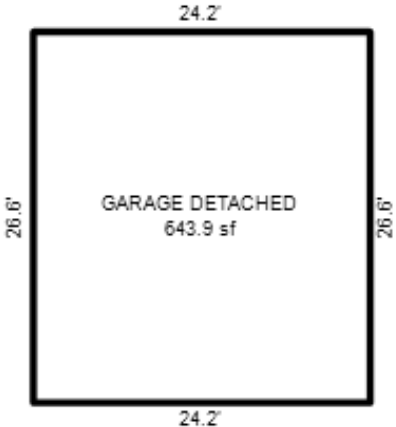
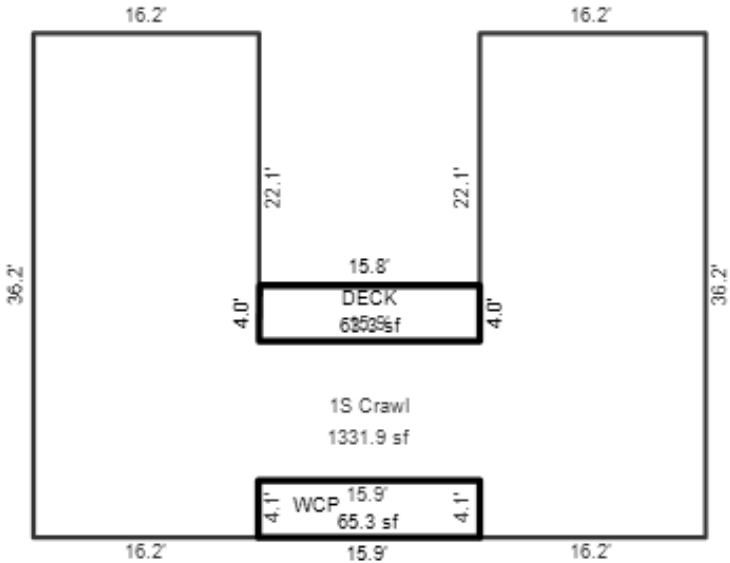
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 County of Leelanau, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling	Low	2024	91,100	211,600	302,700			258,410C
High	Landscaped	Swamp	2023	72,900	196,900	269,800			246,105C
Wooded	Pond	Waterfront	2022	53,000	71,100	124,100		124,100W	124,100S
Ravine	Wetland	Flood Plain	2021	53,000	0	53,000			53,000S
Who	When	What							
TPC 05/13/2022	INSPECTED								
TPC 11/17/2021	INSPECTED								
TPC 03/28/2019	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 65 WCP (1 Story) 63 Treated Wood	Year Built: 2022 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: 643 % 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: 1 Floor Area: 1,331 Total Base New : 251,393 Total Depr Cost: 248,864 Estimated T.C.V: 423,069		E.C.F. X 1.700			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace			Total Base New : 251,393 Total Depr Cost: 248,864 Estimated T.C.V: 423,069		E.C.F. X 1.700			
Yr Built 2022	Remodeled 0	Ex	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 2022				
Condition: Average		Lg	Ord		Small	0 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 1331 SF Floor Area = 1331 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas				
Room List		Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,331		Total: 194,597 192,637			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s) 1 1,518 1,503 3 Fixture Bath 1 4,777 4,729		Water/Sewer 1000 Gal Septic 1 5,002 4,952 Water Well, 100 Feet 1 5,973 5,913		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Porches			WCP (1 Story) 65 3,828 3,790		Deck		Treated Wood 63 2,067 2,046		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many Ave. Few			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 643 27,559 27,283 Door Opener 1 562 556		Built-Ins		Appliance Allow. 1 2,845 2,817		
(2) Windows		(8) Basement		(13) Plumbing			Fireplaces			1 2,665 2,638		Totals:		251,393 248,864		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1331 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 423,069						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWELL MARY CATHERINE TRU	CROMAR AARON M & CHRISTIE	110,000	03/09/2020	WD	03-ARM'S LENGTH	2020001734	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU	POWELL MARY CATHERINE TRU	0	10/28/2011	QC	03-ARM'S LENGTH	1100-980 TD	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU		1	10/27/2011	OTH	33-TO BE DETERMINED	1100-976 CERT	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CROMAR AARON M & CHRISTIE M 710 EASTLAWN ST MOUNT PLEASANT MI 48858	MAP #: 28,34					
	2024 Est TCV 182,259					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			B 100' @ 2000/ 100.00 300.00 1.0000 0.9113 2000 100 182,259					
			100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 182,259					

**Tax Description**  
 LOT 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W  
 SPLIT ON 11/17/2011 FROM 006-740-060-00;  
 SPLIT ON 10/16/2008 INTO ; L772 P490/03 LOTS 60, 61, & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT FROM - L772 P490/03 LOTS 57 58 59 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.

Comments/Influences

Split/Comb. on 11/17/2011 completed



Topography of Site

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

Who	When	What
TPC	07/29/2019	INSPECTED
TPC	08/30/2017	INSPECTED
TPC	12/01/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S
2021	53,000	0	53,000			53,000S

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 County of Leelanau, Michigan

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHAPPELL DEBORAH A	MARCIAL RANDALL & JUNE	348,000	08/03/2018	WD	03-ARM'S LENGTH	1336P709	PROPERTY TRANSFER	100.0
STARKS HUGH A & EILEEN C	CHAPPELL DEBORAH A	235,000	04/23/2012	WD	03-ARM'S LENGTH	1122P93	PROPERTY TRANSFER	100.0
STARKS HUGH A & EILEEN C		0	07/27/2010	AFF	07-DEATH CERTIFICATE		DEED	100.0
JANNOTT	STARKS ET AL	179,000	03/20/1998	WD	03-ARM'S LENGTH	469:157	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6909 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/04/2015	PM15-0590	
	P.R.E. 100% 08/02/2018		REMODEL	05/02/2013	2013-9998	100% FINIS
Owner's Name/Address	MAP #: 34		Mechanical	04/09/2013	PM13-0162	
MARCIAL RANDALL & JUNE 2241 W AVON RD ROCHESTER MI 48309	2024 Est TCV 576,421 TCV/TFA: 214.60		WELL/SEPTIC	05/07/2012	HL12-058	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			* Factors *							
L275 P946 L282 P339 L469 P157/98 LOT 63 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						B 100' @ 2000/	100.00	300.00	1.0000	0.9113
			100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 182,259							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	Fencing: Wd, Split, 2 Rail	16.95	70 0	0
		Sewer	Fencing: Vnyl, Solid, 6'	41.62	100 0	0
	X	Electric	D/W/P: 3.5 Concrete	6.77	131 0	0
		Gas	D/W/P: Asphalt Paving	3.19	900 0	0
		Curb	Residential Local Cost Land Improvements			
		Street Lights	Description	Rate	Size % Good	Cash Value
		Standard Utilities	LAND IMPROVEMENTS 15	1,500.00	2 100	3,000
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 3,000			

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

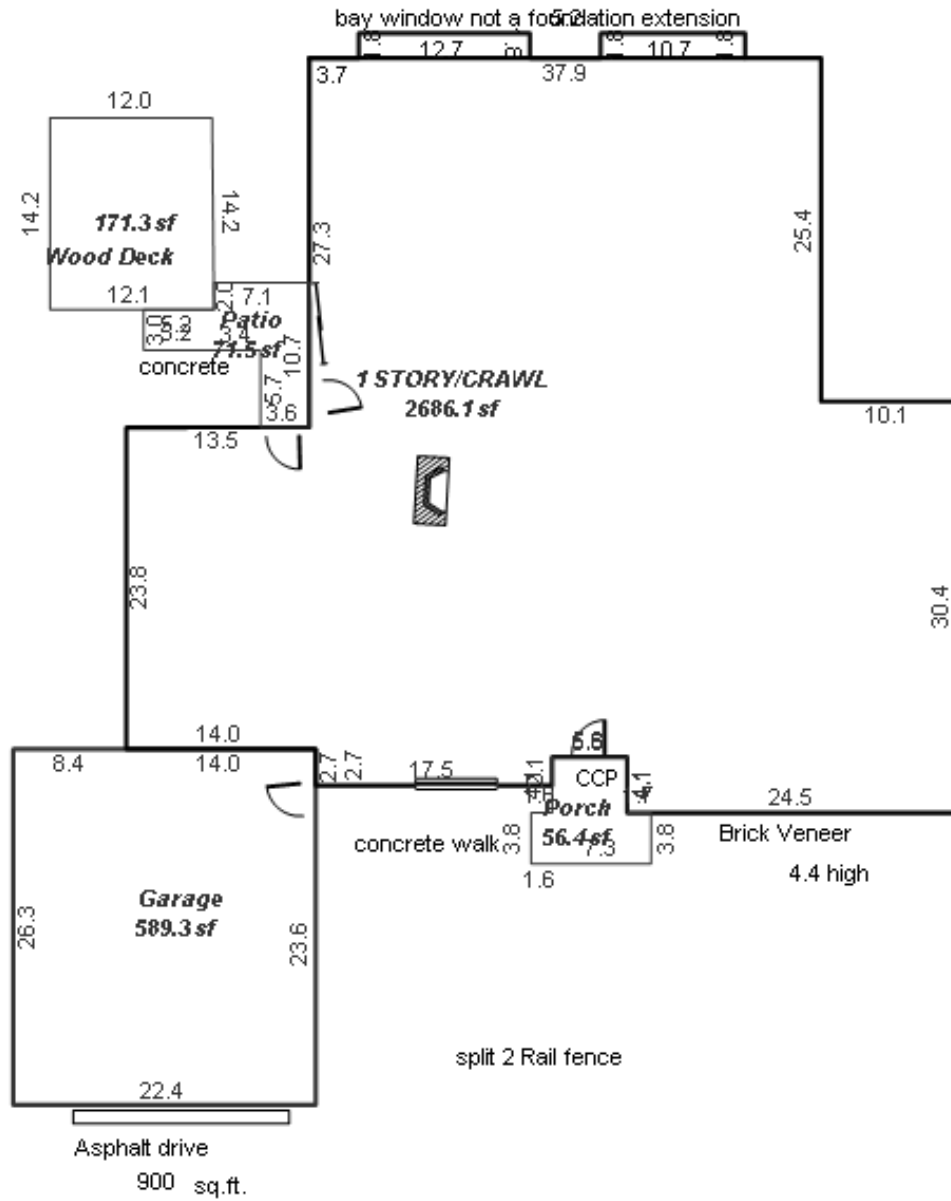
Who	When	What	2024	2023	2022	2021
			91,100	72,900	53,000	53,000
			197,100	183,600	163,500	145,900
			288,200	256,500	216,500	198,900
			217,817C	207,445C	197,567C	191,256C
		TPC 05/14/2015 INSPECTED				
		TPC 11/20/2013 INSPECTED				
		TPC 04/03/2013 INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 56 171	Type CCP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 589 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 40 Floor Area: 2,686 Total Base New : 383,422 Total Depr Cost: 230,095 Estimated T.C.V: 391,162		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2686 SF Floor Area = 2686 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1973				
Yr Built 1973 198	Remodeled 2013	Ex	X	Ord	Min	Size of Closets Lg X Ord Small			200 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space		Total: 319,246 191,590		Other Additions/Adjustments			
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets Many X Ave. Few			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		1000 Gal Septic Water Well, 100 Feet		Porches CCP (1 Story) Deck Treated Wood		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 589 25,904 15,542 Common Wall: 1/2 Wall 1 -1,381 -829 Door Opener 1 562 337	
6	Basement	(6) Ceilings		Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1000 Gal Septic 2000 Gal Septic		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Lump Sum Items:			
1st Floor		X Drywall		(8) Basement			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1000 Gal Septic Water Well, 100 Feet		1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303	
2nd Floor		X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
3 Bedrooms		(7) Excavation		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
(1) Exterior		Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
X	Insulation	X Drywall		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
(2) Windows		Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
(3) Roof		Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
X	Gable Hip Flat Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
X	Asphalt Shingle	Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
Chimney: Brick		Basement: 0 S.F. Crawl: 2686 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		(9) Basement Finish			Lump Sum Items:			1 Appliances Allow. 1 Fireplaces 1 Exterior 1 Story		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303		1,945 1,167 1,518 911 9,555 5,733 5,002 3,001 5,973 3,584 1,715 1,029 3,839 2,303			

\*\*\* 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.
STAPLETON JAMES & IMOGENE	ISABELL JAMES B REV TRUST	230,000	04/04/2014	WD	03-ARM'S LENGTH	1195P322	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6897 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/12/2014	PM14-0660	
Owner's Name/Address	P.R.E. 0%		ADDITION/ALTERATION	10/01/2014	2014-221	100% FINIS
ISABELL JAMES B REV TRUST 8250 RUM CREEK TRL NE ROCKFORD MI 49341	MAP #: 34		Res. Add/Alter/Reair	09/29/2014	PB14-0358	100% FINIS
	2024 Est TCV 405,536 TCV/TFA: 299.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			Description	Frontage	Depth	Value
L452 P315 L467 P074/98 LOT 64 PLAT OF PIERCE STOCKING DEV NO. 1 SEC 22 T29N R14W.	X		Dirt Road	100.00	300.00	182,259
Comments/Influences			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
	X		Electric			2,013
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Tax Description	X Improved	Vacant	* Factors *			
			Description	Frontage	Depth	Value
L452 P315 L467 P074/98 LOT 64 PLAT OF PIERCE STOCKING DEV NO. 1 SEC 22 T29N R14W.	X		B 100' @ 2000/	100.00	300.00	182,259
Comments/Influences			100 Actual Front Feet, 0.69 Total Acres			
			Total Est. Land Value = 182,259			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: Asphalt Paving	2.97	1080 0	0
			D/W/P: 4in Concrete	6.67	45 0	0
	X		Wood Frame	23.69	170 50	2,013
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
			Total Estimated Land Improvements True Cash Value = 3,513			



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

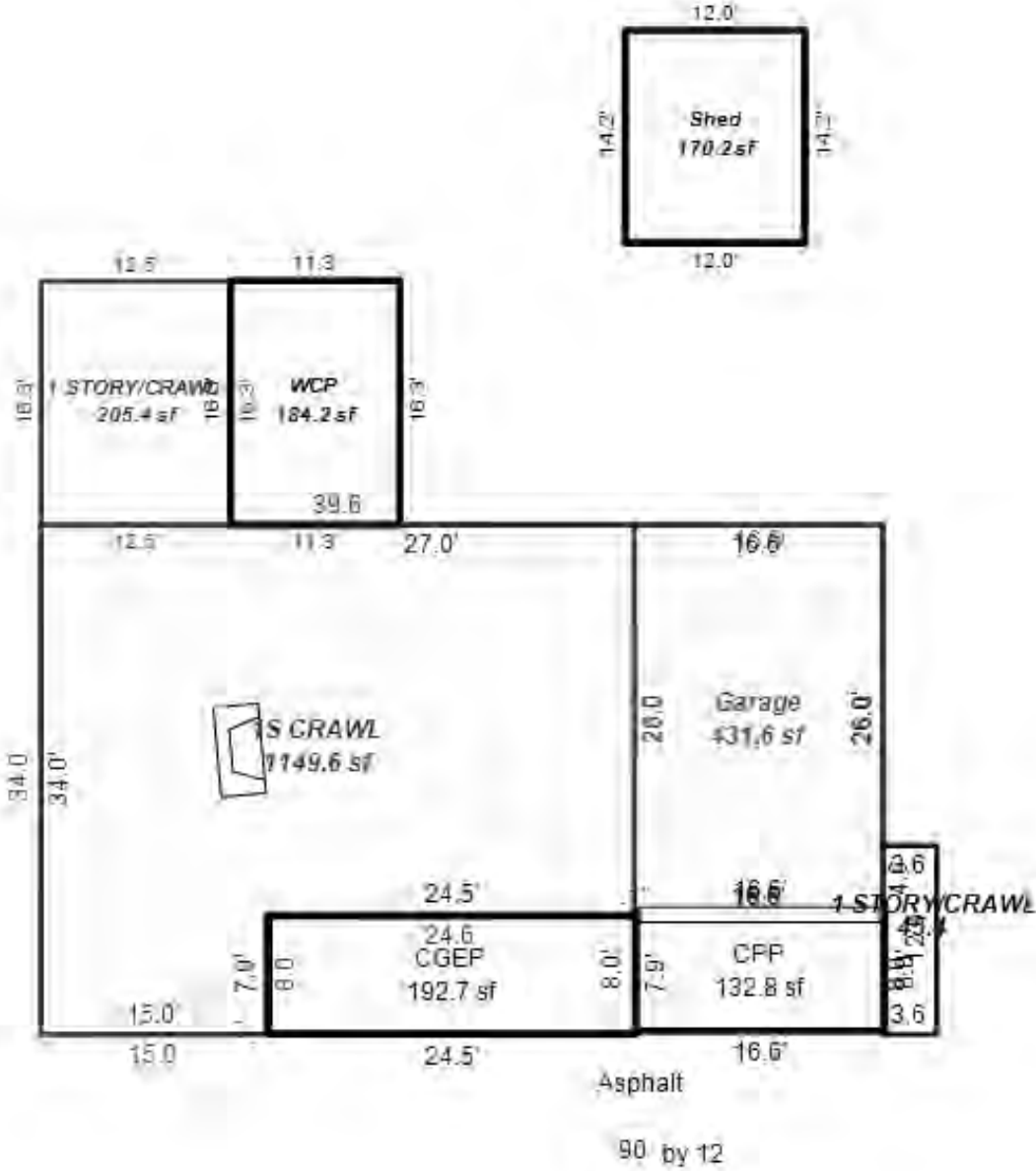
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	91,100	111,700	202,800			145,563C
2023	72,900	104,000	176,900			138,632C
2022	53,000	91,300	144,300			132,031C
2021	53,000	81,400	134,400			127,814C

Who When What

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEELEY MARY P SEYMOUR & H	SEYMOUR FRANCIS P & MARY	0	08/07/2018	QC	09-FAMILY	1337P923	DEED	0.0
STAPLETON JAMES R ET AL	FEELEY MARY P SEYMOUR & H	230,000	03/21/2014	WD	03-ARM'S LENGTH	1194P276	PROPERTY TRANSFER	100.0
MARCHANT TRUST	STAPLETON	180,000	12/21/2001	WD	03-ARM'S LENGTH	620:936	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6879 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/16/2022	PE22-0334	100% FINIS
	P.R.E. 100% 04/03/2014		Mechanical	05/16/2022	PM22-0416	100% FINIS
Owner's Name/Address	MAP #: 34		Res. Post Frame Building	10/19/2021	PB21-0503	100% FINIS
SEYMOUR FRANCIS P & MARY P FEELEY 6879 W HARBOR HWY GLEN ARBOR MI 49636	2024 Est TCV 465,301 TCV/TFA: 355.73		ACCESSORY BLDG	09/24/2021	LU21-36	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000	100		182,259	
			100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =		182,259

Tax Description	X	Public Improvements	Land Improvement Cost Estimates								
L279 P247/87 L620 P936/01 LOT 65 PIERCE STOCKING DEVELOPMENT NO 1. CONSISTING OF INTEREST TO JAMES R & IMOGENE STAPLETON AND TERRI LEE STAPLETON THOMPSON (TENANTS IN COMMON) SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description	Rate	Size	% Good	Cash Value				
	X	Water Sewer	D/W/P: Crushed Rock	2.33	1080	0	0				
	X	Electric	D/W/P: 3.5 Concrete	6.77	192	0	0				
Comments/Influences	X	Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements								
	X		Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
			Total Estimated Land Improvements True Cash Value =								1,500



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	91,100	141,600	232,700			176,109C
2023	72,900	131,800	204,700			167,723C
2022	53,000	89,500	142,500			130,975C
2021	53,000	71,700	124,700			118,079C

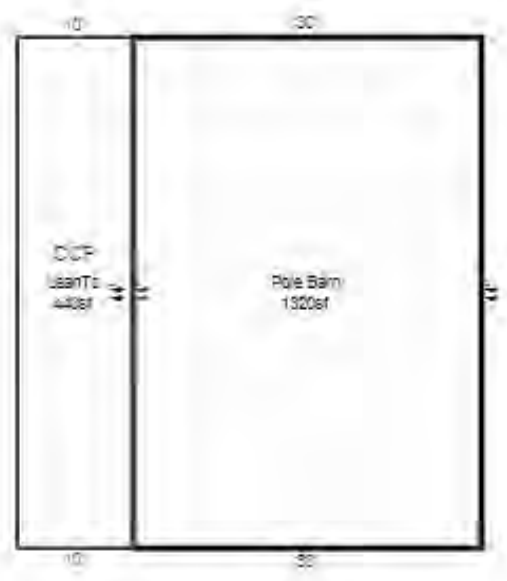
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 440 78	Type CCP (1 Story) Roof Cover Onl	Year Built: 1960 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 336 % 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: 1,308 Total Base New : 275,981 Total Depr Cost: 165,613 Estimated T.C.V: 281,542			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1960		
Yr Built 1960	Remodeled 2001	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960				
Condition: Average		Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960				
5	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(1) Exterior		Kitchen: Other: Ceramic Tile Other: Carpeted		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
X	Insulation	X	Tile	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(2) Windows		(7) Excavation		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
X	Gable Hip Flat	Gambrel Mansard Shed		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
X	Asphalt Shingle	(9) Basement Finish		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(11) Heating/Cooling		(12) Electric		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(15) Built-ins		100 Amps Service		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(15) Fireplaces		No./Qual. of Fixtures		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(16) Porches/Decks		Ex. X Ord. Min		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
(17) Garage		Many X Ave. Few		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
Lump Sum Items:		(13) Plumbing		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
Public Water		Average Fixture(s)		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
Public Sewer		3 Fixture Bath		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
Water Well		2 Fixture Bath		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
1000 Gal Septic		Softener, Auto		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
2000 Gal Septic		Softener, Manual		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
Deck		Solar Water Heat		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
w/Roof (Roof portion)		No Plumbing		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Extra Toilet		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Extra Sink		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Separate Shower		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Ceramic Tile Floor		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Ceramic Tile Wains		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Ceramic Tub Alcove		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Vent Fan		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		CCP (1 Story)		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Foundation: Shallow		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Garages		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Base Cost		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		336		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Common Wall: 1 Wall		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		1		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Base Cost		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		1320		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Built-Ins		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Appliance Allow.		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		1		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Fireplaces		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Wood Stove		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		1		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		Deck		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		w/Roof (Roof portion)		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		78		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		1,517		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						
		910		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1960						

\*\*\* 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				
6861 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		06/29/2022	PE22-0460	100% FINIS				
Owner's Name/Address		P.R.E. 100% 02/07/2001		Mechanical		06/29/2022	PM22-0561	100% FINIS				
HAZELTON ROSS W & VERONICA L 6861 W HARBOR HWY GLEN ARBOR MI 49636		MAP #: 34		Plumbing		08/13/2012	PP12-0128					
		2024 Est TCV 567,262 TCV/TFA: 255.06		WELL/SEPTIC		05/19/2009	L09-059	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000	100		182,259
				100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	182,259		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	3.19	1200	0	0				
				Wood Frame	23.26	396	50	4,605				
				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 =					7,105			
		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	91,100	192,500	283,600		86,307C		
		TPC 05/13/2022 INSPECTED			2023	72,900	179,300	252,200		82,198C		
		WAS 11/26/2007 INSPECTED			2022	53,000	147,900	200,900		78,284C		
					2021	53,000	131,800	184,800		75,784C		

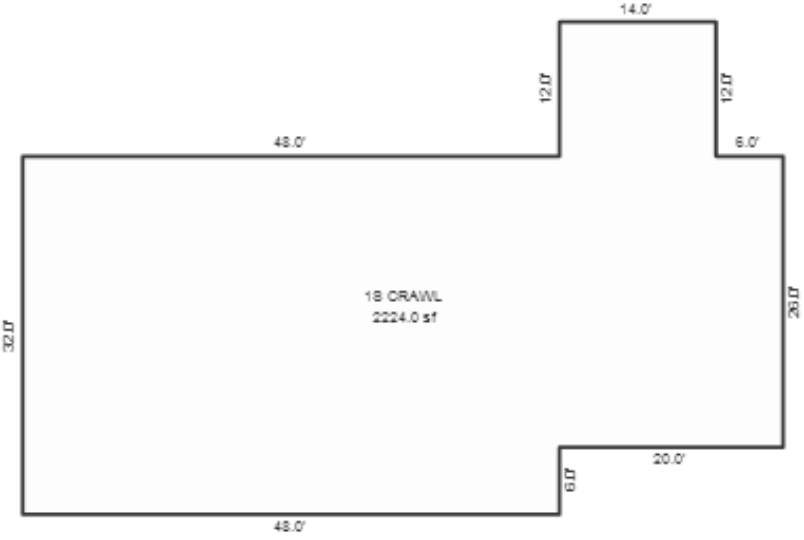
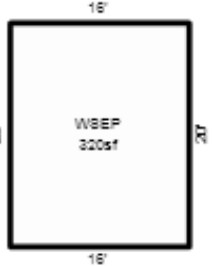
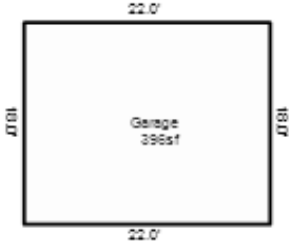


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 320	Type WSEP (1 Story)	Year Built: 1975 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 36 Floor Area: 2,224 Total Base New : 347,377 Total Depr Cost: 222,293 Estimated T.C.V: 377,898		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1960		
Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	(12) Electric			200 Amps Service		Ground Area = 2224 SF Floor Area = 2224 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64		
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) 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 2,224		Total: 290,498 185,891		
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures			Ex. X Ord. Min		Plumbing		Average Fixture(s)		1,518 972	
(1) Exterior	(6) Ceilings		X Tile		No. of Elec. Outlets			Many X Ave. Few		(14) Water/Sewer		3 Fixture Bath		4,777 3,057	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2224 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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		1000 Gal Septic 5,002 3,201 Water Well, 100 Feet 5,973 3,823		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches		WSEP (1 Story) 320 14,938 Foundation: Shallow 320 -1,776 -1,137		Garages		
(2) Windows	Many Avg. X Avg. Few Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			WSEP (1 Story) 320 14,938 Foundation: Shallow 320 -1,776 -1,137		Garages		Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 396 18,113 11,592		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 2,845 1,821		Fireplaces		
(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:			Interior 1 Story 1 5,489 3,513		Totals: 347,377 222,293		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 377,898		

\*\*\* 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.
HILTON RICHARD & CAROL	HILTON RICHARD & CAROL LE	0	06/08/2023	QC	09-FAMILY	2023002501	PROPERTY TRANSFER	0.0
BELL BOBBY G & RITA R	HILTON RICHARD G & CAROL	35,365	08/27/2001	WD	16-LC PAYOFF	601P622	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6843 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	03/02/1998	98000061	
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 34					
HILTON RICHARD G & CAROL R PO BOX 126 GLEN ARBOR MI 49636	2024 Est TCV 551,654 TCV/TFA: 244.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L596 P773/01 L601 P622/01 LOT 67 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.	X		Dirt Road	100.00	300.00	1.0000	0.9113	2000	100	182,259
			Gravel Road	100 Actual Front Feet,	0.69 Total Acres			Total Est. Land Value =		182,259

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.41	375 0	0	
	X	Paved Road	Residential Local Cost Land Improvements				
		Storm Sewer	Description	Rate	Size % Good	Cash Value	
		Sidewalk	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500	
		Water	Total Estimated Land Improvements True Cash Value =				1,500

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2024	91,100	184,700	275,800			137,043C
	X	High	2023	72,900	172,000	244,900			130,518C
	X	Landscaped	2022	53,000	151,000	204,000			124,303C
	X	Swamp	2021	53,000	134,500	187,500			120,333C
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

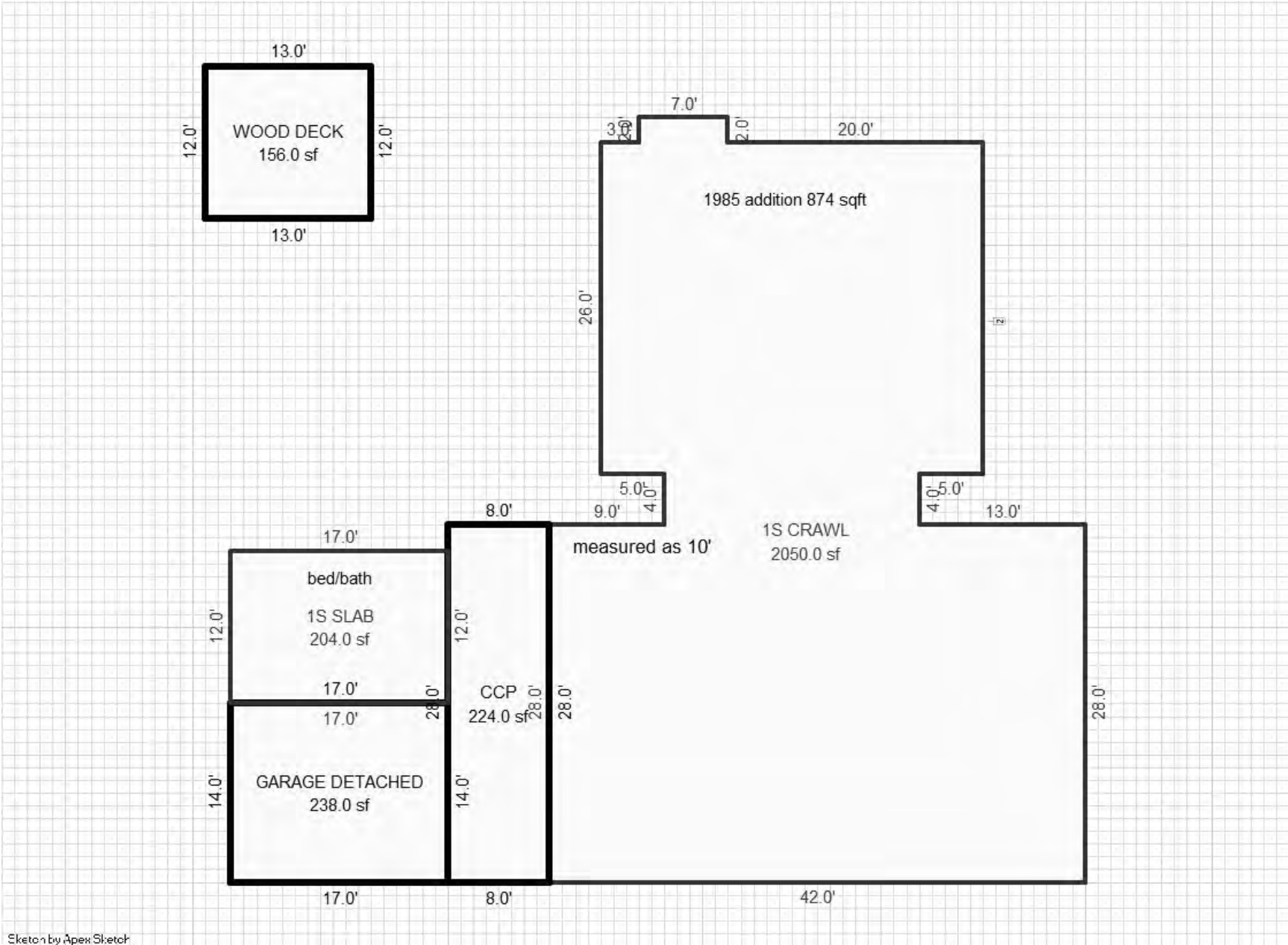


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 224 156	Type CCP (1 Story) Treated Wood	Year Built: 1961 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 238 % 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			200 Amps Service			Floor Area: 2,254 Total Base New : 338,152 Total Depr Cost: 216,409 Estimated T.C.V: 367,895		Roof:			
Yr Built 1961	Remodeled 1985	Size of Closets		Lg X Ord Small			No./Qual. of Fixtures			Class: C +5 Effec. Age: 36		Carpport Area:			
Condition: Average		Doors		Solid X H.C.			200 Amps Service			Total Area: 2,254		Roof:			
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Total Area: 2,254		Roof:			
6	Basement	Kitchens:		Other: Carpeted			Many X Ave. Few			Total Area: 2,254		Roof:			
1	1st Floor	Kitchen:		Other: Carpeted			(13) Plumbing			Total Area: 2,254		Roof:			
2	2nd Floor	Kitchen:		Other: Carpeted			Average Fixture(s)			Total Area: 2,254		Roof:			
3	Bedrooms	Kitchen:		Other: Carpeted			3 Fixture Bath			Total Area: 2,254		Roof:			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Total Area: 2,254		Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			Softener, Auto			Total Area: 2,254		Roof:			
X	Insulation	X Drywall		Many X Ave. Few			Softener, Manual			Total Area: 2,254		Roof:			
(2) Windows		(7) Excavation		Many X Ave. Few			Solar Water Heat			Total Area: 2,254		Roof:			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 2050 S.F. Slab: 204 S.F. Height to Joists: 0.0		Many X Ave. Few			No Plumbing			Total Area: 2,254		Roof:			
X	Wood Sash	(8) Basement		Many X Ave. Few			Extra Toilet			Total Area: 2,254		Roof:			
X	Metal Sash	Conc. Block Poured Conc. Stone		Many X Ave. Few			Extra Sink			Total Area: 2,254		Roof:			
X	Vinyl Sash	Treated Wood Concrete Floor		Many X Ave. Few			Separate Shower			Total Area: 2,254		Roof:			
X	Double Hung	(9) Basement Finish		Many X Ave. Few			Ceramic Tile Floor			Total Area: 2,254		Roof:			
X	Horiz. Slide Casement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many X Ave. Few			Ceramic Tile Wains			Total Area: 2,254		Roof:			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Many X Ave. Few			Ceramic Tub Alcove Vent Fan			Total Area: 2,254		Roof:			
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Many X Ave. Few			(14) Water/Sewer			Total Area: 2,254		Roof:			
X	Gable Hip Flat	Gambrel Mansard Shed		Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Area: 2,254		Roof:			
X	Asphalt Shingle	Chimney: Metal		Many X Ave. Few			Lump Sum Items:			Total Area: 2,254		Roof:			
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		Lump Sum Items:		Many X Ave. Few			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC			Total Area: 2,254		Roof:			

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



Sketon 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.
HILTON L NKA TURENER & HI	TURNER LEAH H & CHRISTIAN	1	10/28/2020	QC	09-FAMILY	202100831	DEED	0.0
HILTON RICHARD R & RYAN C	HILTON LEAH G &	0	07/30/2019	QC	09-FAMILY	2019004416	OTHER	0.0
HILTON RICHARD G & CAROL	HILTON LEAH G & HILTON RI	0	06/17/2019	QC	09-FAMILY	1363P151	PROPERTY TRANSFER	0.0
EICHSTADT JOHN L JR & SHA	HILTON RICHARD G & CAROL	0	03/17/1999	WD	16-LC PAYOFF	506P915	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6837 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/05/2019	PM19-0968	100% FINIS
	P.R.E. 100% 06/20/2020		Electrical	10/25/2019	PE19-0663	100% FINIS
Owner's Name/Address	MAP #: 34		Mechanical	10/25/2019	PM19-0842	100% FINIS
TURNER LEAH H & CHRISTIAN PO BOX 641 GLEN ARBOR MI 49636-0126	2024 Est TCV 750,415 TCV/TFA: 359.05		Plumbing	09/26/2019	PP19-0268	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
L266 P822 L506 P915/99 LOT 68 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
						B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000
			100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	182,259

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 4in Ren. Conc.	8.41	484 0	0	
		Sewer	D/W/P: 4in Concrete	7.16	195 0	0	
	X	Electric	Residential Local Cost Land Improvements				
		Gas	Description	Rate	Size % Good	Cash Value	
		Curb	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
		Street Lights	Total Estimated Land Improvements True Cash Value =				5,000
		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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	91,100	284,100	375,200			262,451C
TPC	06/01/2020	INSPECTED	2023	72,900	264,600	337,500			249,954C
TPC	05/08/2019	INSPECTED	2022	53,000	237,100	290,100			238,052C
TPC	12/01/2016	INSPECTED	2021	53,000	211,400	264,400			230,448C

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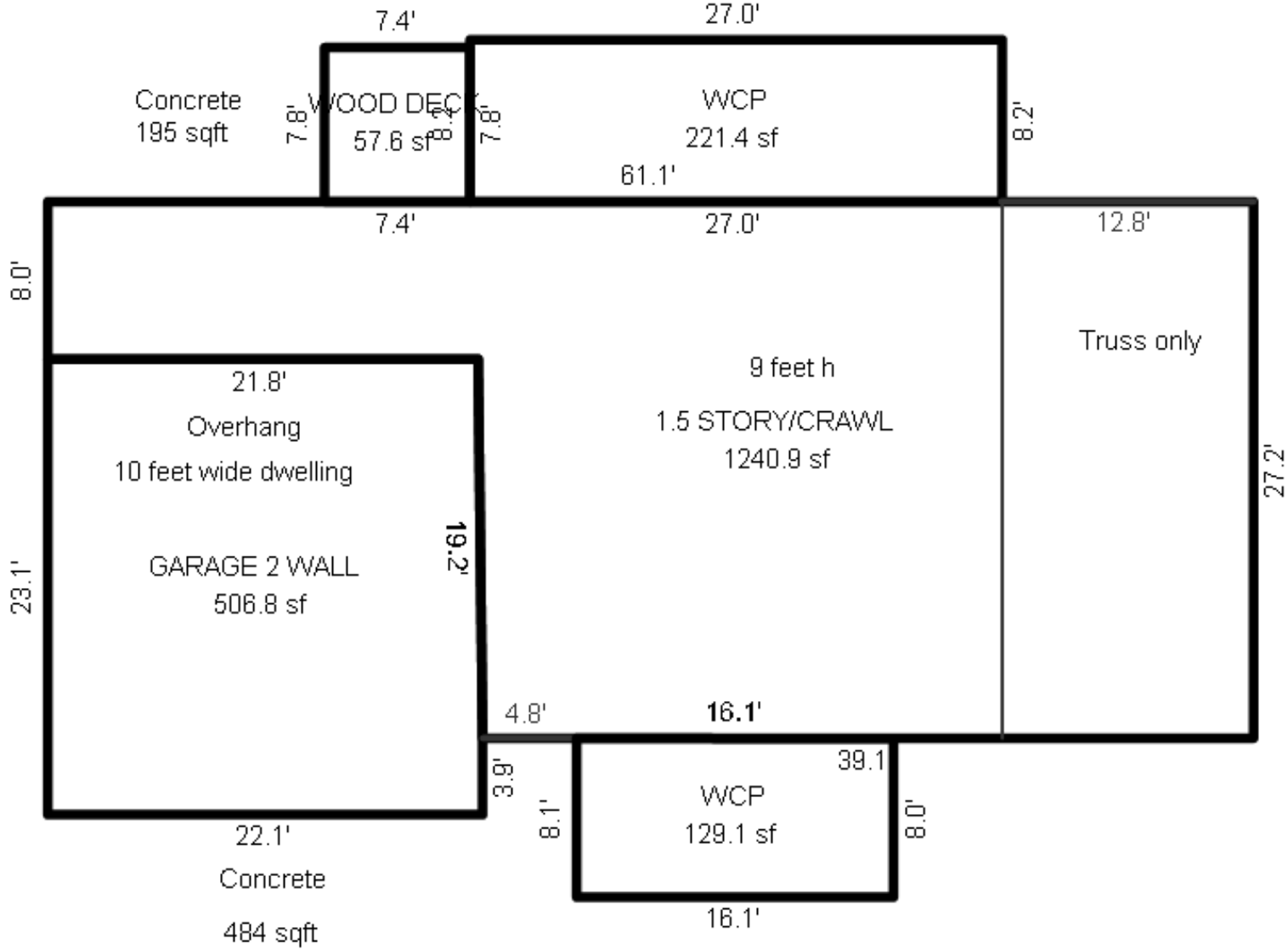


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story		Area	Type	Year Built: 2020		
	Mobile Home				Wood	Coal	Steam				Interior 2 Story				129 WCP (1 Story)	Car Capacity:	
	Town Home				Forced Air w/o Ducts						2nd/Same Stack				221 WCP (1 Story)	Class: C	
	Duplex	Forced Air w/ Ducts			Two Sided		57 Treated Wood				Exterior: Siding						
	A-Frame	Forced Hot Water			Exterior 1 Story						Brick Ven.: 0						
	Wood Frame	(4) Interior			Electric Baseboard		Exterior 2 Story				Stone Ven.: 0						
	Building Style: 1.5 STORY	Drywall	Plaster		Trim & Decoration	Elec. Ceil. Radiant					Prefab 1 Story				Common Wall: 2 Wall		
		Paneled	Wood T&G			Radiant (in-floor)					Prefab 2 Story				Foundation: 42 Inch		
	Yr Built	Remodeled	Size of Closets		Electric Wall Heat		Heat Circulator				Finished?: Yes						
	2020	0	Ex		Ord	Min	Space Heater				Raised Hearth				Auto. Doors: 1		
Condition: Average		Lg		Ord	Small	Wall/Floor Furnace		Wood Stove		Mech. Doors: 0							
Room List		Doors	Solid	H.C.	No Heating/Cooling		Direct-Vented Ga		Area: 506		% Good: 0						
Basement	(5) Floors		(12) Electric		Central Air		Class: C +10		Total Base New : 341,507		E.C.F.						
1st Floor	Kitchen:		0 Amps Service		Wood Furnace		Effec. Age: 3		Total Depr Cost: 331,268		X 1.700						
2nd Floor	Other:		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Floor Area: 2,090		Estimated T.C.V: 563,156		Bsmnt Garage:						
3 Bedrooms	Other:		Ex. Ord. Min		(11) Heating System: Forced Heat & Cool		Total Area = 1240 SF Floor Area = 2090 SF.		Cls C 10 Blt 2020		Carport Area:						
(1) Exterior	(6) Ceilings		No. of Elec. Outlets		Ground Area = 1240 SF		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97		Building Areas		Roof:						
Wood/Shingle	Many Ave. Few		Many Ave. Few		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 1,240								
Aluminum/Vinyl	(7) Excavation		1 Average Fixture(s)		1.5 Story Siding Overhang		230		Total: 273,962		265,750						
Brick	Basement: 0 S.F.		2 3 Fixture Bath		Other Additions/Adjustments												
Insulation	Crawl: 1240 S.F.		1 2 Fixture Bath		Plumbing		Average Fixture(s)		1 1,518		1,472						
(2) Windows	Slab: 0 S.F.		Softener, Auto		Average Fixture(s)		3 Fixture Bath		1 4,777		4,634						
Many Avg. Few	Height to Joists: 0.0		Softener, Manual		2 Fixture Bath		2 Fixture Bath		1 3,197		3,101						
Wood Sash	(8) Basement		No Plumbing		Water/Sewer		2000 Gal Septic		1 9,941		9,643						
Metal Sash	Conc. Block		Extra Toilet		Water Well, 50 Feet		Ceramic Tile Floor		1 2,762		2,679						
Vinyl Sash	Poured Conc.		Extra Sink		Porches		Ceramic Tile Wains		129 6,017		5,836						
Double Hung	Stone		Separate Shower		WCP (1 Story)		Ceramic Tub Alcove		221 8,771		8,508						
Horiz. Slide	Treated Wood		Vent Fan		Deck		Treated Wood		57 1,955		1,896						
Casement	Concrete Floor		(14) Water/Sewer		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		506 28,058		27,216						
Double Glass	(9) Basement Finish		Public Water		Base Cost		Common Wall: 2 Wall		1 -5,523		-5,357						
Patio Doors	Recreation SF		Public Sewer		Door Opener		Built-Ins		1 562		545						
Storms & Screens	Living SF		Water Well		Appliance Allow.		Fireplaces		1 2,845		2,760						
(3) Roof	Walkout Doors (B)		1000 Gal Septic		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
Gable	No Floor SF		2000 Gal Septic														
Hip	Walkout Doors (A)		Lump Sum Items:														
Flat	(10) Floor Support																
Asphalt Shingle	Joists:																
Chimney:	Unsupported Len:																
	Cntr.Sup:																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HILTON RICHARD & CAROL	HILTON RICHARD & CAROL LE	0	06/08/2023	QC	09-FAMILY	2023002502	PROPERTY TRANSFER	0.0				
BALLEIN GREGORY S & MICHE	TURNER CHRISTIAN & LEAH &	354,900	05/21/2021	WD	03-ARM'S LENGTH	2021005349	PROPERTY TRANSFER	100.0				
HART PAUL F & DEBORAH A	BALLEIN GREGORY S & MICHE	197,500	03/29/2017	WD	03-ARM'S LENGTH	1291P238	PROPERTY TRANSFER	100.0				
GLEN ARBOR INVESTMENTS IN	HART PAUL F & DEBORAH A	193,000	10/04/2004	WD	03-ARM'S LENGTH	827:426	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6815 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		11/03/2014	L14 - 241	100% FINIS				
Owner's Name/Address		P.R.E. 0%		MECHANICAL		10/21/2004	PM04-0707					
TURNER CHRISTIAN & LEAH & HILTON RICHARD & CAROL 6815 W HARBOR HWY GLEN ARBOR MI 49636		MAP #: 34		2024 Est TCV 315,366 TCV/TFA: 474.95								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L212 P267 L291 P466 L482 P322/98 L561 P31/00 L599 P541/01 L601 P633/01 L827 P423&426/04 LOT 69 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Electric		B 100' @ 2000/	100.00	300.00	1.0000	0.9113	2000	100		182,259
		X Gas		100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		182,259	
		X Curb		Land Improvement Cost Estimates								
		X Street Lights		Description								
		X Standard Utilities		Rate								
		X Underground Utils.		Size % Good								
		Topography of Site		Cash Value								
		Level		Residential Local Cost Land Improvements								
		X Rolling		Description								
		Low		Rate								
		High		Size % Good								
		Landscaped		Cash Value								
		Swamp		LAND IMPROVEMENTS 15								
		X Wooded		1,500.00								
		Pond		1 100								
		Waterfront		Total Estimated Land Improvements True Cash Value =								
		Ravine		1,500								
		Wetland										
		Flood Plain										
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	91,100	66,600	157,700		118,518C		
		TPC 05/20/2021 INSPECTED			2023	72,900	62,000	134,900		112,875C		
		TPC 12/06/2019 INSPECTED			2022	53,000	54,500	107,500		107,500S		
		TPC 12/01/2016 INSPECTED			2021	53,000	38,000	91,000		85,067C		

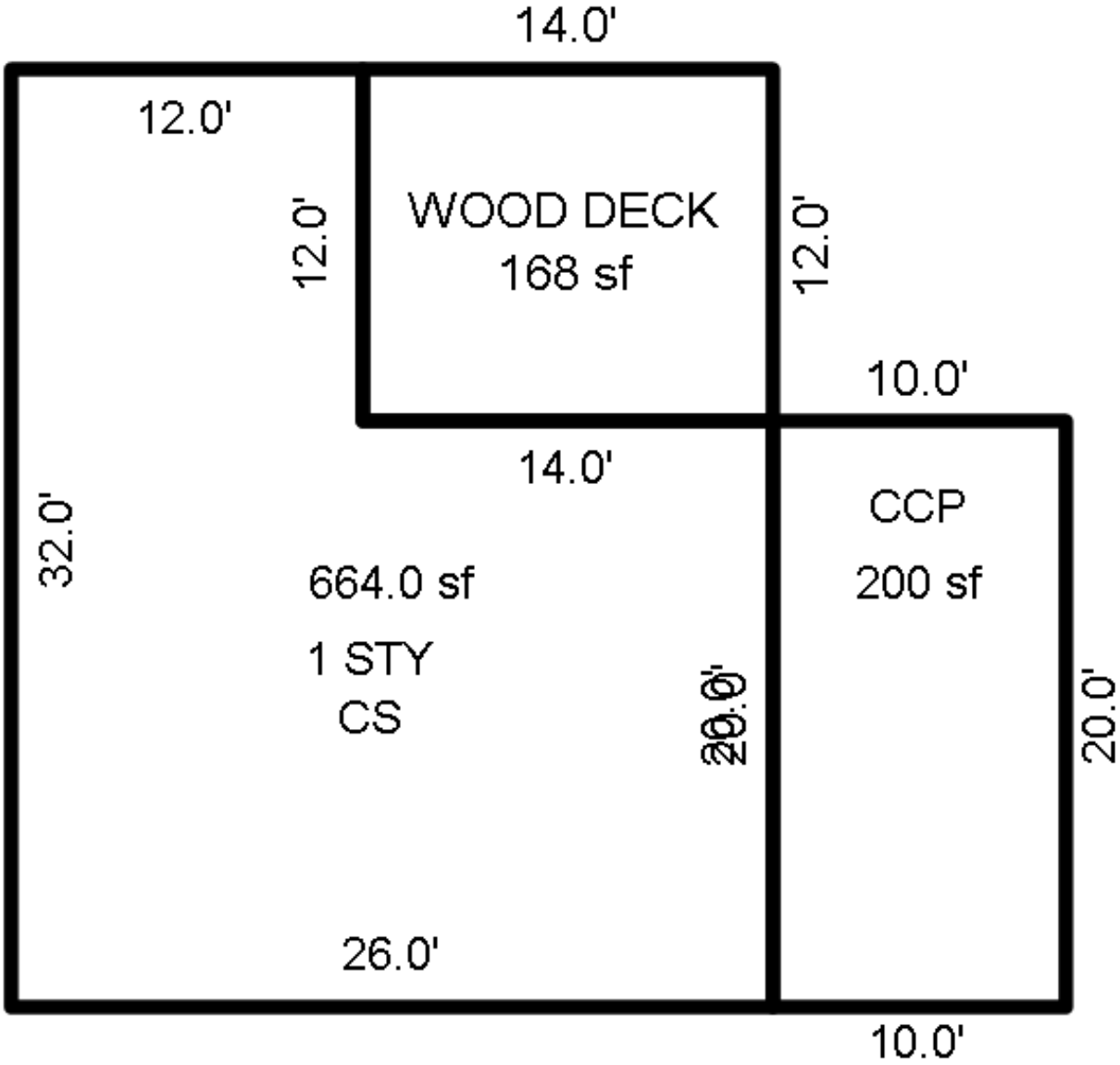


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil 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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 168	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 664 Total Base New : 119,106 Total Depr Cost: 77,416 Estimated T.C.V: 131,607		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled Plaster Wood T&G	(12) Electric		120 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 664 SF Floor Area = 664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1968			
Yr Built 1968	Remodeled 2018	Ex	Ord	X	Min	No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost	
Condition: Average		Trim & Decoration		No. of Elec. Outlets		(13) Plumbing		Stories Exterior Foundation		Total:		94,803		61,620	
Room List		Doors	Solid	X	H.C.	Many X Ave. Few		1 Story Siding Crawl Space		664		1,132		736	
2	Basement	(5) Floors		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		1		1,518		987	
1	1st Floor	Kitchen: Other: Carpeted Other:		120 Amps Service		Public Water Public Sewer Water Well		Exterior Brick Veneer		1		5,002		3,251	
1	2nd Floor	Other: Carpeted		No. of Elec. Outlets		1000 Gal Septic Water Well, 100 Feet		Plumbing Average Fixture(s) Water/Sewer		1		5,973		3,882	
1	Bedrooms	Other:		No. of Elec. Outlets		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches CCP (1 Story) Foundation: Shallow		200		5,410		3,516	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ceramic Tub Alcove Vent Fan		Deck Treated Wood		200		-1,374		-893	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(13) Plumbing		Lump Sum Items:		Built-Ins Appliance Allow.		168		3,797		2,468	
X	Insulation	(7) Excavation		(14) Water/Sewer		Public Water Public Sewer Water Well		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		Totals:		119,106		77,416	
(2) Windows		Basement: 0 S.F. Crawl: 664 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1000 Gal Septic 2000 Gal Septic		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		119,106		77,416		131,607	
X	Many Avg. Few Large Avg. Small	(8) Basement		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		119,106		77,416		131,607	
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		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		119,106		77,416		131,607	
(3) Roof		(9) Basement Finish		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		119,106		77,416		131,607	
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		119,106		77,416		131,607	
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		119,106		77,416		131,607	
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		119,106		77,416		131,607	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCAULIFFE	SMITH	187,000	04/07/2000	WD	03-ARM'S LENGTH	287:930	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6797 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC	09/19/1978	1978-3293	100% FINIS	
Owner's Name/Address	P.R.E. 100% 05/10/1994					
SMITH RONALD D PO BOX 244 GLEN ARBOR MI 49636	MAP #: 34					
	2024 Est TCV 503,020 TCV/TFA: 458.96					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L192 P629 L212 P265 L287 P930/88 L540 P278/00 L618 P303/01 LOT 70 & W 1/2 OF LOT 71 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.	X		* Factors * #70 & W1/2 OF # 71								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 2000/	100.00	300.00	0.9036	0.9113	2000	100		164,689
			B 100' @ 2000/	50.00	300.00	0.9036	0.9113	2000	50	SURPLUS: 1/2 LOT71	41,17
			150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 205,862								

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
	X	Dirt Road	Residential Local Cost Land Improvements					
	X	Gravel Road	Description	Rate	Size	% Good	Cash Value	
	X	Paved Road	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =					2,500
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	102,900	148,600	251,500			163,739C
	X	Low	2023	82,300	138,500	220,800			155,942C
	X	High	2022	63,600	121,600	185,200			148,517C
	X	Landscaped	2021	63,600	108,400	172,000			143,773C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

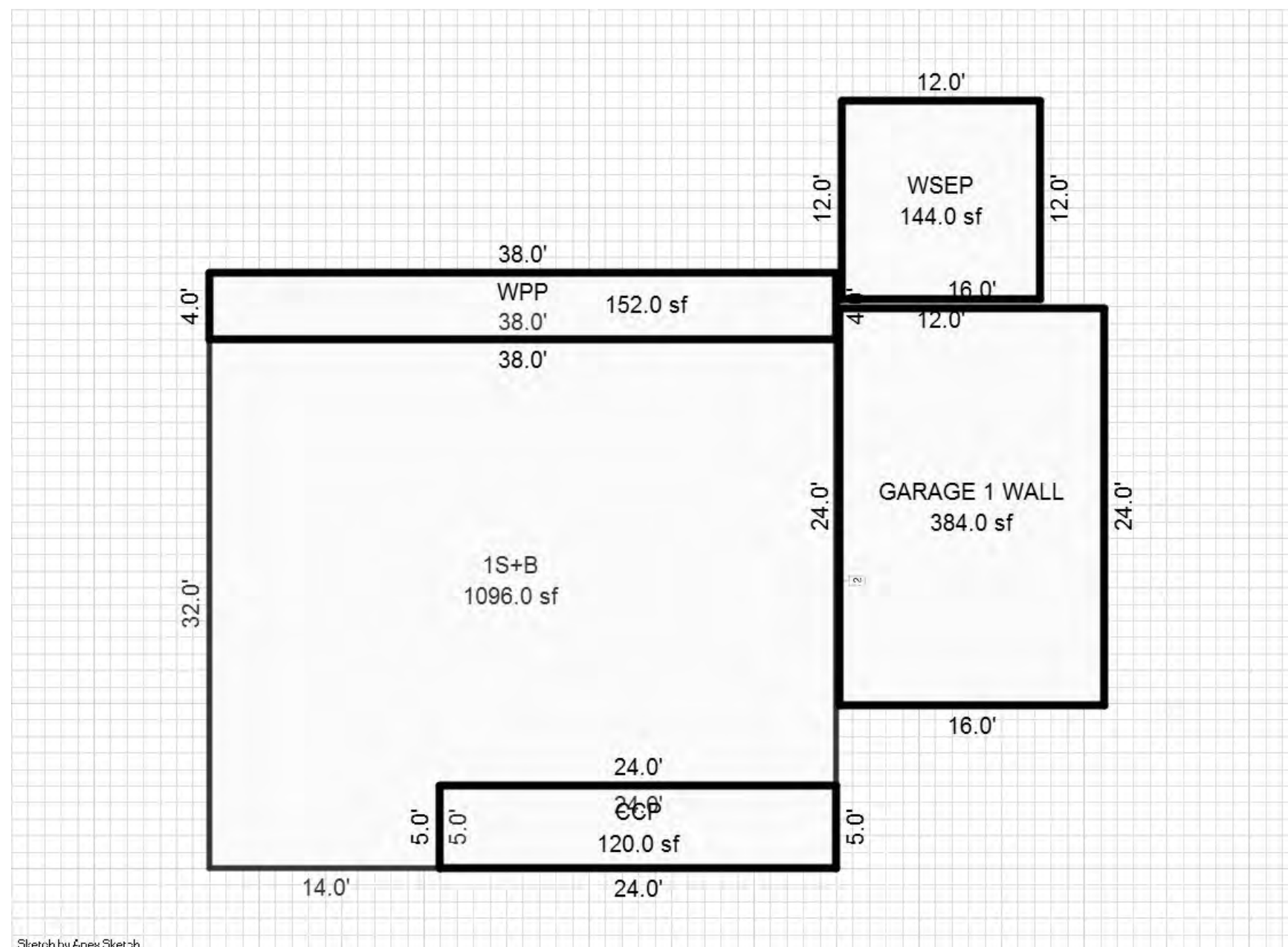


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	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 120 144 152	Type CCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 384 % 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: 30 Floor Area: 1,096 Total Base New : 247,611 Total Depr Cost: 173,328 Estimated T.C.V: 294,658			E.C.F. X 1.700		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets			Building Areas		Cls C Blt 1979			
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1096 SF Floor Area = 1096 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		Lg	X	Ord		Small	100 Amps Service			Building Areas			Total: 169,476 118,634		
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing		Water/Sewer		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Recreation Room			Average Fixture(s)		Garages		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Recreation Room			3 Fixture Bath		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Plumbing			3 Fixture Bath		Base Cost		
X	Insulation	(8) Basement		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Common Wall: 1 Wall		
(2) Windows		Many	X	Large			2			Plumbing			3 Fixture Bath		Door Opener		
X	Avg. X Avg. Few Small	(9) Basement Finish		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Built-Ins		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Appliance Allow.		
(3) Roof		(11) Heating/Cooling		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Fireplaces		
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Interior 1 Story	
X	Asphalt Shingle	(13) Plumbing		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Interior 1 Story		
Chimney: Metal		(14) Water/Sewer		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Interior 1 Story		
		(15) Built-ins		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Interior 1 Story		
		(16) Porches/Decks		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Interior 1 Story		
		(17) Garage		Basement: 1096 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath		Interior 1 Story		

\*\*\* 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.
MCAULIFFE	FIRST CHURCH OF CHRI	0	12/26/2000	WD	03-ARM'S LENGTH	563:998	OTHER	0.0

Property Address: W HARBOR HWY  
 Class: COMMERCIAL-IMPROV Zoning: R-2 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: FIRST CHURCH OF CHRIST SCIENTIST  
 PO BOX 128  
 GLEN ARBOR MI 49636  
 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

B 100' @ 2000/ 50.00 300.00 1.1892 0.9113 2000 100 108,372  
 50 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 108,372

Tax Description: L563 P998/00 E 1/2 LOT 71 PIERCE STOCKING DEVELOPMENT NO 1. 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

Who When What

TPC 11/05/2020 INSPECTED  
 TPC 11/01/2017 INSPECTED  
 TPC 12/01/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROV	Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
6753 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		10/02/2023	PB23-0445	80%			
Owner's Name/Address		P.R.E. 0%		Electrical		09/19/2023	PE23-0673	80%			
FIRST CHURCH OF CHRIST SCIENTIST PO BOX 128 GLEN ARBOR MI 49636		MAP #:		COMMERCIAL ADD/ALT		08/27/2023	LU23-231	80%			
		2024 Est TCV 0 TCV/TFA: 0.00		Mechanical		08/07/2023	PM23-0686	80%			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
LOT 72 PIERCE STOCKING DEVELOPEMENT NO 1. SEC 22 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
				B 100' @ 2000/	190.00	300.00	0.8517	0.9113	2000	100	294,953
				190 Actual Front Feet, 1.31 Total Acres			Total Est. Land Value =		294,953		
		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 11/14/2023	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TPC 11/01/2017	INSPECTED		2022	0	0	0		0	
		TPC 12/01/2016	INSPECTED		2021	0	0	0		0	



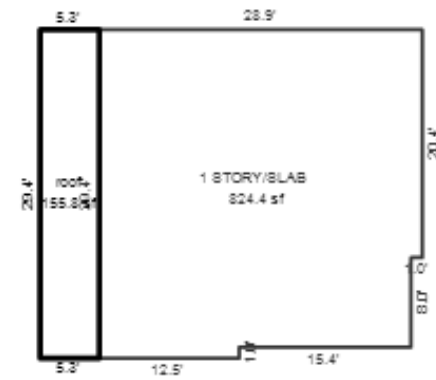
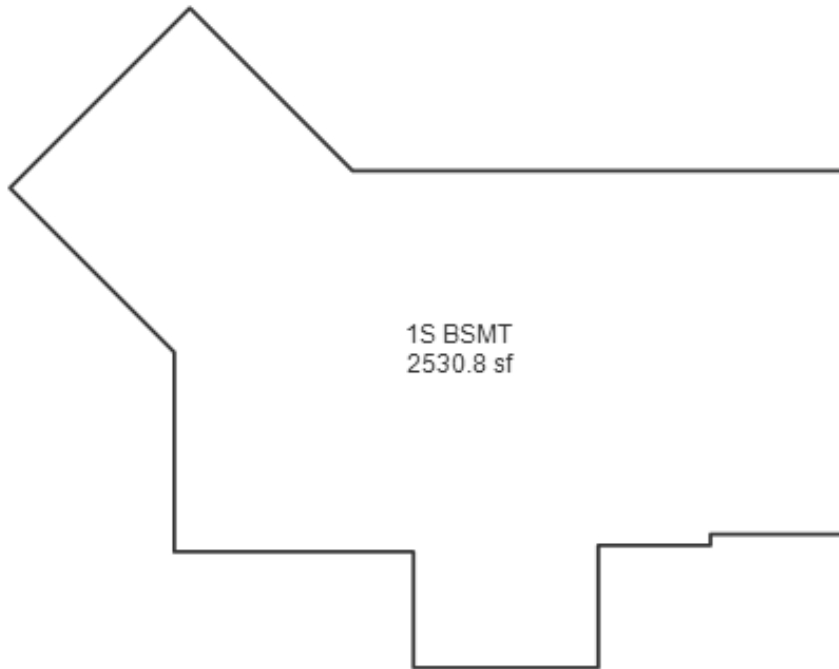
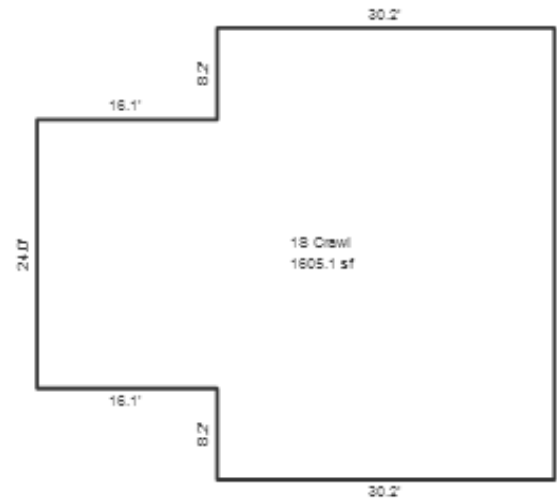
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Auditoriums		Class: C      Quality: Average		Calculator Cost Computations		>>>>	
Class: C		Construction Cost		Stories: 1      Story Height: 8      Perimeter: 240			
Floor Area: 2,529		High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 4,958		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 139.94		Finished Basement Basement, Base Rate for Basement = 81.70	
Stories Above Grd: 1		Quality: Average		(Basement Fireproofing Rate = 0.00)			
Average Sty Hght : 8		Heat#1: Package Heating & Cooling      100		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 25.39      100%			
Bsmnt Wall Hght : 8		Heat#2: Package Heating & Cooling      0%		Bsmnt Heating system: Forced Air Furnace      Cost/SqFt: 16.03			
Depr. Table : 2.25%		Ave. SqFt/Story: 2529		Adjusted Square Foot Cost for Upper Floors = 165.33			
Effective Age : 20		Ave. Perimeter: 240		Adjusted Square Foot Cost for Basement = 97.73			
Physical %Good: 63		Has Elevators:		Total Floor Area: 2,529		Base Cost New of Upper Floors = 418,119	
Func. %Good : 100		*** Basement Info ***		Basement Area: 2,530		Base Cost New of Basement = 247,257	
Economic %Good: 100		Area: 2530		Reproduction/Replacement Cost = 665,376			
Year Built		Perimeter: 240		Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0		Total Depreciated Cost = 419,187	
Remodeled		Type: Finished Basement		<<<<<      Segregated Cost Computations      >>>>>			
Overall Bldg Height		Heat: Forced Air Furnace		Costs taken from Segregated Cost Section 6: Theaters & Auditoriums			
Comments:		* Mezzanine Info *		Item Description      Cost      # or Height      Cost			
		Area #1:		Col.      Rate      SqFt      Adj.      Adj.      Cost			
		Type #1:		Total Cost New = 0			
		Area #2:		Architectural Multiplier: 0.00			
		Type #2:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
		* Sprinkler Info *					
		Area:					
		Type: Average					

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

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



Desc. of Bldg/Section: NW BLDG, BOOKS Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 824 Gross Bldg Area: 4,958 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: D      Quality: Average Stories: 1      Story Height: 10      Perimeter: 0		Base Rate for Upper Floors = 132.75		
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	(10) Heating system: Package Heating & Cooling      Cost/SqFt: 24.76      100% Adjusted Square Foot Cost for Upper Floors = 157.51	
2014 Year Built Remodeled		** ** Calculator Cost Data ** **		Quality: Average Heat#1: Package Heating & Cooling      100 Heat#2: No Heating or Cooling      0%		Total Floor Area: 824      Base Cost New of Upper Floors = 129,788		
Overall Bldg Height		*** Basement Info ***		Ave. SqFt/Story: 824 Ave. Perimeter Has Elevators:		Reproduction/Replacement Cost = 129,788 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 77,873		
Comments:		* Mezzanine Info *		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>>		
		* Sprinkler Info *		Area #1: Type #1: Area #2: Type #2: Area: Type: Average		Costs taken from Segregated Cost Section 3: Stores & Commercial Item Description      Cost      # or Height      Storys Col.      Rate      SqFt      Adj.      Adj.      Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 0		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:      Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	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					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			(40) Exterior Wall:		
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler				Thickness	Bsmnt Insul.	

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Desc. of Bldg/Section: SOUTH - OFFICE/CLASSROOMS Calculator Occupancy: Stores - Retail				<<<<< Calculator Cost Computations >>>>>																
Class: D Floor Area: 1,605 Gross Bldg Area: 4,958 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D    Quality: Average Stories: 1    Story Height: 8    Perimeter: 173																
Construction Cost				Base Rate for Upper Floors = 109.30																
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling    100 Heat#2: Zoned A.C. Warm & Cooled Air    0% Ave. SqFt/Story: 1605 Ave. Perimeter: 173 Has Elevators:		(10) Heating system: Package Heating & Cooling    Cost/SqFt: 20.38    100% Adjusted Square Foot Cost for Upper Floors = 129.68											
High	Above Ave.	Ave.	X	Low																
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,605    Base Cost New of Upper Floors =    208,136  Reproduction/Replacement Cost =    208,136 Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost =    124,882																
2014 Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial																
Overall Bldg Height		* Sprinkler Info * Area: Type: Average		Item Description    Cost    # or Height    Storys Col.    Rate    SqFt    Adj.    Adj.    Cost																
Comments:				Total Cost New =    0  Architectural Multiplier: 0.00  Reproduction/Replacement Cost =    0 Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost =    0																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:														
(2) Foundation:		(8) Plumbing:		Outlets:    Fixtures:																
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">Many Above Ave.</td> <td style="width:10%; text-align: center;">Average Typical</td> <td style="width:10%; text-align: center;">Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few Average</td> <td style="width:10%;">Few Average</td> </tr> <tr> <td style="width:10%;">Many Unfinished Typical</td> <td style="width:10%;">Many Unfinished Typical</td> </tr> <tr> <td style="width:10%;">Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td style="width:10%;">Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>		Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
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																			
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">Urinals</td> </tr> <tr> <td style="width:10%;">3-Piece Baths</td> <td style="width:10%;">Wash Bowls</td> </tr> <tr> <td style="width:10%;">2-Piece Baths</td> <td style="width:10%;">Water Heaters</td> </tr> <tr> <td style="width:10%;">Shower Stalls</td> <td style="width:10%;">Wash Fountains</td> </tr> <tr> <td style="width:10%;">Toilets</td> <td style="width:10%;">Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners							
Total Fixtures	Urinals																			
3-Piece Baths	Wash Bowls																			
2-Piece Baths	Water Heaters																			
Shower Stalls	Wash Fountains																			
Toilets	Water Softeners																			
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure:    Slope=0		(40) Exterior Wall:														
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.											
Thickness	Bsmnt Insul.																			
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler														
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.
MANNING & KAELSON TRUST	BIG DIPPER 586 LLC	0	05/04/2021	WD	29-SELLERS INTEREST IN A	2021003750	DEED	0.0
DAY MARGARET A	BIG DIPPER 586 LLC	0	06/12/2018	QC	09-FAMILY	1332P297	OTHER	0.0
MANNING DOUGLAS & KAELSON	BIG DIPPER 586 LLC	276,000	04/29/2016	MLC	03-ARM'S LENGTH	1259P518	PROPERTY TRANSFER	100.0
MANNING DOUGLAS MITCHELL	MANNING DOUGLAS & KAELSON	1	01/07/2014	QC	09-FAMILY	1189P183	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6675 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/19/2023	PM22-1120	100% FINIS
	P.R.E. 0%		Commercial, Add/Alter/Repa	05/18/2016	PB16-0142	100% FINIS
Owner's Name/Address	MAP #: 33		Electrical	05/16/2016	PE16-0209	
BIG DIPPER 586 LLC PO BOX 193 GLEN ARBOR MI 49636	2024 Est TCV 347,386 TCV/TFA: 251.73		Mechanical	05/16/2016	PM16-0294	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
	Public Improvements			* Factors *							
Comments/Influences	Description			Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	L276 P773 L330 P838 L397 P840/94 PRT GOVT LOT 4 & PRT LOT 73 BEG SW COR LOT 76 TH N 325.15 FT TH E 50 FT TH S 323.95 FT TH W 50 FT TO POB PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.	Dirt Road			50.00	325.00	1.0000	0.0000	0	100*	
	Gravel Road			2000	COMME	\$8.00/SQFT	16248	SqFt	8.00000	100	129,983
	Paved Road			* denotes lines that do not contribute to the total acreage calculation.							
	Storm Sewer			50	Actual	Front Feet,	0.37	Total	Acres	Total	Est. Land Value = 129,983
	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: Asphalt Paving			2.83	4429	50	6,267				
	Total Estimated Land Improvements			True Cash Value =							6,267



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	65,000	108,700	173,700			156,996C
Rolling	2023	65,000	102,800	167,800			149,520C
Low	2022	65,000	77,400	142,400			142,400S
High	2021	75,600	69,500	145,100			142,974C
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	11/02/2016	INSPECTED	2023	65,000	102,800	167,800			149,520C
TPC	05/04/2016	INSPECTED	2022	65,000	77,400	142,400			142,400S
TPC	11/28/2011	INSPECTED	2021	75,600	69,500	145,100			142,974C

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

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

Class: D  
 Floor Area: 1,380  
 Gross Bldg Area: 1,380  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 12  
 Physical %Good: 74  
 Func. %Good : 100  
 Economic %Good: 100

1991 Year Built  
 2016 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Wall or Floor Furnace 0%

Ave. SqFt/Story: 1380  
 Ave. Perimeter: 170  
 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: 170  
 Overall Building Height: 8

Base Rate for Upper Floors = 100.87

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.35 100%  
 Adjusted Square Foot Cost for Upper Floors = 129.22

Total Floor Area: 1,380 Base Cost New of Upper Floors = 178,324

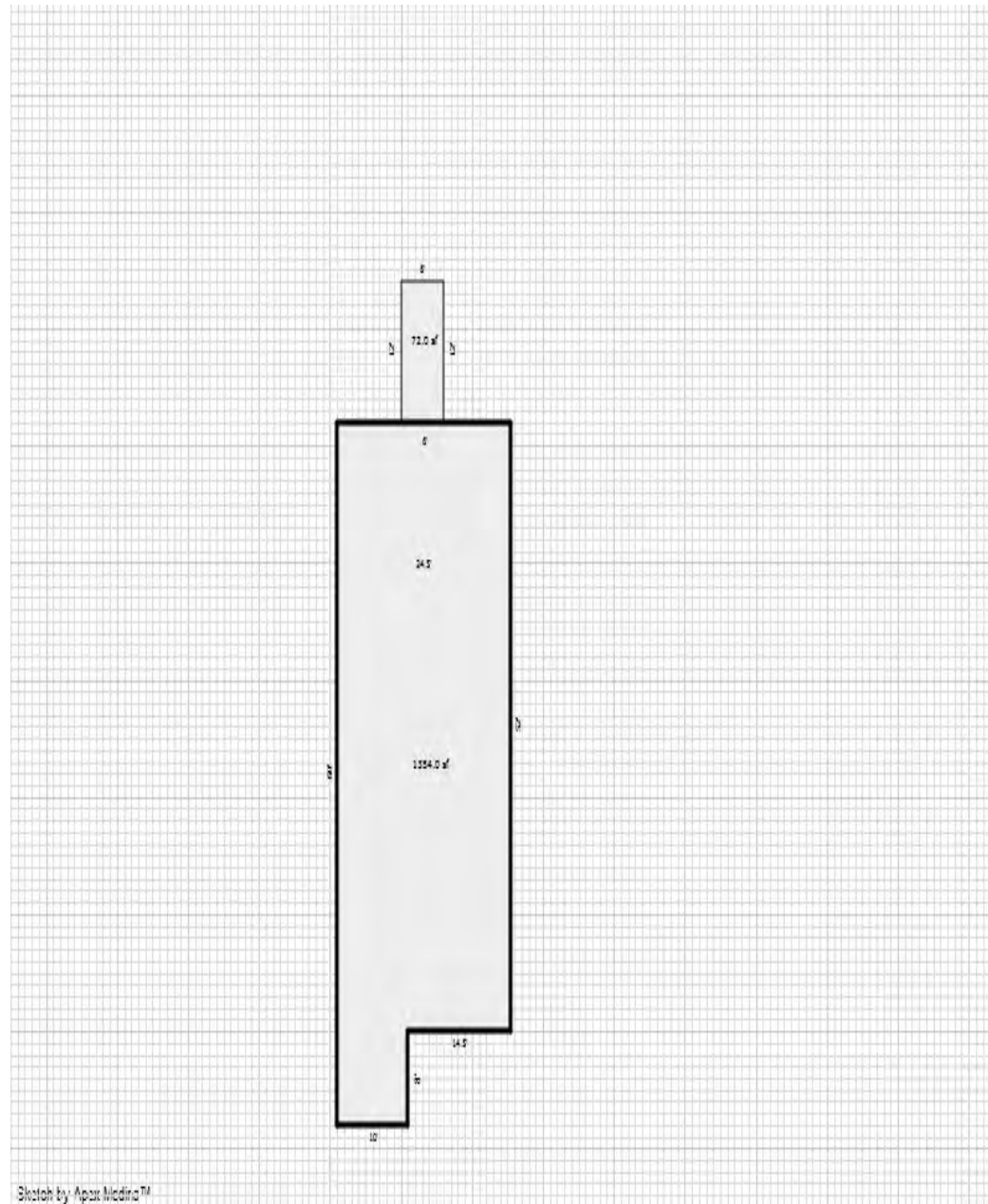
Reproduction/Replacement Cost = 178,324  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 131,960

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 211,136  
 Replacement Cost/Floor Area= 129.22 Est. TCV/Floor Area= 153.00

(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.				
HAMILTON JILL & THOMASMA	BRANDTICS LLC	1,475,000	12/21/2023	WD	03-ARM'S LENGTH	202400062	PROPERTY TRANSFER	100.0				
HAMILTON JILL	THOMASMA DAVID III	0	12/15/2023	QC	21-NOT USED/OTHER	202400061	DEED	50.0				
THOMASMA DAVID	HAMILTON JILL & THOMASMA	0	10/25/2019	QC	09-FAMILY	2019006114	OTHER	50.0				
HAMILTON JILL	THOMASMA DAVID	0	09/28/2018	QC	09-FAMILY	1341P862	OTHER	100.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status				
6671 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/28/2020	PM20-0590	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		09/28/2020	PP20-0266	100% FINIS				
BRANDTICS LLC 52 NURSEY RD NEW CANAAN CT 06840		MAP #: 33		ADDITION/ALTERATION		03/22/2020	LU20-04	100% FINIS				
		2024 Est TCV 612,854 TCV/TFA: 226.90		Electrical		02/18/2020	PE20-0071	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
2012 L1105P173 COMMENCING AT THE SOUTHEAST CORNER OF LOT 74, RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO. 1; THENCE NORTH 00°01' 29" EAST (PREVIOUSLY DESCRIBED AS NORTH 0°02' EAST), 76;56. FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 79°39'03" WEST, 62.06 FEET; THENCE NORTH 11°04'38" WEST, 109.43 FEET; THENCE NORTH 01°12'47" WEST (PREVIOUSLY DESCRIBED AS NORTH 1°10' WEST), 54.33 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY M-109;. THENCE SOUTH 88°28'40" EAST 83.32 FEET		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		83.32 140.99 1.0000 0.0000 0 100*								
		Paved Road		2000 COMME \$6.00/SQFT 11761 SqFt 6.00000 100 70,567								
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		83 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 70,567								
		Water		Land Improvement Cost Estimates								
		Sewer		Description Rate Size % Good Cash Value								
		Electric		D/W/P: Crushed Rock 2.38 608 50 723								
		Gas		Commercial Local Cost Land Improvements								
		Curb		Description Rate Size % Good Arch Mult Cash Value								
		Street Lights		WATER WELL 4"-6" 0.00 1 93 100 0								
		Standard Utilities		SEPTIC TANK 1000 GAL 0.00 1 93 100 0								
		Underground Utils.		DRAIN FIELD 0.00 1 93 100 0								
		Topography of Site		WOOD DECKS 5.25 483 50 100 1,268								
		Level		Total Estimated Land Improvements True Cash Value = 1,991								
		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	35,300	271,100	306,400		306,400S			
TPC 11/17/2021 INSPECTED		2023	35,300	224,700	260,000			260,000S				
TPC 11/04/2020 INSPECTED		2022	35,300	222,500	257,800			253,706C				
TPC 06/01/2020 INSPECTED		2021	35,300	215,900	251,200			245,602C				

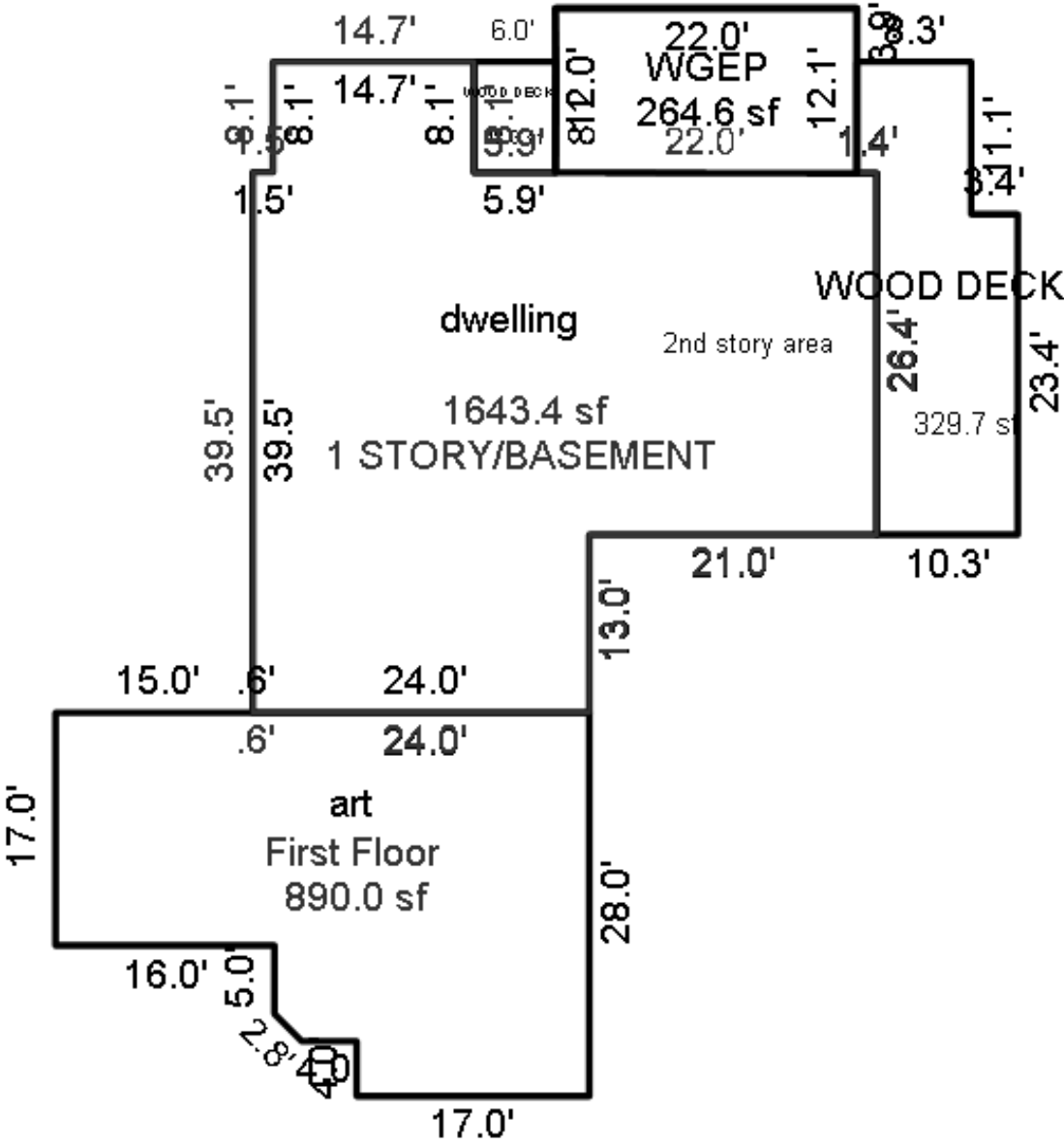


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 264 329 48	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X			X			X			X		X	
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,811 Total Base New : 320,027 Total Depr Cost: 224,014 Estimated T.C.V: 353,942			E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1991	Remodeled 2020	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls C 5 Blt 1991		
Condition: Average		Lg	Ord	Small	(12) Electric			Ex. Ord. Min			Ground Area = 1643 SF Floor Area = 1811 SF.					
Room List		Doors	Solid	H.C.	0 Amps Service			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Building Areas						
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1643 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2			1 Story Siding Basement 1,643 1 Story Siding Overhang 168			Total: 273,388 191,368			
(2) Windows		Many Avg. Few	Large Avg. Small	(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
	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			Water/Sewer			Plumbing						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Water/Sewer			Deck					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Treated Wood Treated Wood						
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow.			WGEP (1 Story) Treated Wood Treated Wood						
		Totals:		Lump Sum Items:			Notes:			1 2,845 1,991						
		ECF (2201 COMMERCIAL) 1.580 => TCY:		Lump Sum Items:						320,027 224,014						

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

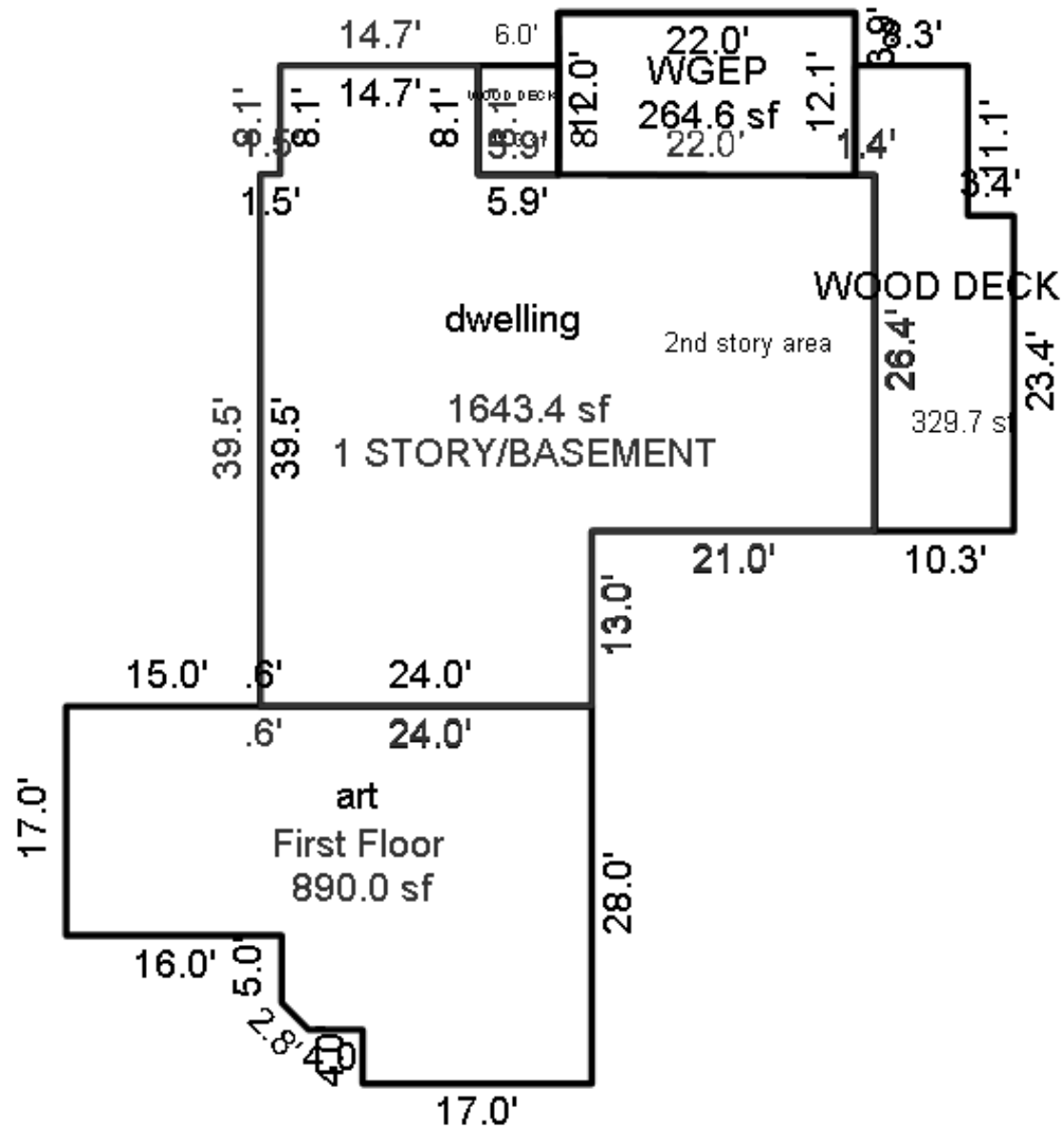


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Desc. of Bldg/Section: ART STUDIO Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>																																																																																																																															
Class: D Floor Area: 890 Gross Bldg Area: 890 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght : 12		Class: D      Quality: Low Cost Stories: 1      Story Height: 11      Perimeter: 132 Overall Building Height: 8																																																																																																																															
Depr. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 98.23 Storage Basement Basement, Base Rate for Basement = 63.25 (Basement Fireproofing Rate = 0.00)																																																																																																																															
1991 Year Built 2011 Remodeled		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 24.89      100% Bsmnt Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 6.08 Adjusted Square Foot Cost for Upper Floors = 123.12 Adjusted Square Foot Cost for Basement = 69.33																																																																																																																															
8 Overall Bldg Height		Total Floor Area: 890      Base Cost New of Upper Floors = 109,577 Basement Area: 890      Base Cost New of Basement = 61,704																																																																																																																															
Comments:		Reproduction/Replacement Cost = 171,281 Eff. Age: 15      Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0 Total Depreciated Cost = 116,471																																																																																																																															
Construction Cost		ECF (2201 COMMERCIAL)      1.600 => TCV of Bldg: 1 = 186,354 Replacement Cost/Floor Area= 192.45      Est. TCV/Floor Area= 209.39																																																																																																																															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> <tr> <td colspan="6" style="text-align: center;">** ** Calculator Cost Data ** **</td> </tr> <tr> <td colspan="6">Quality: Low Cost</td> </tr> <tr> <td colspan="6">Heat#1: Package Heating &amp; Cooling      100</td> </tr> <tr> <td colspan="6">Heat#2: Package Heating &amp; Cooling      0%</td> </tr> <tr> <td colspan="6">Ave. SqFt/Story: 890</td> </tr> <tr> <td colspan="6">Ave. Perimeter: 132</td> </tr> <tr> <td colspan="6">Has Elevators:</td> </tr> <tr> <td colspan="6" style="text-align: center;">*** Basement Info ***</td> </tr> <tr> <td colspan="6">Area: 890</td> </tr> <tr> <td colspan="6">Perimeter: 132</td> </tr> <tr> <td colspan="6">Type: Storage Basement</td> </tr> <tr> <td colspan="6">Heat: Space Heaters, Gas with Fan</td> </tr> <tr> <td colspan="6" style="text-align: center;">* Mezzanine Info *</td> </tr> <tr> <td colspan="6">Area #1:</td> </tr> <tr> <td colspan="6">Type #1:</td> </tr> <tr> <td colspan="6">Area #2:</td> </tr> <tr> <td colspan="6">Type #2:</td> </tr> <tr> <td colspan="6" style="text-align: center;">* Sprinkler Info *</td> </tr> <tr> <td colspan="6">Area:</td> </tr> <tr> <td colspan="6">Type: Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** **						Quality: Low Cost						Heat#1: Package Heating & Cooling      100						Heat#2: Package Heating & Cooling      0%						Ave. SqFt/Story: 890						Ave. Perimeter: 132						Has Elevators:						*** Basement Info ***						Area: 890						Perimeter: 132						Type: Storage Basement						Heat: Space Heaters, Gas with Fan						* Mezzanine Info *						Area #1:						Type #1:						Area #2:						Type #2:						* Sprinkler Info *						Area:						Type: Low							
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(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	
X Poured Conc      Brick/Stone      Block	Many Above Ave.      Average Typical      Few None	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Few Average Many Unfinished Typical	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Thickness      Bsmnt Insul.
(6) Ceiling:	(10) Heating and Cooling:	(13) Roof Structure:      Slope=0	
	Gas Oil      Coal Stoker      Hand Fired Boiler	(14) Roof Cover:	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVINNEY JAMES R & MARION	VAVRA DAVID S	1	02/01/2012	WD	03-ARM'S LENGTH	1111P462	DEED	0.0
DEVINNEY JAMES R & MARION	VAVRA DAVID S	435,000	12/06/2011	WD	03-ARM'S LENGTH	1105P176-177	PROPERTY TRANSFER	100.0
YOKI	DEVINNEY	165,000	08/02/1999	LC	16-LC PAYOFF	520:559	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6697 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	05/12/2015	PB15-0129	100% FINIS
	P.R.E. 0%		DECK/PORCH	05/08/2015	LU15-09	100% FINIS
Owner's Name/Address	MAP #: 33		Electrical	09/18/2008	PE08-0417	
VAVRA DAVID S PO BOX 129 GLEN ARBOR MI 49636	2024 Est TCV 881,266 TCV/TFA: 277.13		Res. Garage, Attached	04/30/2008	PB08-0110	

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 100' @ 1400/	116.15	284.04	0.9633	0.8989	1400	100		140,804	
116 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								140,804	

X Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: Asphalt Paving	3.19	1100	0	0
		D/W/P: Patio Blocks	16.05	144	0	0
		D/W/P: 3.5 Concrete	6.77	133	0	0
X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Metal Prefab	21.24	80	50	849
		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 =						3,349

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	70,400	370,200	440,600			280,737C
	Rolling							
X	Low	2023	55,300	344,700	400,000			267,369C
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	2024	2023	2022	2021
TPC	10/28/2015	INSPECTED				
WAS	01/24/2009	INSPECTED				
WAS	01/11/2008	INSPECTED				

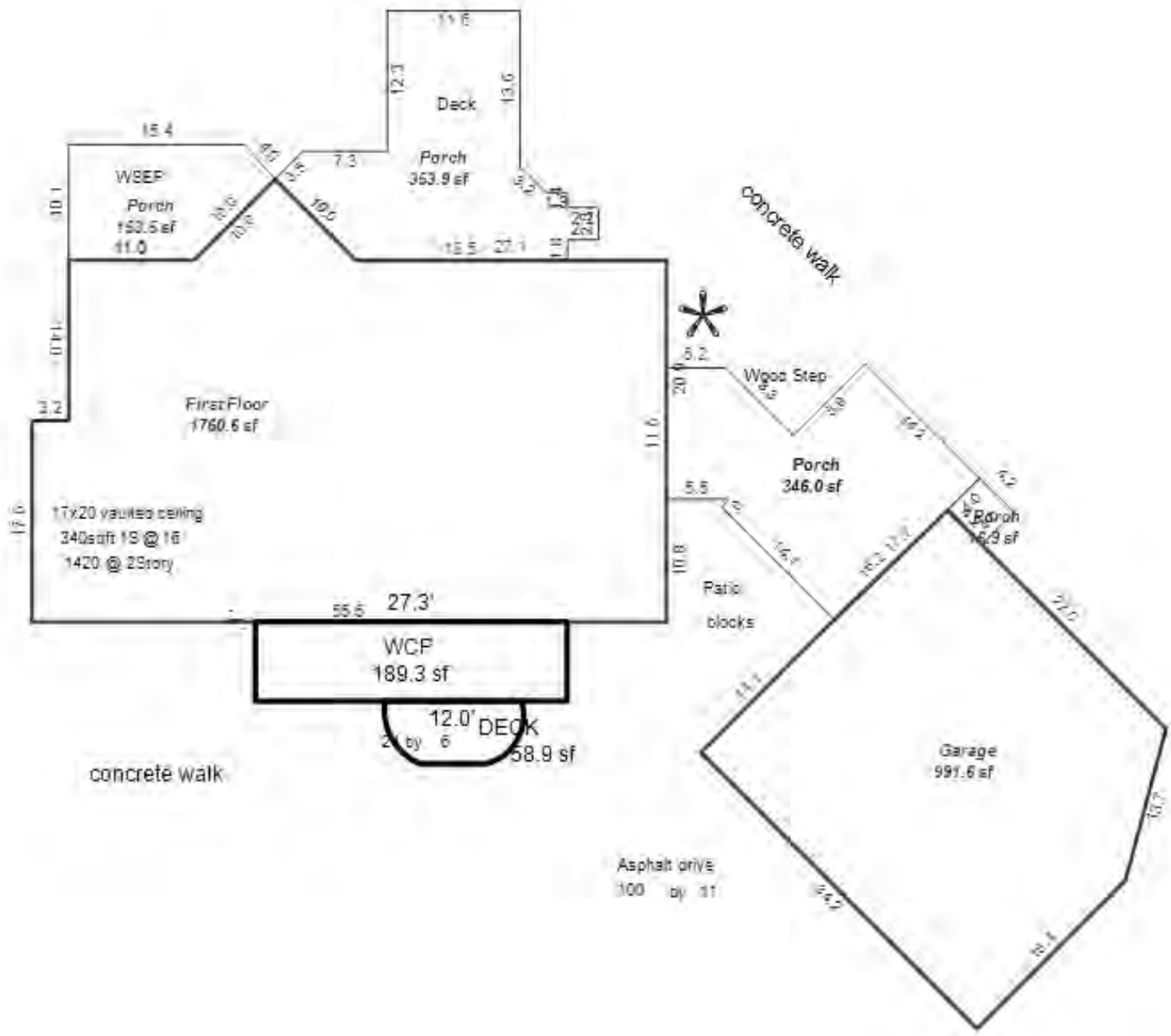
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 153 189 16 353 58 40 346	Type WSEP (1 Story) WCP (1 Story) WCP (1 Story) Treated Wood Treated Wood Treated Wood Brzwy, FW	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 991 % Good: 0 Storage Area: 247 No Conc. Floor: 0																																																																																																													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: C +5 Effec. Age: 15 Floor Area: 3,180 Total Base New : 510,067 Total Depr Cost: 433,596 Estimated T.C.V: 737,113																																																																																																																
	Building Style: 2 STORY	X	Drywall Paneled			Plaster Wood T&G																																																																																																																				
	Yr Built 2000	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min																																																																																																																		
	Condition: Average		Size of Closets			X	Ord	Small																																																																																																																		
	Room List	Doors	Solid	X	H.C.																																																																																																																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Hardwood Other: Carpeted Other:																																																																																																																							
	(1) Exterior				(12) Electric																																																																																																																					
	X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		200	Amps Service																																																																																																																				
	X	Insulation	X	Drywall																																																																																																																						
	(2) Windows		(7) Excavation		No./Qual. of Fixtures																																																																																																																					
X	Many Avg. Few	X	Large Avg. Small		Ex.	X	Ord.	Min																																																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1760 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets	Many	X	Ave.	Few																																																																																																																	
X			(8) Basement		(13) Plumbing	1	Average Fixture(s)																																																																																																																			
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			(9) Basement Finish		(14) Water/Sewer																																																																																																																					
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																																																																																																																					
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																																																																																																																							
	Chimney: Metal																																																																																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2000                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1760 SF Floor Area = 3180 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,420</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>340</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>388,887</td> <td>330,595</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,518</td> <td>1,290</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>4,777.5</td> <td>9,555</td> <td>8,122</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>5,002</td> <td>5,002</td> <td>4,252</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>5,973</td> <td>5,077</td> </tr> <tr> <td>Porches WSEP (1 Story)</td> <td>153</td> <td>55.16</td> <td>8,531</td> <td>7,251</td> </tr> <tr> <td>WCP (1 Story)</td> <td>189</td> <td>40.74</td> <td>7,959</td> <td>6,765</td> </tr> <tr> <td>WCP (1 Story)</td> <td>16</td> <td>15.14</td> <td>1,242</td> <td>1,056</td> </tr> <tr> <td>Deck Treated Wood</td> <td>353</td> <td>18.98</td> <td>6,181</td> <td>5,254</td> </tr> <tr> <td>Treated Wood</td> <td>58</td> <td>31.36</td> <td>1,975</td> <td>1,679</td> </tr> <tr> <td>Treated Wood</td> <td>40</td> <td>39.15</td> <td>1,644</td> <td>1,397</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>991</td> <td>37.17</td> <td>37,777</td> <td>32,110</td> </tr> <tr> <td>Storage Over Garage</td> <td>247</td> <td>15.75</td> <td>3,490</td> <td>2,966</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,381</td> <td>-1,381</td> <td>-1,174</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>60.70</td> <td>1,124</td> <td>955</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	1,420			1 Story	Siding	Crawl Space	340			Total:				388,887	330,595	Item	Quantity	Unit Cost	Total Cost	Depr. Cost	Plumbing Average Fixture(s)	1	1,518	1,518	1,290	3 Fixture Bath	2	4,777.5	9,555	8,122	Water/Sewer 1000 Gal Septic	1	5,002	5,002	4,252	Water Well, 100 Feet	1	5,973	5,973	5,077	Porches WSEP (1 Story)	153	55.16	8,531	7,251	WCP (1 Story)	189	40.74	7,959	6,765	WCP (1 Story)	16	15.14	1,242	1,056	Deck Treated Wood	353	18.98	6,181	5,254	Treated Wood	58	31.36	1,975	1,679	Treated Wood	40	39.15	1,644	1,397	Garages					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost	991	37.17	37,777	32,110	Storage Over Garage	247	15.75	3,490	2,966	Common Wall: 1/2 Wall	1	-1,381	-1,381	-1,174	Door Opener	2	60.70	1,124	955
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND MARY W	SOFA KING TIRED LLC	597,000	11/14/2022	WD	03-ARM'S LENGTH	2022006757	PROPERTY TRANSFER	100.0
ANDERLIK	SUTHERLAND	122,200	07/01/1998	LC	16-LC PAYOFF	480:210	OTHER	0.0
ANDERLIK	PATTERSON	130,000	06/14/1996	LC	16-LC PAYOFF	435:843	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5959 S FOREST HAVEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/08/2023	PM23-0220	100% FINIS
Owner's Name/Address	P.R.E. 0%					
SOFA KING TIRED LLC 710 SNYDER RD EAST LANSING MI 48823	MAP #: 33					
	2024 Est TCV 519,089 TCV/TFA: 240.88					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4633.4633 FOREST HAVEN						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L435 P843 L455 P945 L480 P210/98 DC L780 P269 L780 P271 L780 P272/03 LOT 75 EXC PRT BEG SW COR SD LOT 75 TH N 29 DEG 18'55" E 24 FT TH S 75 DEG 08'10" E 42.37 FT TO S LN SD PLAT TH ALG S LN ON CURVE TO LEFT R-1104.21 FT I-01 DEG 56'37" CH-S 79 DEG 29'18" W 37.46 FT & S 78 DEG 31'00" W 16.4 FT TO POB PIERCE STOCKING DEVELOPMENT NO 1 ALSO PRT LOT 10 COM NW COR THEREOF TH N 78 DEG 31'00" E 9.05 FT TH N 78 DEG 31'00" E 16.20 FT TO P C OF A CVE TO RIGHT & ALG SD CVE RAD-1104.21 FT I-01 DEG 56'37" CH-N 79 DEG 29'18" E 37.46 FT FOR POB TH CONT ALG N LN OF PLAT S CVE TO RIGHT 92.75 FT RAD 11204.21 FT				* Factors *						
				FOREST HVN 1300	100.00	300.00	1.1892	0.8481	1300 100	131,106
				100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	131,106

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L435 P843 L455 P945 L480 P210/98 DC L780 P269 L780 P271 L780 P272/03 LOT 75 EXC PRT BEG SW COR SD LOT 75 TH N 29 DEG 18'55" E 24 FT TH S 75 DEG 08'10" E 42.37 FT TO S LN SD PLAT TH ALG S LN ON CURVE TO LEFT R-1104.21 FT I-01 DEG 56'37" CH-S 79 DEG 29'18" W 37.46 FT & S 78 DEG 31'00" W 16.4 FT TO POB PIERCE STOCKING DEVELOPMENT NO 1 ALSO PRT LOT 10 COM NW COR THEREOF TH N 78 DEG 31'00" E 9.05 FT TH N 78 DEG 31'00" E 16.20 FT TO P C OF A CVE TO RIGHT & ALG SD CVE RAD-1104.21 FT I-01 DEG 56'37" CH-N 79 DEG 29'18" E 37.46 FT FOR POB TH CONT ALG N LN OF PLAT S CVE TO RIGHT 92.75 FT RAD 11204.21 FT		Dirt Road				
			Gravel Road			
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Tax Description	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
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			Rolling				
		Low					
		High					
		Landscaped					
		Swamp					
		Wooded					
		Pond					
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					



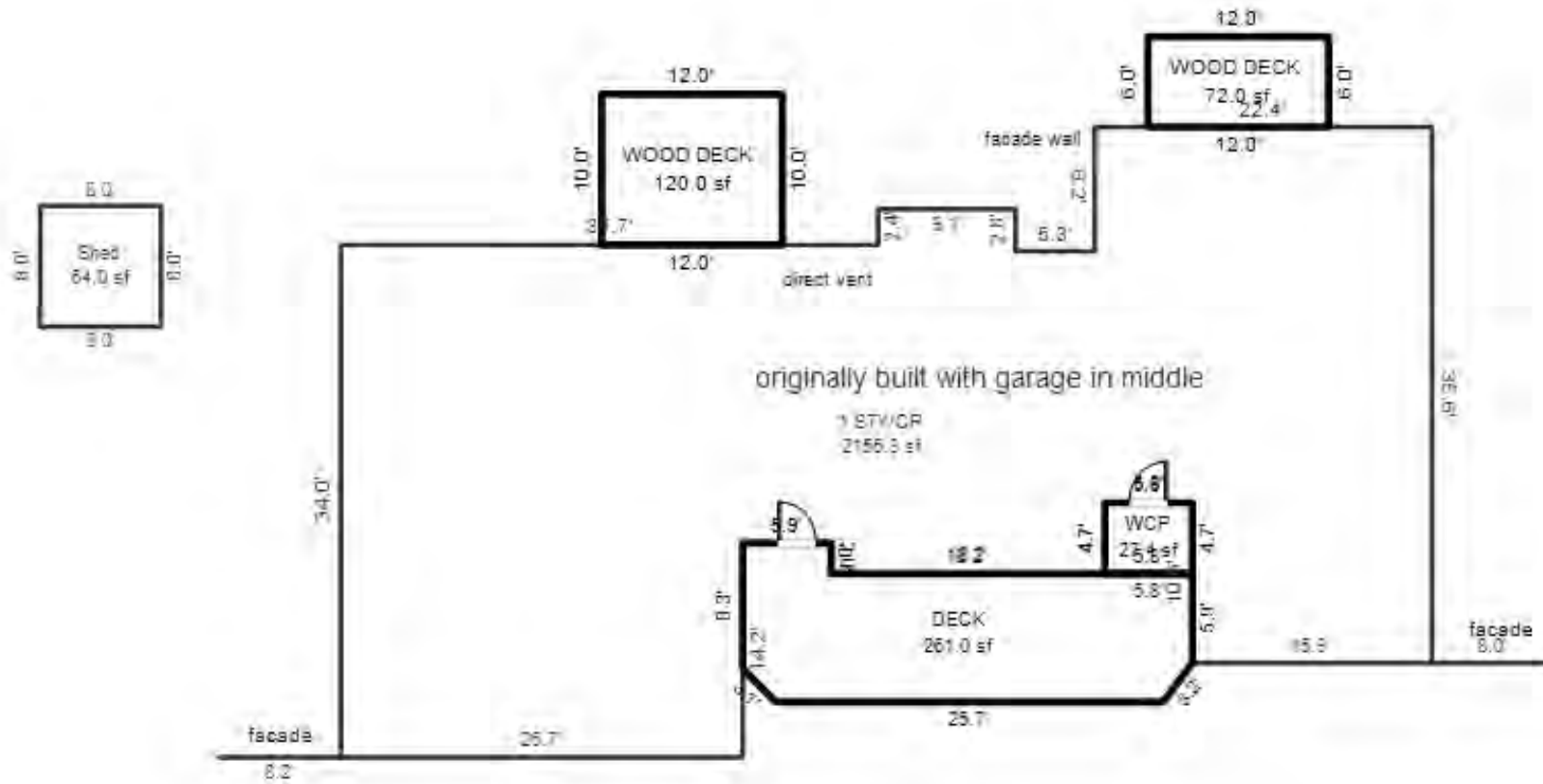
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	65,600	193,900	259,500			234,780C
2023	50,400	173,200	223,600			223,600S
2022	35,000	151,400	186,400			109,760C
2021	35,000	134,900	169,900			106,254C

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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	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Ga	Area 27 261 120 72	Type WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
	Building Style: 1 STORY																														
	Yr Built Remodeled 1974 201 1981		Ex X Ord Min																												
	Condition: Average		Size of Closets Lg X Ord Small																												
	Room List		Doors Solid H.C.		Central Air Wood Furnace																										
	Basement 4 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 200 Amps Service																										
	(1) Exterior				No./Qual. of Fixtures X Ex. Ord. Min																										
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings X Drywall		No. of Elec. Outlets Many X Ave. Few																										
X	Insulation				(13) Plumbing 2 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 2155 S.F. Slab: 0 S.F. Height to Joists: 0.0																												
X	Many Avg. Few	X	Large Avg. Small																												
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X	Double Hung																														
X	Horiz. Slide Casement																														
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish																												
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Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2155 SF Floor Area = 2155 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>2,155</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>281,250</td> <td>196,863</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	2,155			Total:				281,250	196,863	Class: C +5 Effec. Age: 30 Floor Area: 2,155 Total Base New : 323,886 Total Depr Cost: 226,708 Estimated T.C.V: 385,404 E.C.F. X 1.700			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	2,155																												
Total:				281,250	196,863																										
Notes: ORIGINAL CONSTRUCTION AS 2 UNITS WITH GARAGE BETWEEN ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV:										385,404																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORD GEORGE F	INGOLD THOMAS & SUSAN	280,000	04/29/2022	WD	09-FAMILY	2022002942	PROPERTY TRANSFER	100.0
PARDEE PAULINE P	FORD GEORGE F	0	07/03/1986	WD	16-LC PAYOFF	269-543	DEED	0.0
PARDEE PAULINE P	FORD GEORGE F	6,700	05/20/1977	LC	16-LC PAYOFF		DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6669 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/10/2023	PM23-0299	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	03/13/2023	PP23-0094	100% FINIS
INGOLD THOMAS & SUSAN PO BOX 362 GLEN ARBOR MI 49636	MAP #: 33		Mechanical	03/08/2023	PM23-0222	100% FINIS
	2024 Est TCV 861,111 TCV/TFA: 315.31		Res. Single Family Dwellin	11/21/2022	PB22-0564	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L269P545 THAT PART OF GOV LOT 4 SEC 22 T 29 N R 14 W PARCEL 1 DESCRIBED AS: COMM AT THE NE CNR OF LOT 76 OF THE PLAT OF PIERCE STOCKING DEVELOPMENT NO 1 THENCE ALONG THE SOUTHERLY LINE OF HWY M-109, N 88.58.00 W 67.62 FEET TO THE POB THEN ALONG SAID LINE, N 01.10.00 WEST 24.21 FEET THENCE ALONG SAID LINE NORTH 88.27.00 W 31.92 FEET THENCE SOUTH 00.02.00 WEST 65.95 FEET THENCE ALONG THE NORTHERLY LINE OF SAID LOT 76 SOUTH 88.27.00 EAST 33.30 FEET THENCE ALONG THE LINE OF SAID LOT 76 NORTH 01 10 00 WEST				* Factors *							
				100.00	307.99	1.0000	0.0000	0	100*	OUTSIDE MAIN AREA	0
				2000 COMME	\$6.00/SQFT	30797	SqFt	6.00000	100		184,782
				* denotes lines that do not contribute to the total acreage calculation.							
				100	Actual Front Feet,	0.71	Total Acres		Total Est. Land Value =		184,782

Tax Description	Land Improvement Cost Estimates				Commercial Local Cost Land Improvements							
	Description	Rate	Size	% Good	Cash Value	Description	Rate	Size	% Good	Arch	Mult	Cash Value
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	Gravel Road					SEPTIC TANK 750 GAL	0.00	1	92	100		0
	Paved Road					DRAIN FIELD	0.00	1	92	100		0
	Storm Sewer					Total Estimated Land Improvements True Cash Value = 0						
	Water											
	Sewer											
	Electric											
	Gas											
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	92,400	338,200	430,600			405,715C
Rolling	2023	92,400	185,900	278,300			278,300S
Low	2022	92,400	128,100	220,500			116,656C
High	2021	92,400	115,100	207,500			112,930C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

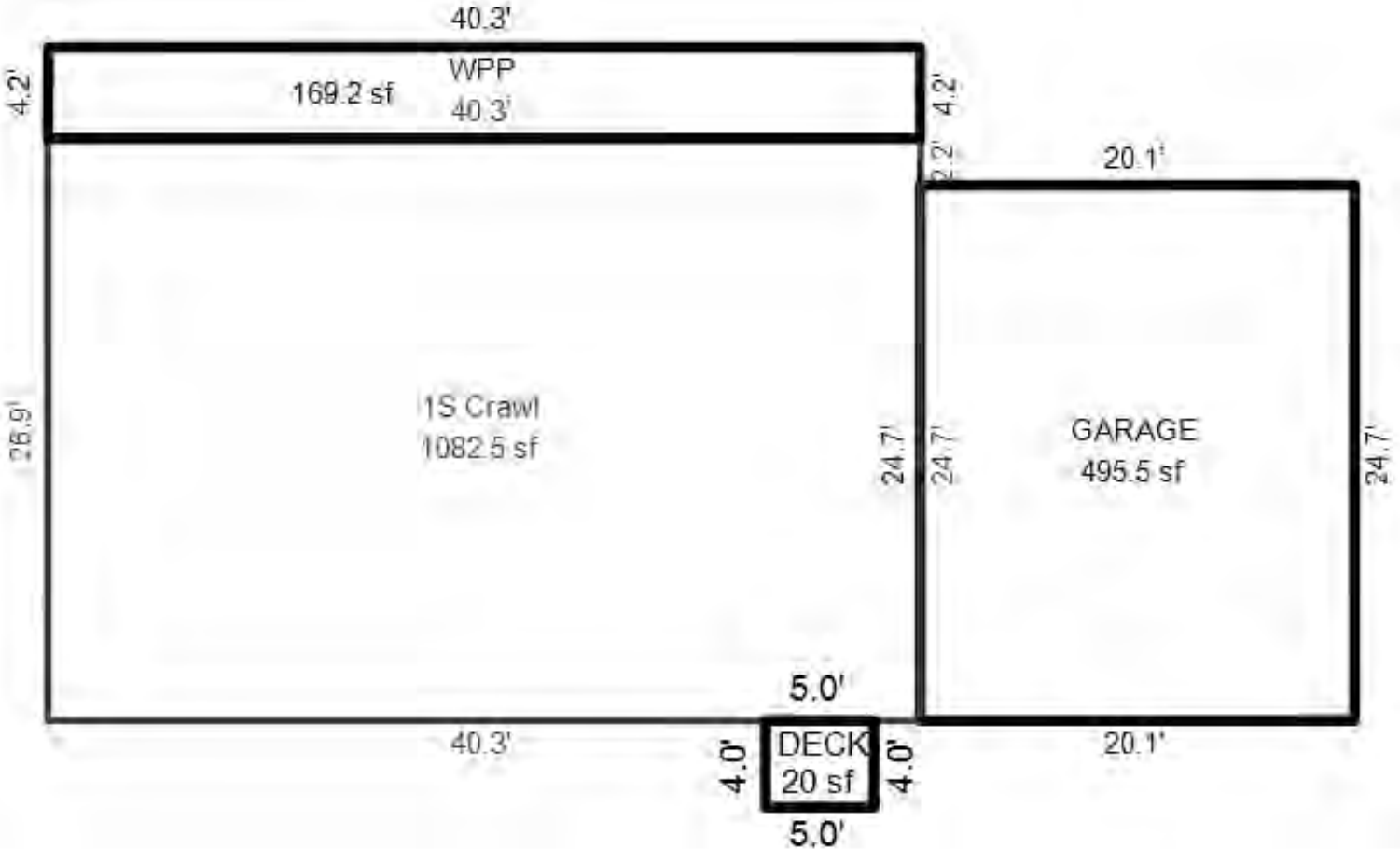
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/21/2023	INSPECTED	2023	92,400	185,900	278,300			278,300S
TPC	12/09/2022	INSPECTED	2022	92,400	128,100	220,500			116,656C
TPC	12/07/2019	INSPECTED	2021	92,400	115,100	207,500			112,930C

\*\*\* Information herein deemed reliable 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 169	Type WPP	Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 495 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.580	Bsmnt Garage:	Roof:	
	Town Home														0 Front Overhang 0 Other Overhang
X Wood Frame		(4) Interior		X			Central Air Wood Furnace								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures								
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. Ord. Min							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Many Ave. Few							
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric							
Basement	1st Floor	(6) Ceilings		Kitchen:			0 Amps Service								
2nd Floor	1 Bedrooms	Other:		Other:			No./Qual. of Fixtures								
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1082 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)								
X	Wood/Shingle	(8) Basement		Recreation SF			1 Public Water								
	Aluminum/Vinyl Brick	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Living SF			1 Public Sewer								
Insulation		(9) Basement Finish		Walkout Doors (B)			1 Water Well								
(2) Windows		Many Avg. Few		No Floor SF			1 1000 Gal Septic								
Many Avg. Few		Large Avg. Small		Walkout Doors (A)			1 2000 Gal Septic								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:											
(3) Roof		Gable Hip Flat		Asphalt Shingle											
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1082 SF Floor Area = 1082 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,082 Total: 151,547 150,032 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,503 2 Fixture Bath 1 3,197 3,165 Water/Sewer 1000 Gal Septic 1 5,002 4,952 Water Well, 150 Feet 1 8,838 8,750 Porches WPP 169 4,272 4,229 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 495 27,626 27,350 Common Wall: 1 Wall 1 -2,762 -2,734 Door Opener 1 562 556 Built-Ins Appliance Allow. 1 2,845 2,817 Totals: 202,645 200,620 Notes: ECF (2201 COMMERCIAL) 1.580 => TCv: 316,980															

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



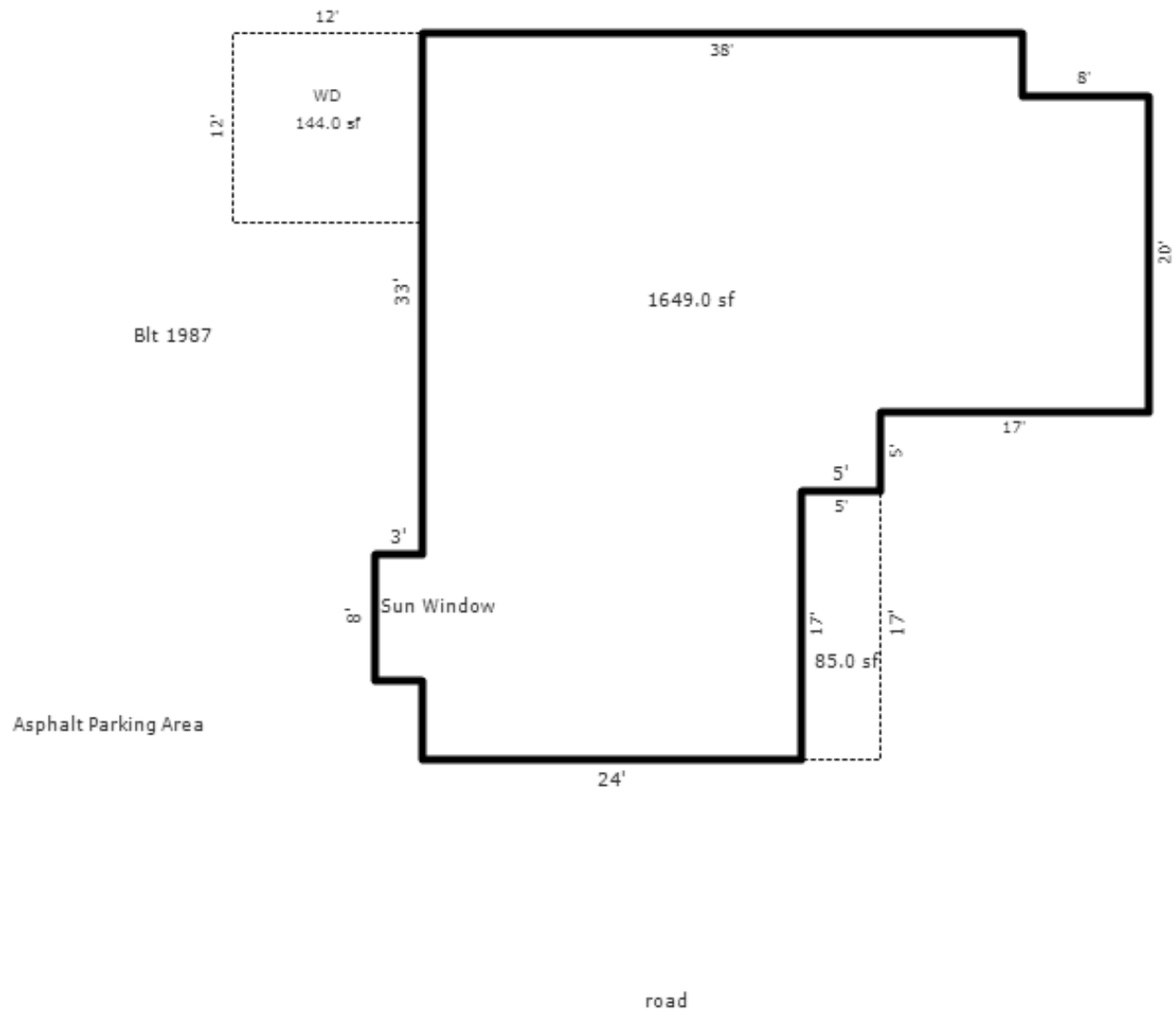
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>										
Class: D		Construction Cost		Class: D      Quality: Average		Stories: 1      Story Height: 9      Perimeter: 190						
Floor Area: 1,649 Gross Bldg Area: 1,649 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 = 143.97		(10) Heating system: Hot Water, Baseboard/Radiators      Cost/SqFt: 31.25      100% Adjusted Square Foot Cost for Upper Floors = 175.22	
High	Above Ave.	Ave.	X	Low								
Depr. Table : 2.25% Effective Age : 12 Physical %Good: 76 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Baseboard/Radiato      100 Heat#2: Forced Air Furnace      0% Ave. SqFt/Story: 1649 Ave. Perimeter: 190 Has Elevators:		Total Floor Area: 1,649      Base Cost New of Upper Floors =      288,938		Reproduction/Replacement Cost =      288,938 Eff.Age:12      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0 Total Depreciated Cost =      219,593						
1987 Year Built 2018 Remodeled		Area: Perimeter: Type:		Local Cost Items      Rate      Quantity/Area      %Good      Depr.Cost GENERATOR      5000.00      1      100      5,000		ECF (2201 COMMERCIAL)      1.600 => TCV of Bldg: 1 =      359,349 Replacement Cost/Floor Area= 178.25      Est. TCV/Floor Area= 217.92						
Overall Bldg Height		Heat: Hot Water, Radiant Floor										
Comments:		*** Basement Info ***										
		* Mezzanine Info *										
		* Sprinkler Info *										
Area #1: Type #1: Area #2: Type #2:  Area: Type:												

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:																			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> <td style="width:10%;"></td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> <td style="width:10%;"></td> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Average</td> <td style="width:10%;">Unfinished Typical</td> <td style="width:10%;">Unfinished Typical</td> </tr> </table>				X Poured Conc	Brick/Stone	Block		Many Above Ave.	Average Typical	Few None		Few Average	Many Average	Unfinished Typical	Unfinished Typical	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			
X Poured Conc	Brick/Stone	Block		Many Above Ave.	Average Typical	Few None		Few Average	Many Average	Unfinished Typical	Unfinished Typical																				
(3) Frame:				(9) Sprinklers:				(13) Roof Structure:      Slope=0				(40) Exterior Wall:																			
(4) Floor Structure:				(10) Heating and Cooling:				(14) Roof Cover:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;"></td> <td style="width:10%;">Bsmnt Insul.</td> <td style="width:10%;"></td> </tr> </table>				Thickness		Bsmnt Insul.													
Thickness		Bsmnt Insul.																													
(5) Floor Cover:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> <td style="width:10%;"></td> </tr> </table>				Gas Oil	Coal Stoker	Hand Fired Boiler																					
Gas Oil	Coal Stoker	Hand Fired Boiler																													
(6) Ceiling:																															

\*\*\* 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 HARBOR HWY  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):  
 Date: Number: Status:

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

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

Improved  Vacant  Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	18000	1000.00	2272.40	0.5566	1.4751	18000	100	14,779,201
1000 Actual Front Feet, 52.17 Total Acres Total Est. Land Value =								14,779,201

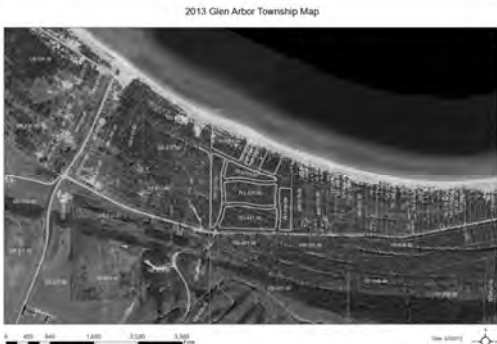
Tax Description: L214 P319/80 L198 P902/78 L193 P728/77  
 L164 P189 L163 P853/72 L189 P423 L189  
 P658 L166 P493 L162 P645 LOTS 1-25 BLK 1  
 EXC LOTS 7 9 10 14-17 ENTIRE BLOCKS 2 3 4  
 & 5 PLAT OF PINE HAVEN SEC 21 T29N R14W.  
 52.167 A M/L

Comments/Influences

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

Topography of Site

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



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

Who: TPC 04/28/2017  
 When: INSPECTED  
 What:

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

\*\*\* 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 HAVEN PROPERTIES 2 L	SECORD DAVID C & SUZANNE	0	10/07/2019	QC	09-FAMILY	2019005880	PROPERTY TRANSFER	99.0			
GLEN HAVEN PROPERTIES 2 L	SECORD DAVID C & SUZANNE	1	09/22/2011	QC	09-FAMILY	1099-191 QCD	PROPERTY TRANSFER	1.0			
GLEN HAVEN PROPERTIES LLC	GLEN HAVEN PROPERTIES 2 L	973,700	04/28/2011	WD	09-FAMILY	1085-817	PROPERTY TRANSFER	100.0			
SECORD DAVID C & SUZANNE	GLEN HAVEN PROPERTIES 2 L	1	04/28/2011	WD	03-ARM'S LENGTH	1087-55	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7874 W D H DAY PARK RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		11/17/2020	PB20-0365	100% FINIS			
Owner's Name/Address		P.R.E. 100% 12/04/2019		Electrical		10/19/2020	PE20-0541	100% FINIS			
SECORD DAVID C & SUZANNE S PO BOX 133 GLEN ARBOR MI 49636		MAP #: 29		Mechanical		10/14/2020	PM20-0675	100% FINIS			
		2024 Est TCY 2,235,478 TCY/TFA: 1555.6		Plumbing		10/07/2020	PP20-0287	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L444 P722/97 L829 P177/04 LOT 7 BLOCK 1 PLAT OF PINE HAVEN. SEC 21 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LK MI "A" 18000 100.00 467.00 0.9898 0.9932 18000 100							
		Paved Road		100 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 1,769,535							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Wd, Split, 2 Rail	16.95	30	50	254			
		Sewer		Wood Frame	30.01	98	50	1,470			
		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			
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 3,224							
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	884,800	232,900	1,117,700			777,362C
					2023	786,500	175,500	962,000			740,345C
					2022	585,800	154,200	740,000			705,091C
					2021	559,800	131,300	691,100			682,567C

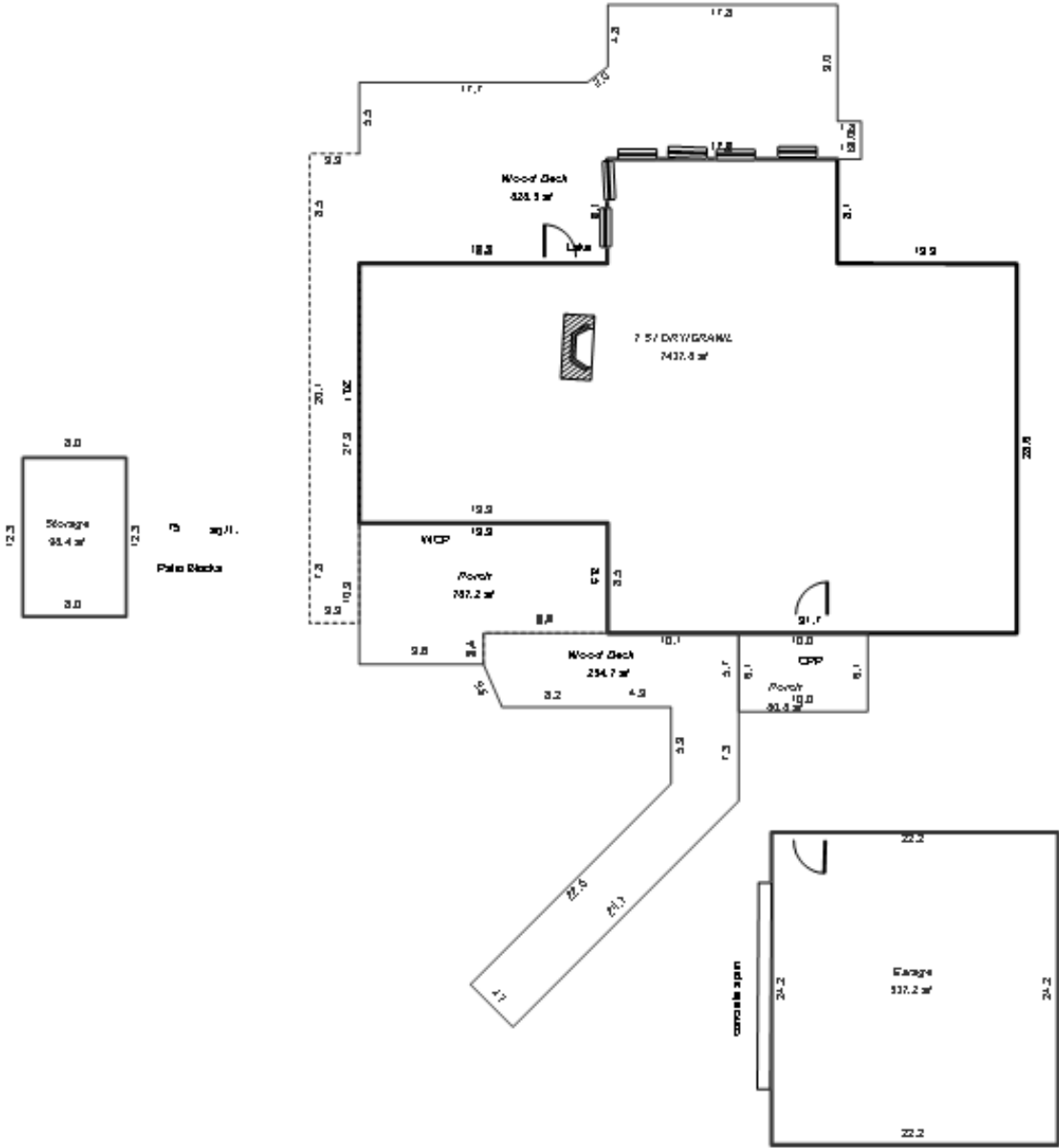


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1991 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: 537 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
		0	Front Overhang									60	CPP			
		0	Other Overhang									187	WCP (1 Story)			
												254	Treated Wood			
												628	Treated Wood			
X	Wood Frame	X	Drywall Paneled													
			Plaster Wood T&G													
	Building Style: 1 STORY		Trim & Decoration													
	Yr Built 1963		Ex	X	Ord											
	Remodeled 2021		Min													
	Condition: Average		Size of Closets													
			Lg	X	Ord											
			Small													
	Room List		Doors		Solid	X	H.C.									
	Basement 6 1st Floor 2nd Floor 4 Bedrooms		(5) Floors													
			Kitchen: Vinyl Other: Carpeted Other:													
	(1) Exterior		(12) Electric													
			150 Amps Service													
			No./Qual. of Fixtures													
			Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings													
		X	Drywall													
X	Insulation		(7) Excavation													
			Basement: 0 S.F. Crawl: 1437 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	(2) Windows		(8) Basement													
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
			(9) Basement Finish													
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle		(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
	Chimney: Brick		(14) Water/Sewer													
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
			Lump Sum Items:													
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
			Lump Sum Items:													
			(15) Fireplaces													
			Class: C +5 Effec. Age: 35 Floor Area: 1,437 Total Base New : 273,782 Total Depr Cost: 177,969 Estimated T.C.V: 462,719													
			E.C.F. X 2.600													
			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1437 SF Floor Area = 1437 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 1,437 Total: 204,591 132,994													
			Other Additions/Adjustments 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 CPP 60 1,438 935 Ceramic Tile Floor WCP (1 Story) 187 7,903 5,137 Deck Treated Wood 254 4,978 3,236 Treated Wood 628 9,018 5,862 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 537 21,829 14,189 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 1 5,489 3,568 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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W D H DAY PARK RD	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 4085.4085 LAKE MICHIGAN			
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9922 W FRONT ST	Public Improvements		* Factors *			
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EMPIRE MI 49630	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	Gravel Road		LK MI "A"	18000	100.00	466.96	0.9898	0.9931	18000	100	1,769,500
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	Paved Road		100 Actual Front Feet, 1.07 Total Acres			Total Est. Land Value =		1,769,500			
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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										
--	--------------------	--	--	--	--	--	--	--	--	--	--

	Underground Utils.										
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	Topography of Site										
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	Level										
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	Rolling										
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	Low										
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	High										
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	Landscaped										
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	Swamp										
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	Wooded										
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	Pond										
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	Waterfront										
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	Ravine										
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	Wetland										
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	Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
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	TPC 04/28/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
--	--------------------------	--	--	------	--------	--------	--------	--	--------

				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.
RIVARD MICHAEL L & ANNE C	RIVARD FAMILY TRUST	0	01/17/2020	WD	09-FAMILY	2020001038	PROPERTY TRANSFER	0.0
BENEDICT DAVID E & MILLS	RIVARD MICHAEL L & ANNE C	900,000	12/21/2012	WD	03-ARM'S LENGTH	1148P675	PROPERTY TRANSFER	100.0
BENEDICT DAVID E & MILLS	BENEDICT DAVID	0	02/18/2009	QC	09-FAMILY	2009 1001-39QC	DEED	60.0
BENEDICT GRAHAM A TRUST	BENEDICT DAVID E & MILLS	0	01/13/2009	QC	09-FAMILY	2009 1001_39QC	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7814 W D H DAY PARK RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/31/2022	PM22-0066	100% FINIS
	P.R.E. 100% 02/06/2019		Res. Add/Alter/Repair	09/18/2017	PB17-0556	100% FINIS
Owner's Name/Address	MAP #: 29		Res. Utility Structure	10/04/2016	PB16-0422	100% FINIS
RIVARD FAMILY TRUST PO BOX 531 GLEN ARBOR MI 49636	2024 Est TCV 3,165,911 TCV/TFA: 1369.3		GARAGE	09/20/2016	LU16-24	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
L1148P675 Lot 10, Block 1, Plat of Pine Haven, according to the plat thereof as recorded in Liber 2 of Plats, Pages 47 and 48. Situated in the Township of Glen Arbor, County of Leelanau, State of Michigan. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto. SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.	18000	100.00	456.00	0.9898	0.9873	18000 100
2010 COMBINATION - - 10% - 01 02 & 03	100 Actual Front Feet,	1.05 Total Acres	Total Est. Land Value =			1,759,022

Tax Description		Land Improvement Cost Estimates				Description		Rate	Size % Good	Cash Value
L1148P675 Lot 10, Block 1, Plat of Pine Haven, according to the plat thereof as recorded in Liber 2 of Plats, Pages 47 and 48. Situated in the Township of Glen Arbor, County of Leelanau, State of Michigan. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto. SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any. 2010 COMBINATION - - 10% - 01 02 & 03	X	Dirt Road	Fencing: Wd, Split, 2 Rail		20.31	60	0	0		
		Gravel Road	D/W/P: Crushed Rock		2.70	600	0	0		
		Paved Road	D/W/P: Patio Blocks		21.56	83	0	0		
		Storm Sewer	D/W/P: Flagstone/Sand		30.28	60	0	0		
		Sidewalk	Wood Frame		36.83	216	100	7,955		
		Water	Residential Local Cost Land Improvements		Description		Rate	Size % Good	Cash Value	
		Sewer	LAND IMPROVEMENTS 25		2,500.00	1	100	2,500		
		Electric	Total Estimated Land Improvements True Cash Value =						10,455	
		Gas								
		Curb								



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	879,500	703,500	1,583,000			861,474C
	Rolling	2023	781,800	530,000	1,311,800			820,452C
	Low	2022	581,000	464,300	1,045,300			781,383C
	High	2021	556,500	435,800	992,300			756,422C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

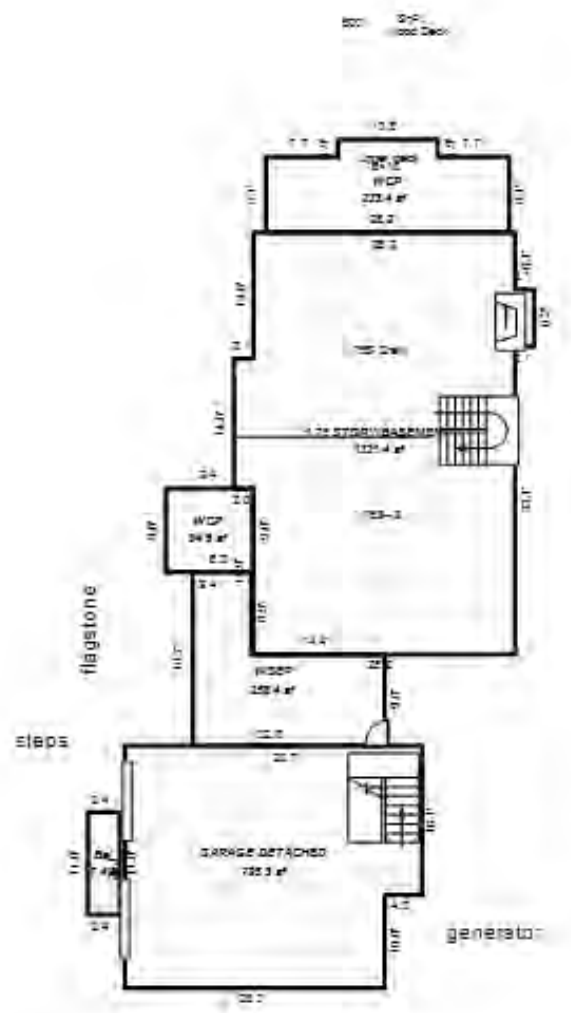
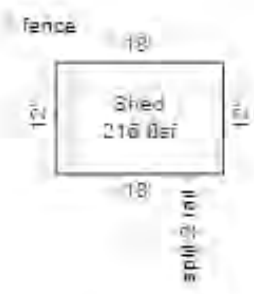
Who	When	What	2024	2023	2022	2021
TPC	03/10/2022	INSPECTED	879,500	781,800	581,000	556,500
TPC	11/14/2017	INSPECTED	703,500	530,000	464,300	435,800
TPC	11/02/2016	INSPECTED	1,583,000	1,311,800	1,045,300	992,300

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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: 2014 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 795 % Good: 0 Storage Area: 728 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 -5 Effec. Age: 9 Floor Area: 2,312 Total Base New : 590,253 Total Depr Cost: 537,090 Estimated T.C.V: 1,396,434			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G												
Yr Built 2014		Remodeled 0	Ex	Ord	Min											
Condition: Average		Size of Closets														
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B -5 Blt 2014					
X	Insulation	X	Drywall				No. of Elec. Outlets			Ground Area = 1321 SF Floor Area = 2312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91						
(2) Windows		(7) Excavation			Many			X	Ave.							
X	Many Avg. Few	X	Large Avg. Small	Basement: 721 S.F. Crawl: 600 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			Building Areas						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			2			13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
(3) Roof		(9) Basement Finish			14) Water/Sewer			Other Additions/Adjustments			Total: 397,796 361,954					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 3,407 3,100 3 Fixture Bath 1 10,749 9,782				
X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:			Water/Sewer			2000 Gal Septic 1 12,259 11,156 Water Well, 100 Feet 1 6,732 6,126					
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Porches			WCP (1 Story) 84 6,377 5,803 WSEP (1 Story) 258 18,821 17,127 WCP (1 Story) 233 13,272 12,078					
								Deck			Treated Wood 500 8,585 7,812					
								Balcony			Wood Balcony 37 2,111 1,921 Wood Balcony 60 3,424 3,116					
								Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 795 57,971 52,754 Storage Over Garage 728 16,213 14,754 Door Opener 2 1,574 1,432					

\*\*\* 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.
MURPHEY FAMILY TRUST	MURPHEY FAMILY COTTAGE LL	0	12/15/2010	QC	03-ARM'S LENGTH	2010 1074-644T	PROPERTY TRANSFER	0.0
MURPHEY FAMILY COTTAGE LL		0	12/15/2010	QC	09-FAMILY	2010 1074-650Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7738 W D H DAY PARK RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	07/06/2016	PB16-0242	100% FINIS
	P.R.E. 0%		Mechanical	07/13/2015	PM15-0330	
Owner's Name/Address	MAP #: 29		Res. Add/Alter/Repair	04/15/2015	PB15-0077	100% FINIS
MURPHEY FAMILY COTTAGE LLC 4002 UNDERWOOD ST CHEVY CHASE MD 20815	2024 Est TCV 2,411,213 TCV/TFA: 1453.4		SHED	04/13/2015	LU15-07	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			LK MI "A"	18000	100.00	414.85	0.9898	0.9642	18000	100	1,717,919
			100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =							1,717,919	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
LOT 14 15 16 & 17 BLOCK 1 PLAT OF PINE HAVEN SEC 21 T29N R14W. 2011 ROLL COMBINED PER EQ REQUEST L308 P679&680 L314 P7-9/90 LOT 14 BLOCK 1 UND 1/3 INT TO MELCHERS CAROLYN MURPHEY & MURPHEY KATHLEEN ANN & MURPHEY JAMES HERBERT & MURPHEY DAN MICHAEL & MURPHEY JOHN DENNIS PLAT OF PINE HAVEN SEC 21 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 3.5 Concrete	7.80	17	0	0
			D/W/P: Flagstone/Sand	26.87	400	0	0
			Fencing: Wire Mesh, #9	4.09	96	0	0
			Residential Local Cost Land Improvements				
Comments/Influences	X	Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
CONSERVATION EASEMENT			Total Estimated Land Improvements True Cash Value =				4,850



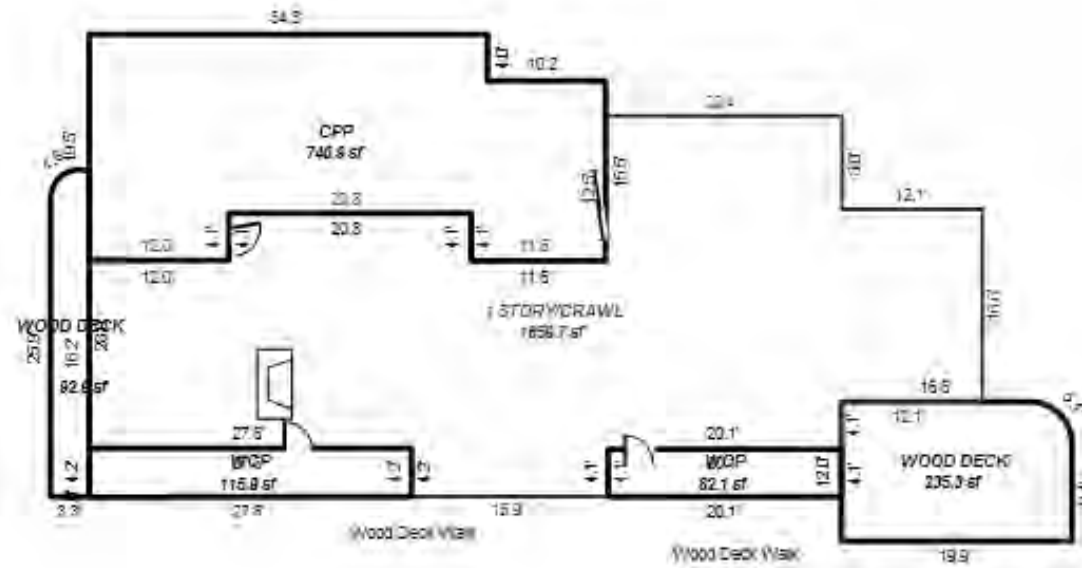
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	859,000	346,600	1,205,600			495,967C
Rolling	2023	763,500	261,600	1,025,100			472,350C
Low	2022	562,000	226,000	788,000			449,858C
High	2021	543,500	208,100	751,600			435,487C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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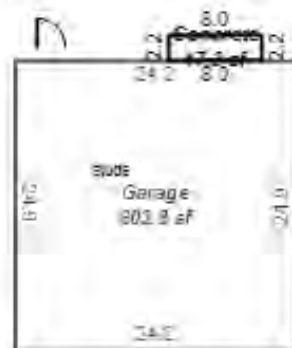
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/02/2016	INSPECTED	2023	763,500	261,600	1,025,100			472,350C
TPC	01/04/2016	INSPECTED	2022	562,000	226,000	788,000			449,858C
TPC	01/02/2015	INSPECTED	2021	543,500	208,100	751,600			435,487C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 3 Front Overhang 3 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 740 115 82 387 235 92	Type CCP (1 Story) WCP (1 Story) WCP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 1977 Car Capacity: 1.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 603 % 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: 1,659 Total Base New : 405,054 Total Depr Cost: 264,786 Estimated T.C.V: 688,444			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1659 SF Floor Area = 1659 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC Blt 1963						
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
1963	197	1963	197	2014			200 Amps Service			1 Story Siding Crawl Space 1,659			Total: 268,635 174,614					
Condition: Average		Size of Closets		Lg X Ord Small			No. of Elec. Outlets			Other Additions/Adjustments								
Room List		Doors		Solid	X	H.C.	(12) Electric			Plumbing								
	Basement 8 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			200 Amps Service			Plumbing								
(1) Exterior		(6) Ceilings		X Drywall X Tile			No. of Elec. Outlets			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1659 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Plumbing								
X	Many Avg. Few X Large Avg. Small	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
X	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			Plumbing								
(3) Roof		(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
X	Gable Hip Flat	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
X	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
X	Asphalt Shingle	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
Chimney: Brick		(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
<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>																		



Wood Deck Walk



W DH Day

Park Rd

\*\*\* 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 HARBOR HWY  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):  
 Date: Number: Status:

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

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

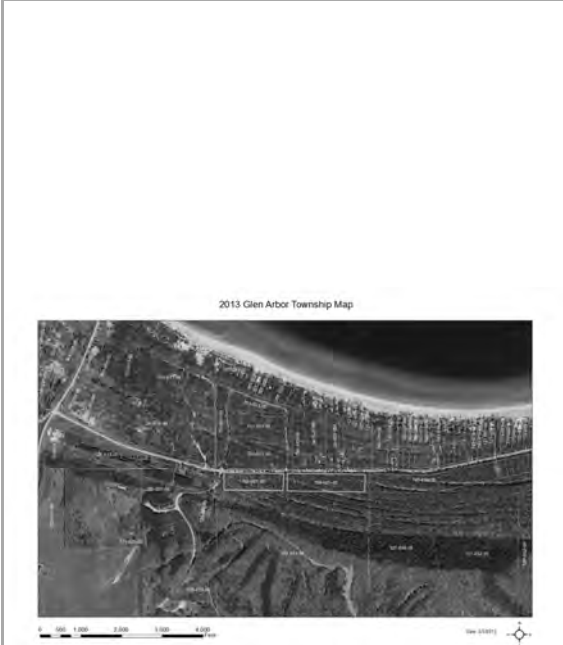
2024 Est TCV 0

Improved  X Vacant  Land Value Estimates for Land Table 090.090 EXEMPT

Tax Description: LOTS 1 THRU 16 PLAT OF PINE HAVEN NO. 2 .  
 SEC 28 T29N R14W. 16.887 A M/L  
 Comments/Influences:

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

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



Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			16.887	Acres	10,000	100		168,870
16.89 Total Acres Total Est. Land Value =								168,870

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

Who: TPC 04/28/2017 INSPECTED  
 When:   
 What:   
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 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEINZMAN JAMES & MARY	HEINZMAN JAMES & MARY LIV	0	01/21/2008	PTA	09-FAMILY	967/170	DEED	0.0
BEGO EUGENE & GLORIA	HEINZMAN JAMES & MARY	190,000	10/15/2004	WD	03-ARM'S LENGTH	827:461	OTHER	100.0
KENNEDY	BEGO	71,500	01/26/1998	WD	03-ARM'S LENGTH	464:385	OTHER	0.0
BAYBERRY	HERALD ET AL	62,900	07/20/1990	WD	03-ARM'S LENGTH	313:495	OTHER	0.0

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

Owner's Name/Address	MAP #: 17,19
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HEINZMAN JAMES & MARY LIVING TRUST 13706 E KATHLEEN LN GRAND LEDGE MI 48837	2024 Est TCV 155,763 TCV/TFA: 113.86
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L312 P827 L464 P385/98 L827 P461/04 UNIT 1-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	H762 PINNA H762 PINNACLE			1 Units	320000.00000	25	Fractional	Appurtenance	
Comments/Influences	0.00 Total Acres Total Est. Land Value = 80,000								

3BED/2.5 BATH THREE LEVELS	X Dirt Road
	X Gravel Road
	X Paved Road
	X Storm Sewer
	X Sidewalk
	X Water
	X Sewer
	X Electric
	Gas
	Curb
	X Street Lights
	X Standard Utilities
	Underground Utils.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	37,900	77,900			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S
2021	12,500	27,400	39,900			39,900S

Who	When	What
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TPC 10/26/2022	INSPECTED	
WAS 01/01/2008	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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,281 Total Depr Cost: 47,352 Estimated T.C.V: 75,763		55	Treated Wood			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:	
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986						
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:						
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts						
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				0 Amps Service			Ground Area = 456 SF Floor Area = 1368 SF.						
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many			Building Areas						
	Insulation					X			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation				Ave. Few			3 Story Siding Slab 456		Total: 180,500		39,701		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 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			Other Additions/Adjustments					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				1			Deck						
(3) Roof		(9) Basement Finish				2			Treated Wood 55 2,028 446 Treated Wood 55 2,028 446						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer			Water/Sewer					
	X	Asphalt Shingle	(10) Floor Support				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Water 1 1,968 433 Public Sewer 1 1,968 433					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:			Appliance Allow. 1 4,088 899 Fireplaces Interior 2 Story 1 8,735 1,922		Totals: 215,281		47,352		
Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv: 75,763															

\*\*\* 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							
1 PINNACLE PL		School: GLEN LAKE COMMUNITY SCH DIST													
Owner's Name/Address		P.R.E. 0%													
WILSON M SUE 5686 SEVEN OAKS CT MINNETONKA MN 55345		MAP #: 17,19		2024 Est TCV 155,763 TCV/TFA: 113.86											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE											
L313 P202 UNIT 1-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.		Public Improvements		* Factors *											
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
3BED/2.5 BATH THREE LEVELS		Gravel Road		H762 PINNA	H762 PINNACLE	1	Units	320000.00000	25	Fractional Appurtenance					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Paved Road		0.00 Total Acres		Total Est. Land Value =		80,000							
Topography of Site		Storm Sewer													
Level		Sidewalk													
Rolling		Water													
Low		Sewer													
High		Electric													
X Landscaped		Gas													
Swamp		Curb													
Wooded		Street Lights													
Pond		Standard Utilities													
Waterfront		Underground Utils.													
Ravine		Topography of Site													
Wetland		Level													
Flood Plain		Rolling													
Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value			
Who		When		What		2024		40,000		37,900		77,900		45,202C	
TPC 10/26/2022 INSPECTED		2023		20,000		33,100		53,100				43,050C			
WAS 01/01/2008 INSPECTED		2022		12,500		28,500		41,000				41,000S			
		2021		12,500		27,400		39,900				39,900S			

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,281 Total Depr Cost: 47,352 Estimated T.C.V: 75,763		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
Condition: Average		Lg	X	Ord	Small	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Total Area = 456 SF Floor Area = 1368 SF.					
Room List		Doors	Solid	X	H.C.	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Many X Ave. Few			3 Story Siding Slab 456		Total: 180,500		39,701		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 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			Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck		Treated Wood Treated Wood		2,028 446 2,028 446		
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer		Public Water Public Sewer		1 1,968 433 1 1,968 433	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1 4,088 899		
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,763			Fireplaces		Interior 2 Story		1 8,735 1,922		Totals: 215,281 47,352	
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CYRULEWSKI JIMMY DAVID TR	UPPER LEVEL HOLDINGS LLC	120,000	10/28/2022	WD	03-ARM'S LENGTH	2022006324	PROPERTY TRANSFER	100.0
CYRULEWSKI JIM & MEGAN	CYRULEWSKI JIMMY DAVID TR	0	02/14/2020	QC	09-FAMILY	2020001039	PROPERTY TRANSFER	0.0
MURPHY ANNE SEYMOUR	CYRULEWSKI JIM & MEGAN	86,900	06/29/2019	WD	03-ARM'S LENGTH	1367P145	PROPERTY TRANSFER	100.0
HONN KENNETH VAUGHN	MURPHY ANNE SEYMOUR	80,600	12/07/2018	WD	03-ARM'S LENGTH	1348P362	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #: 17,19
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UPPER LEVEL HOLDINGS LLC 1107 LONGFELLOW AVE ROYAL OAK MI 48067	2024 Est TCV 155,763 TCV/TFA: 113.86
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L313 P338 UNIT 1-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	H762 PINNA H762 PINNACLE			1	Units	320000.00000	25 Fractional Appurtenance	
Comments/Influences	0.00 Total Acres Total Est. Land Value = 80,000							

3BED/2.5 BATH THREE LEVELS	X Dirt Road
	X Gravel Road
	X Paved Road
	X Storm Sewer
	X Sidewalk
	X Water
	X Sewer
	X Electric
	Gas
	Curb
	X Street Lights
	X Standard Utilities
	Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,000	37,900	77,900			55,755C
2023	20,000	33,100	53,100			53,100S
2022	12,500	28,500	41,000			41,000S
2021	12,500	27,400	39,900			39,900S

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,281 Total Depr Cost: 47,352 Estimated T.C.V: 75,763		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986		Exterior Units: 1 Interior Units: 0 Roof:					
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Area = 456 SF Floor Area = 1368 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22					
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			3 Story Siding Slab 456		Total: 180,500 39,701				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments		Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		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			Deck		Treated Wood 55 2,028 446 Treated Wood 55 2,028 446				
(2) Windows		(8) Basement		1			(14) Water/Sewer			Water/Sewer		Public Water 1 1,968 433 Public Sewer 1 1,968 433				
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 S.F. Height to Joists: 0.0		2			1			Appliance Allow. 1 4,088 899		Fireplaces		Interior 2 Story 1 8,735 1,922	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		1			1			Notes: 3 LEVELS		Totals: 215,281 47,352		ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,763		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Built-Ins		Lump Sum Items:				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			1			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HERALD JOHN A & KATHLEEN	HERALD JOHN A & KATHLEEN	1	02/14/2013	QC	09-FAMILY	1154P352	OTHER	0.0			
KLIPPSTEIN RICHARD J & JU	HERALD JOHN A & KATHLEEN	48,000	05/11/2011	WD	09-FAMILY	1089-728	DEED	50.0			
KLIPPSTEIN RICHARD J & JU	KLIPPSTEIN RICHARD J & JU	1	12/08/2000	QC	09-FAMILY	563-355	DEED	0.0			
BAYBERRY PROPERTIES INC	HERALD J & K & KLIPPSTEIN	1	07/20/1990	WD	03-ARM'S LENGTH	313-495	DEED	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
1 PINNACLE PL		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
HERALD JOHN A & KATHLEEN TRUST 15657 DORCHESTER CT NORTHVILLE MI 48168		MAP #: 17,19									
		2024 Est TCV 155,763 TCV/TFA: 113.86									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE							
L563 P355/00 L313 P495/90 UNIT 1-D BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 KLIPPSTEIN REVOCABLE TRUST - RICHARD J & JUDITH A TRUSTEES SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
3BED/2.5 BATH THREE LEVELS		Gravel Road		H762 PINNA	H762 PINNACLE	1	Units	320000.00000	25	Fractional Appurtenance	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Paved Road		0.00 Total Acres Total Est. Land Value = 80,000							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	40,000	37,900	77,900	45,202C		
		TPC 10/26/2022	INSPECTED		2023	20,000	33,100	53,100	43,050C		
		WAS 01/01/2008	INSPECTED		2022	12,500	28,500	41,000	41,000S		
					2021	12,500	27,400	39,900	39,900S		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,281 Total Depr Cost: 47,352 Estimated T.C.V: 75,763		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
Condition: Average		Lg	X	Ord	Small	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Total Area = 456 SF Floor Area = 1368 SF.					
Room List		Doors	Solid	X	H.C.	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas					
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost		3 Story Siding Slab 456		Total: 180,500 39,701		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. X Ord. Min			3 Fixture Bath			Plumbing						
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 S.F. Height to Joists: 0.0		Many X Ave. Few			2 Fixture Bath Softener, Auto 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						
(2) Windows		(8) Basement		(13) Plumbing			1 Average Fixture(s)			Treated Wood						
X	Many Avg. X Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			2 Fixture Bath			Treated Wood					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Public Water			1 Public Water			Water/Sewer						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer			2 Fixture Bath			Public Water						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Water Well			1000 Gal Septic			Public Sewer					
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic			Lump Sum Items:			Built-Ins						
Chimney: Brick										Appliance Allow.						
										Fireplaces						
										Interior 2 Story						
										Totals:		215,281		47,352		
										Notes: 3 LEVELS						
										ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:				75,763		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCHUGH JOHN J III	MCHUGH SUSAN B	0	02/22/2017	QC	06-COURT JUDGEMENT	1288P788	OTHER	0.0
LOGAN	MCHUGH	74,000	06/24/1998	WD	03-ARM'S LENGTH	479:591	PROPERTY TRANSFER	0.0
BENNER	LOGAN	58,500	07/24/1992	WD	03-ARM'S LENGTH	346:1	OTHER	0.0
BAYBERRY PROP	HOBBS	58,900	07/17/1990	WD	03-ARM'S LENGTH	313:254	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 PINNACLE PL B	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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MCHUGH SUSAN B	MAP #: 17,19					
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29 SHENANDOAH CIRCLE	2024 Est TCV 155,902 TCV/TFA: 113.71					
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SYLVANIA OH 43560	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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		H762 PINNA H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	
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			0.00	Total Acres	Total Est.	Land Value =	80,000	
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Tax Description	X Dirt Road							
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L312 P450 L346 P1 L479 P591/98 UNIT 2-B	X Gravel Road							
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BLDG A PINNACLE PLACE CONDOMINIUM REC IN	X Paved Road							
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L302 P549-604 SEC 14 T29N R14W.	X Storm Sewer							
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Comments/Influences	X Sidewalk							
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3BED/2.5 BATH	X Water							
---------------	---------	--	--	--	--	--	--	--

THREE LEVELS	X Sewer							
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	X Electric							
--	------------	--	--	--	--	--	--	--

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

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

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

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

	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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	X 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	40,000	38,000	78,000	45,202C
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	TPC 10/26/2022	INSPECTED		2023	20,000	33,100	53,100	43,050C
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	WAS 01/01/2008	INSPECTED		2022	12,500	28,500	41,000	41,000S
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				2021	12,500	27,500	40,000	40,000S
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 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 47,439 Estimated T.C.V: 75,902		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986		Exterior Units: 1 Interior Units: 0 Roof:					
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Area = 457 SF Floor Area = 1371 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22					
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				0 Amps Service			3 Story		Siding	Slab	457	Total:	180,869	39,788
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 2,234 491	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many X Ave. Few			Plumbing		3 Fixture Bath		1 7,025 1,545		1 4,707 1,036	
	Insulation	(7) Excavation				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		55 2,028 446		55 2,028 446	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0				(13) Plumbing			Water/Sewer		Water/Sewer		Public Water		1 1,968 433	
X	Many Avg. X Few	Large Avg. X Small				(14) Water/Sewer			Appliance Allow.		Fireplaces		Interior 2 Story		1 8,735 1,922	
	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			Notes: 3 LEVELS		Totals:		215,650 47,439		75,902	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:			ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:							
X	Gable Hip Flat	Gambrel Mansard Shed				(10) Floor Support										
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
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.
BUTKOVICH SUSAN R & JOSEP	BUTKOVICH SUSAN RICK TRUS	1	03/22/2014	WD	09-FAMILY	1194P710	PROPERTY TRANSFER	0.0
FITZGERALD ROBERT E	BUTKOVICH SUSAN R & JOSEP	95,000	03/21/2014	WD	03-ARM'S LENGTH	1194P64	PROPERTY TRANSFER	100.0
THEODORE	FITZGERALD	73,000	11/29/1999	WD	03-ARM'S LENGTH	531:131	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 PINNACLE PL A	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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BUTKOVICH SUSAN RICK TRUST BUTKOVICH SUSAN RICK TRUSTEE 22800 HIGHBANK FRANKLIN MI 48025	2024 Est TCV 155,902 TCV/TFA: 113.71					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H762 PINNA H762 PINNACLE	1	Units	320000.00000	25	Fractional	Appurtenance	
0.00 Total Acres						Total Est. Land Value =	80,000

Tax Description	X Dirt Road					
L312 P739 L531 P131/99 L554 P70/00 L731 P90/03 UNIT 2-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X Gravel Road					
	X Paved Road					
	X Storm Sewer					
	X Sidewalk					
	X Water					
	X Sewer					

Comments/Influences	X Electric					
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3BED/2.5 BATH	X Gas					
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THREE LEVELS	X Curb					
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	X Street Lights					
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	X 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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	X 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	40,000	38,000	78,000			45,202C
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TPC 10/26/2022 INSPECTED			2023	20,000	33,100	53,100			43,050C
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WAS 01/01/2008 INSPECTED			2022	12,500	28,500	41,000			41,000S
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			2021	12,500	27,500	40,000			40,000S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	1	Appliance Allow.	1	Interior 1 Story	55	Treated Wood	Year Built:	
	Mobile Home		Insulation		Oil		Cook Top		Interior 2 Story			Car Capacity:	
	Town Home		Front Overhang		Coal		Dishwasher		2nd/Same Stack	Class:			
X	Duplex	0	Other Overhang	X	Forced Air w/o Ducts	1	Garbage Disposal	1	Exterior 1 Story	Exterior:			
	A-Frame		Other Overhang		Forced Air w/ Ducts		Bath Heater		Exterior 2 Story	Brick Ven.:			
(4) Interior		Drywall		Forced Hot Water		Electric Baseboard		Prefab 1 Story		Stone Ven.:			
Wood Frame		Plaster		Electric Ceil. Radiant		Elec. Ceil. Radiant		Prefab 2 Story		Common Wall:			
Building Style:		Wood T&G		Electric Wall Heat		Radiant (in-floor)		Heat Circulator		Foundation:			
FRACTIONAL SHR		Trim & Decoration		Space Heater		Electric Wall Heat		Raised Hearth		Finished ?:			
Yr Built	Remodeled	Ex	Ord	Min	Wall/Floor Furnace	Space Heater	Space Heater	Wood Stove		Auto. Doors:			
1986	0	X			Forced Heat & Cool	Space Heater	Space Heater	Direct-Vented Ga		Mech. Doors:			
Condition: Average		Size of Closets		Heat Pump		Wall/Floor Furnace	Wall/Floor Furnace	Class: BC		Area:			
		Lg	Ord	Small	No Heating/Cooling	Forced Heat & Cool	Forced Heat & Cool	Effec. Age: 12		% Good:			
Room List		Doors		H.C.		Central Air	Central Air	Floor Area: 1,371		Storage Area:			
Basement		Solid		H.C.		Wood Furnace	Wood Furnace	Total Base New : 215,650		E.C.F.		Bsmnt Garage:	
1st Floor		X				(12) Electric	(12) Electric	Total Depr Cost: 47,439		X 1.600		Carport Area:	
2nd Floor						0 Amps Service	0 Amps Service	Estimated T.C.V: 75,902		Roof:			
3 Bedrooms						No./Qual. of Fixtures	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
(1) Exterior						Ex.	Ord.	Exterior Units: 1 Interior Units: 0 Roof:					
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets		Many		(11) Heating System: Forced Air w/ Ducts					
	Aluminum/Vinyl					X Ave.		Ground Area = 457 SF Floor Area = 1371 SF.					
	Brick					Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22					
Insulation								Building Areas					
(2) Windows		(7) Excavation		(13) Plumbing		1		Stories Exterior Foundation Size Cost New Depr. Cost					
Many		Basement: 0 S.F.		Average Fixture(s)		2		3 Story Siding Slab 457					
Avg.		Crawl: 0 S.F.		3 Fixture Bath		1		Total: 180,869 39,788					
Large		Slab: 457 S.F.		2 Fixture Bath				Other Additions/Adjustments					
Few		Height to Joists: 0.0		Softener, Auto				Plumbing					
X				Softener, Manual				Average Fixture(s)					
Wood Sash				Solar Water Heat				3 Fixture Bath					
Metal Sash				No Plumbing				2 Fixture Bath					
Vinyl Sash				Extra Toilet				Deck					
Double Hung		(8) Basement		Extra Sink				Treated Wood					
Horiz. Slide		Conc. Block		Separate Shower				Treated Wood					
Casement		Poured Conc.		Ceramic Tile Floor				Water/Sewer					
Double Glass		Stone		Ceramic Tile Wains				Public Water					
Patio Doors		Treated Wood		Ceramic Tub Alcove				Public Sewer					
Storms & Screens		Concrete Floor		Vent Fan				Built-Ins					
(3) Roof		(9) Basement Finish		(14) Water/Sewer				Appliance Allow.					
X		Recreation SF		1				Fireplaces					
Gable		Living SF		1				Interior 2 Story					
Hip		Walkout Doors (B)		1				Totals: 215,650 47,439					
Flat		No Floor SF		1000 Gal Septic				Notes: 3 LEVELS					
X		Walkout Doors (A)		2000 Gal Septic				ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,902					
Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists:											
		Unsupported Len:											
		Cntr.Sup:											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWLAND RALPH A & KATHLEE	JOHNSON DAVID B & TERESA	126,500	08/13/2008	WD	03-ARM'S LENGTH	985/710	DEED	100.0
RUDY	ROWLAND	149,900	08/03/2001	WD	03-ARM'S LENGTH	594:827	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 PINNACLE PL C	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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JOHNSON DAVID B & TERESA M 10647 BUNKER HWY EATON RAPIDS MI 48827	2024 Est TCV 155,902 TCV/TFA: 113.71					
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	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		H762 PINNA	H762 PINNACLE	1	Units	320000.00000	25	Fractional Appurtenance	
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		0.00 Total Acres		Total Est. Land Value =		80,000			
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Tax Description	X	Dirt Road							
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L313 P208 L594 P827/01 UNIT 2-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X	Gravel Road							
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Comments/Influences	X	Paved Road							
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3BED/2.5 BATH	X	Storm Sewer							
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THREE LEVELS	X	Sidewalk							
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	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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	X	Street Lights							
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	X	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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	X	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	40,000	38,000	78,000		45,202C
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				2023	20,000	33,100	53,100		43,050C
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				2022	12,500	28,500	41,000		41,000S
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				2021	12,500	27,500	40,000		40,000S
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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 47,439 Estimated T.C.V: 75,902		55	Treated Wood					
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:			
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986						
Condition: Average		Lg	X	Ord	Small	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Total Area = 457 SF Floor Area = 1371 SF.						
Room List		Doors	Solid	X	H.C.	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			3 Story Siding Slab 457		Total: 180,869		39,788			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 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			Other Additions/Adjustments		Plumbing					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck		Treated Wood 55 2,028 446		Treated Wood 55 2,028 446			
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer		Public Water 1 1,968 433		Public Sewer 1 1,968 433		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 4,088 899		Fireplaces		Interior 2 Story 1 8,735 1,922	
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,902			Totals:		215,650		47,439				
X	Asphalt Shingle																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRAM JOHN & CAROL	BLINKHORN SCOTT & CAROLIN	81,500	02/13/2019	WD	03-ARM'S LENGTH	1352P921	PROPERTY TRANSFER	100.0
DUGE JEAN A & SWANSON LIN	SCHRAM JOHN & CAROL	94,500	10/30/2012	WD	03-ARM'S LENGTH	1142P282	PROPERTY TRANSFER	100.0
KERSTIENS DONALD E & NINA	DUGE JEAN A & SWANSON LIN	0	07/07/2010	QC	03-ARM'S LENGTH	2010 1052-280T	DEED	100.0
KERSTINS FAMILY TRUST		0	07/07/2010	QC	03-ARM'S LENGTH	2010 1052-278T	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 PINNACLE PL D	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 17,19	2024 Est TCV 157,963 TCV/TFA: 115.22		
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Owner's Name/Address	BLINKHORN SCOTT & CAROLINE TRUST 13457 GREEN ST GRAND HAVEN MI 49417	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE		
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Tax Description	Public Improvements	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L313 P254 L450 P839/97 L518 P156 DC L851 P931/05 UNIT 2-D BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	H762 PINNA H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	80,000
Comments/Influences		0.00 Total Acres		Total Est. Land Value =				

3BED/2.5 BATH  
THREE LEVELS



Topography of Site	Level Rolling Low High X 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	40,000	39,000	79,000			46,084C
2023	20,000	34,000	54,000			43,890C
2022	12,500	29,300	41,800			41,800S
2021	12,500	28,200	40,700			40,700S

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,371 Total Base New : 221,518 Total Depr Cost: 48,727 Estimated T.C.V: 77,963		55	Treated Wood	Bsmnt Garage: Carport Area: Roof:						
	Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		E.C.F. X 1.600		55	Treated Wood							
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
Condition: Average	Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets			Total Area = 457 SF Floor Area = 1371 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22							
Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Excavation			0 Amps Service			3 Story Siding Slab 457		Total: 186,737 41,076							
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0			No./Qual. of Fixtures			Other Additions/Adjustments		Plumbing							
(2) Windows	Many Avg. X Few	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood 55 2,028 446 Treated Wood 55 2,028 446					
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)			(13) Plumbing			Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 4,088 899 Fireplaces Interior 2 Story 1 8,735 1,922		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 221,518 48,727		77,963		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUSTED DONALD E & CHERYL	HUSTED DONALD E & CHERYL	1	11/10/2016	QC	09-FAMILY	1294P695	OTHER	0.0
LONERGAN	HUSTED	105,000	07/21/2000	WD	03-ARM'S LENGTH	549:989	PROPERTY TRANSFER	0.0
WEADOCK	LONERGAN	69,000	10/31/1997	WD	03-ARM'S LENGTH	460:302	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES	KOSKY	58,900	07/27/1990	WD	03-ARM'S LENGTH	313:777	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17,19					
HUSTED DONALD E & CHERYL D TRUST 48635 HILLCREST CT PLYMOUTH MI 48170	2024 Est TCV 155,902 TCV/TFA: 113.71					

	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE					
Tax Description	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L312 P929 L460 P302 L549 P989/00 UNIT 3-D BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X		H762 PINNA	H762	PINNACLE	1	Units320000.00000	25 Fractional Appurtenance
Comments/Influences	X		0.00 Total Acres Total Est. Land Value = 80,000					

3BED/2.5 BATH THREE LEVELS	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		Underground Utils.
	Topography of Site																									
		Level																								
		Rolling																								
		Low																								
		High																								
	X	Landscaped																								
		Swamp																								
		Wooded																								
		Pond																								
		Waterfront																								
		Ravine																								
		Wetland																								
		Flood Plain																								



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S
2021	12,500	27,500	40,000			40,000S

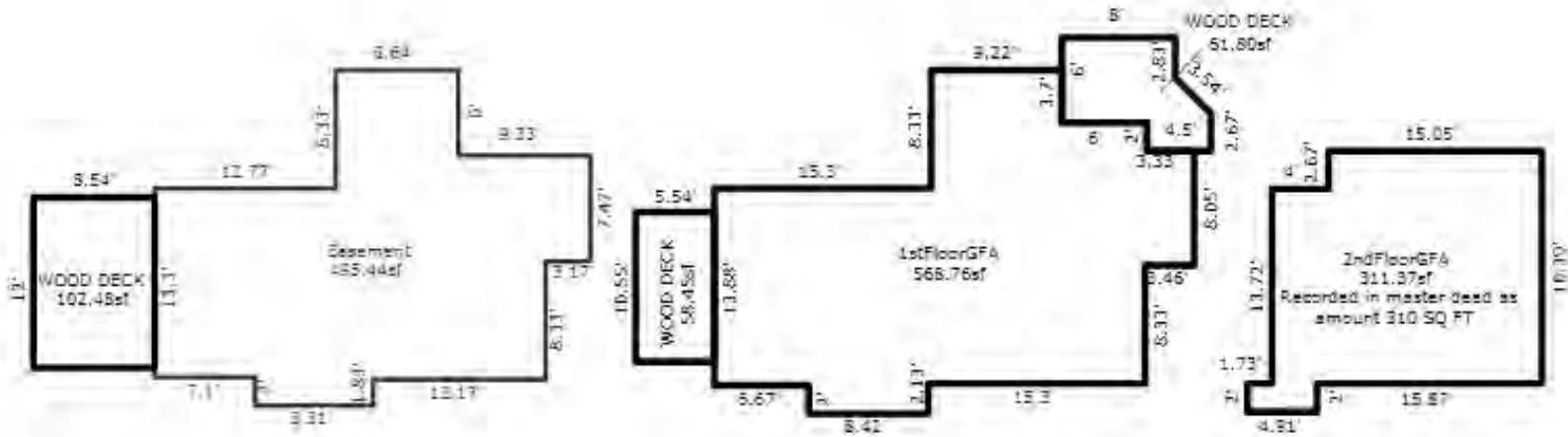
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 47,439 Estimated T.C.V: 75,902		55	Treated Wood			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:	
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986						
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:						
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts						
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				0 Amps Service			Ground Area = 457 SF Floor Area = 1371 SF.						
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many			Building Areas						
	Insulation					X			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation				Ave. Few			3 Story Siding Slab 457		Total: 180,869		39,788		
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0				1			Average Fixture(s)						
	Large Avg. X Small	(8) Basement				2			3 Fixture Bath						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments				
(3) Roof		(9) Basement Finish				1			Average Fixture(s)						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1			3 Fixture Bath						
	Gambrel Mansard Shed	(10) Floor Support				1			2 Fixture Bath						
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:				1			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck				
Chimney: Brick						1			3 Fixture Bath		Treated Wood 55 2,028 446 Treated Wood 55 2,028 446				
						1			Public Water		Water/Sewer				
						1			Public Sewer		Public Water 1 1,968 433 Public Sewer 1 1,968 433				
						1			Water Well		Built-Ins				
						1			1000 Gal Septic		Appliance Allow. 1 4,088 899				
						1			2000 Gal Septic		Fireplaces				
						1			Lump Sum Items:		Interior 2 Story 1 8,735 1,922				
						1					Totals: 215,650 47,439				
						1					Notes: 3 LEVELS				
						1					ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:		75,902		

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

**BUILDING A**



**UNIT 3**



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCDONALD SCOTT G & DENSE	ROTH GARY B & SUZANNE TRU	122,000	10/27/2022	WD	03-ARM'S LENGTH	2022006313	PROPERTY TRANSFER	100.0
HIEFTJE ROBERT M & LAURIE	MCDONALD SCOTT G & DENSE	87,375	05/17/2018	WD	03-ARM'S LENGTH	1330P361	PROPERTY TRANSFER	100.0
PEMBERTON NORMA J	HIEFTJE ROBERT M & LAURIE	97,000	10/23/2013	WD	03-ARM'S LENGTH	1182P451	PROPERTY TRANSFER	100.0

Property Address: 3 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: ROTH GARY B & SUZANNE TRUST  
 1317 PATTERSON AVE SE  
 GRAND RAPIDS MI 49546  
 2024 Est TCV 155,902 TCV/TFA: 113.71

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L313 P87 UNIT 3-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 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								
	X	Street Lights								
	X	Standard Utilities								
		Underground Utils.								
		* Factors * H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance 0.00 Total Acres Total Est. Land Value = 80,000								

Comments/Influences: 3BED/2.5 BATH THREE LEVELS



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	38,000	78,000			55,755C
2023	20,000	33,100	53,100			53,100S
2022	12,500	28,500	41,000			41,000S
2021	12,500	27,500	40,000			40,000S

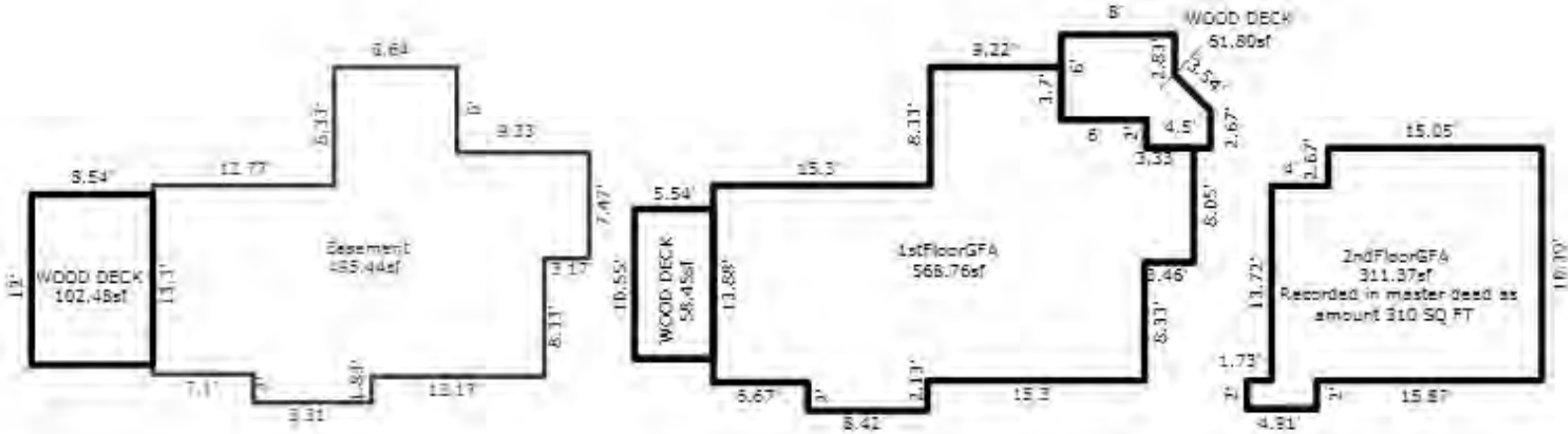
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Treated Wood	Year Built:						
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Car Capacity:			
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		55	Treated Wood	Class:						
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Garbage Disposal	Two Sided				Exterior 1 Story	Exterior 2 Story	Exterior:			
	A-Frame	(4) Interior		Forced Hot Water			Electric Baseboard	Prefab 1 Story		Prefab 2 Story		Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga				Foundation:		
X	Wood Frame	Drywall Paneled		Plaster Wood T&G		Elec. Ceil. Radiant			Electric Wall Heat		Space Heater					Wall/Floor Furnace	Forced Heat & Cool	Heat Pump		No Heating/Cooling	Central Air
Building Style: FRACTIONAL SHR		Trim & Decoration		Ex			X	Ord	Min	Size of Closets		Lg	X	Ord	Small				Central Air Wood Furnace		
Yr Built	Remodeled	Ex		X	Ord	Min	Size of Closets		Lg	X	Ord	Small	Central Air Wood Furnace		Condition: Average		Central Air Wood Furnace				
Room List		Doors		Solid	X	H.C.	(5) Floors		(12) Electric			0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min					
	Basement	(5) Floors		Kitchen:			No. of Elec. Outlets			Many		X	Ave.	Few	(13) Plumbing						
	1st Floor	Kitchen:		Other:			Average Fixture(s)			1	2		3		Fixture Bath						
	2nd Floor	Other:		Other:			2 Fixture Bath			1	2		3		Softener, Auto						
	3 Bedrooms	Other:		Other:			Softener, Manual			3		2		1		Solar Water Heat					
(1) Exterior		No. of Elec. Outlets		No. of Elec. Outlets			No. of Elec. Outlets			3		2		1		No Plumbing					
X	Wood/Shingle	No. of Elec. Outlets		No. of Elec. Outlets			No. of Elec. Outlets			3		2		1		Extra Toilet					
	Aluminum/Vinyl	No. of Elec. Outlets		No. of Elec. Outlets			No. of Elec. Outlets			3		2		1		Extra Sink					
	Brick	No. of Elec. Outlets		No. of Elec. Outlets			No. of Elec. Outlets			3		2		1		Separate Shower					
	Insulation	No. of Elec. Outlets		No. of Elec. Outlets			No. of Elec. Outlets			3		2		1		Ceramic Tile Floor					
(2) Windows		No. of Elec. Outlets		No. of Elec. Outlets			No. of Elec. Outlets			3		2		1		Ceramic Tile Wains					
X	Many	X	Large	Basement: 0 S.F.			Ceramic Tub Alcove			3		2		1		Vent Fan					
	Avg.	X	Avg.	Crawl: 0 S.F.			Extra Toilet			3		2		1		Vent Fan					
	Few		Small	Slab: 457 S.F.			Extra Sink			3		2		1		Vent Fan					
	Wood Sash	(8) Basement		Height to Joists: 0.0			Separate Shower			3		2		1		Vent Fan					
	Metal Sash	Conc. Block		(9) Basement Finish			Ceramic Tile Floor			3		2		1		Vent Fan					
	Vinyl Sash	Poured Conc.		Recreation SF			Ceramic Tile Wains			3		2		1		Vent Fan					
	Double Hung	Stone		Living SF			Ceramic Tub Alcove			3		2		1		Vent Fan					
	Horiz. Slide	Treated Wood		Walkout Doors (B)			Vent Fan			3		2		1		Vent Fan					
	Casement	Concrete Floor		No Floor SF			Vent Fan			3		2		1		Vent Fan					
	Double Glass	(9) Basement Finish		Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan					
	Patio Doors	Recreation SF		Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan					
	Storms & Screens	Living SF		Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan					
(3) Roof		Walkout Doors (B)		Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan					
X	Gable	Gambrel	Walkout Doors (B)		Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan				
	Hip	Mansard	Walkout Doors (B)		Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan				
	Flat	Shed	Walkout Doors (B)		Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan				
X	Asphalt Shingle	(10) Floor Support		Walkout Doors (B)			Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan		
	Chimney: Brick	Joists:		Walkout Doors (B)			Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan		
		Unsupported Len:		Walkout Doors (B)			Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan		
		Cntr.Sup:		Walkout Doors (B)			Walkout Doors (A)			Vent Fan			3		2		1		Vent Fan		

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

**BUILDING A**



**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.
DAILEY PAUL & GLENDA	AGER MICHAEL ROBERT TRUST	90,000	01/09/2018	WD	03-ARM'S LENGTH	1318P231	PROPERTY TRANSFER	100.0
TICHON LIVING TRUST	DAILEY PAUL & GLENDA	92,000	08/06/2012	WD	03-ARM'S LENGTH	1132P386	PROPERTY TRANSFER	100.0
TICHON JOHN M & SARA J	TICHON LIVING TRUST	0	01/23/2008	WD	03-ARM'S LENGTH	970/163	DEED	0.0
LANGE	TICHON	59,900	08/07/1998	WD	03-ARM'S LENGTH	483:671	PROPERTY TRANSFER	0.0

Property Address: 3 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: AGER MICHAEL ROBERT TRUST  
 2192 LONE WOLF LN  
 CANTON MI 48188  
 2024 Est TCV 155,902 TCV/TFA: 113.71

2024 Est TCV 155,902 TCV/TFA: 113.71

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

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

H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L313 P306 L483 P671/98 UNIT 3-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences: 3BED/2.5 BATH THREE LEVELS

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S
2021	12,500	27,500	40,000			40,000S

Who When What

TPC 10/26/2022 INSPECTED  
 WAS 01/01/2008 INSPECTED

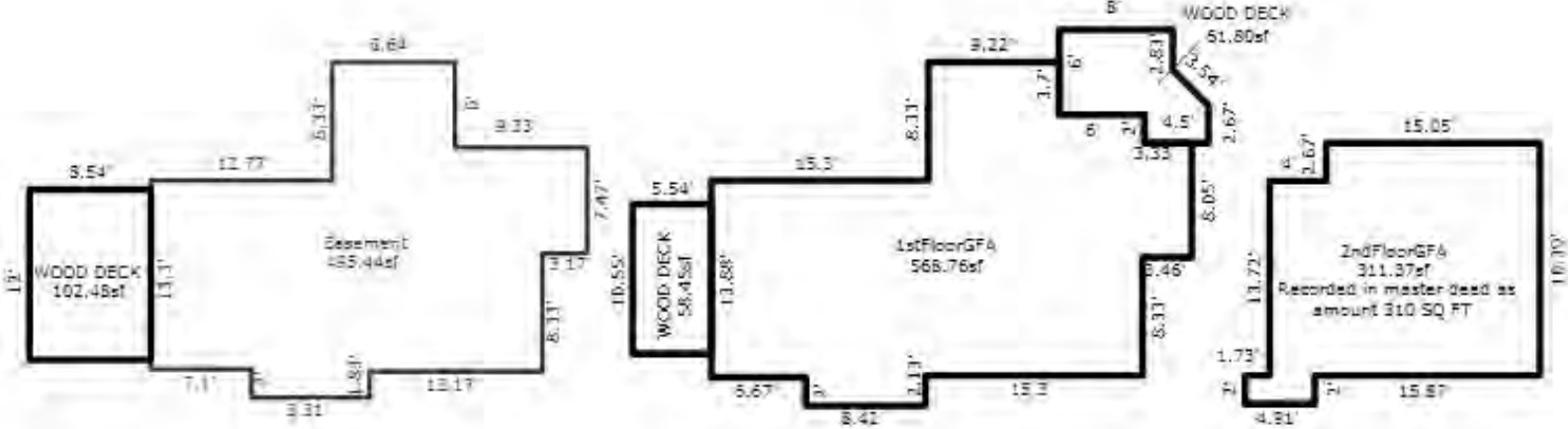
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:		
	Mobile Home			Wood	Coal	Steam				Cook Top			Interior 2 Story	Car Capacity:	
	Town Home	0								55		Treated Wood	Class:		
	Duplex	0								55		Treated Wood	Exterior:		
	A-Frame												Brick Ven.:		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts			Forced Air w/ Ducts			Exterior 1 Story		Exterior 2 Story		Stone Ven.:	
		Drywall		Electric Baseboard			Electric Ceil. Radiant			Prefab 1 Story		Prefab 2 Story		Common Wall:	
		Paneled		Radiant (in-floor)			Electric Wall Heat			Heat Circulator		Raised Hearth		Foundation:	
				Space Heater			Wall/Floor Furnace			Wood Stove		Direct-Vented Ga		Finished ?:	
				Forced Heat & Cool			Heat Pump			Class: BC		Effec. Age: 12		Storage Area:	
				No Heating/Cooling			Central Air			Floor Area: 1,371		Total Base New : 215,650		E.C.F.	
				Wood Furnace			(12) Electric			Total Depr Cost: 47,439		X 1.600		Bsmnt Garage:	
				0 Amps Service			No./Qual. of Fixtures			Estimated T.C.V: 75,902				Roof:	
				Ex. X Ord. Min			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home		FRACTIONAL SHR		Cls BC	
				Size of Closets			No. of Elec. Outlets			Exterior Units: 1		Interior Units: 0		Roof:	
				Lg X Ord Small			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts		Ground Area = 457 SF		Floor Area = 1371 SF.	
				Doors Solid X H.C.			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas			
				(5) Floors			1 Average Fixture(s)			Stories Exterior Foundation		Size		Cost New	
				Kitchen:			2 3 Fixture Bath			3 Story Siding Slab		457		180,869	
				Other:			1 2 Fixture Bath			Other Additions/Adjustments					
				Other:			Softener, Auto			Plumbing					
				Basement: 0 S.F.			Softener, Manual			Average Fixture(s)		1		2,234	
				Crawl: 0 S.F.			Solar Water Heat			3 Fixture Bath		1		7,025	
				Slab: 457 S.F.			No Plumbing			2 Fixture Bath		1		4,707	
				Height to Joists: 0.0			Extra Toilet			Deck					
				(8) Basement			Extra Sink			Treated Wood		55		2,028	
				Conc. Block			Separate Shower			Treated Wood		55		2,028	
				Poured Conc.			Ceramic Tile Floor			Water/Sewer					
				Stone			Ceramic Tile Wains			Public Water		1		1,968	
				Treated Wood			Ceramic Tub Alcove			Public Sewer		1		1,968	
				Concrete Floor			Vent Fan			Built-Ins					
				(9) Basement Finish			(14) Water/Sewer			Appliance Allow.		1		4,088	
				Recreation SF			1 Public Water			Fireplaces					
				Living SF			1 Public Sewer			Interior 2 Story		1		8,735	
				Walkout Doors (B)			Water Well			Notes: 3 LEVELS					
				No Floor SF			1000 Gal Septic			ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:				75,902	
				Walkout Doors (A)			2000 Gal Septic								
				(10) Floor Support			Lump Sum Items:								
				Joists:											
				Unsupported Len:											
				Cntr.Sup:											

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

**BUILDING A**



**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.
KOSKY TERRENCE J	PINNACLE PLACE LLC	0	04/10/2019	QC	03-ARM'S LENGTH	1357P3	OTHER	100.0
BAYBERRY PROPERTIES INC	KOSKY TERRENCE J & FRANCE	58,900	07/27/1990	WD	03-ARM'S LENGTH	313P777	DEED	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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3 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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PINNACLE PLACE LLC 1571 S RENAUD GROSSE PTE WOODS MI 48236	2024 Est TCV 155,902 TCV/TFA: 113.71					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	H762 PINNA	H762 PINNACLE	1	Units	320000.00000	25	Fractional Appurtenance	
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	0.00 Total Acres			Total Est. Land Value =		80,000		
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Tax Description	X Dirt Road							
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L313 P777 UNIT 3-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X Gravel Road							
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Comments/Influences	X Paved Road							
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3BED/2.5 BATH	X Storm Sewer							
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THREE LEVELS	X Sidewalk							
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	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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	X Street Lights							
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	X 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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	X 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	40,000	38,000	78,000	45,202C
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TPC 10/26/2022 INSPECTED			2023	20,000	33,100	53,100	43,050C
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WAS 01/01/2008 INSPECTED			2022	12,500	28,500	41,000	41,000S
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			2021	12,500	27,500	40,000	40,000S
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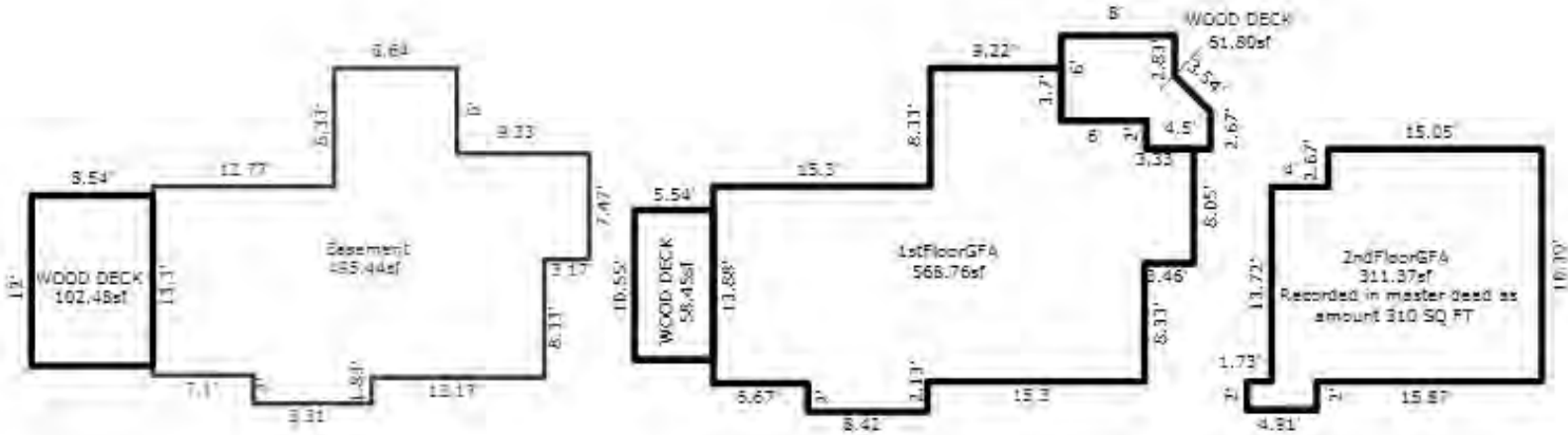
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 47,439 Estimated T.C.V: 75,902		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986		Exterior Units: 1 Interior Units: 0 Roof:			
Condition: Average		Lg	X	Ord	Small	(12) Electric			Ground Area = 457 SF Floor Area = 1371 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas			
Room List		Doors	Solid	X	H.C.	0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost		3 Story Siding Slab 457		Total: 180,869 39,788			
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)			
(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Plumbing		Average Fixture(s)		3 Fixture Bath			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0			Plumbing		Average Fixture(s)		3 Fixture Bath		
(2) Windows	Many Avg. X Few	Large Avg. X Small	(8) Basement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0			Plumbing		Average Fixture(s)		3 Fixture Bath			
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			Plumbing			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath	
X	Asphalt Shingle	Chimney: Brick		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing		Average Fixture(s)		3 Fixture Bath		
Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,902			Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		

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



**BUILDING A**



**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.
HARKER DAVID E & JENNIFER	GIETZEN JEFF & HEATHER	182,500	10/10/2023	WD	03-ARM'S LENGTH	2023004588	PROPERTY TRANSFER	100.0
HARKER DAVID E & JENNIFER	HARKER DAVID E & JENNIFER	0	10/23/2012	QC	09-FAMILY	1143P444	PROPERTY TRANSFER	0.0
NAOUM JOSEPH B & LYNN STE	HARKER DAVID E & JENNIFER	115,000	08/31/2012	WD	03-ARM'S LENGTH	1135P135	PROPERTY TRANSFER	100.0
ST.JOHN	NAOUM	200,000	09/01/2002	WD	03-ARM'S LENGTH	662:965	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GIETZEN JEFF & HEATHER 7483 RED OSIER DR BYRON CENTER MI 49315	MAP #: 17,19					
	2024 Est TCV 156,622 TCV/TFA: 116.27					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE					
	Public Improvements			Description	Frontage	Depth	Rate %Adj.	Reason	Value
L313 P88 L406 P809/95 L662 P965/02 UNIT 4-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X			H762 PINNA END VIEW			1 Units320000.00000	25 Fractional Appurtenance	
Comments/Influences	X			0.00 Total Acres Total Est. Land Value = 80,000					

3BED/2.5 BATH  
THREE LEVELS

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

Topography of Site

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



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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
WAS	01/01/2008	INSPECTED	2024	40,000	38,300	78,300			78,300S
			2023	22,500	33,400	55,900			48,615C
			2022	17,500	28,800	46,300			46,300S
			2021	17,500	27,700	45,200			45,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	55 Treated Wood 55 Treated Wood	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:		
	Town Home			(4) Interior	Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,347 Total Base New : 212,858 Total Depr Cost: 47,889 Estimated T.C.V: 76,622				E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:	
Duplex	Trim & Decoration	Ex X Ord Min	Size of Closets				Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986							
A-Frame			Lg X Ord Small	No./Qual. of Fixtures			(12) Electric		Exterior Units: 1 Interior Units: 0 Roof:							
X Wood Frame	Doors Solid X H.C.	(5) Floors		Kitchen: Other: Other:	No. of Elec. Outlets			0 Amps Service		(11) Heating System: Forced Air w/ Ducts						
			Basement 1st Floor 2nd Floor 3 Bedrooms		Ex. X Ord. Min			Ground Area = 449 SF Floor Area = 1347 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5						
Building Style: FRACTIONAL SHR	Trim & Decoration	(6) Ceilings		No. of 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		Building Areas							
			Yr Built Remodeled 1986 2012	Many X Ave. Few			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average	Lg X Ord Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 449 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		3 Story Siding Slab 449		Total: 178,077		40,063			
			Room List	(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments							
Basement 1st Floor 2nd Floor 3 Bedrooms	(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing										
	(1) Exterior	(10) Floor Support			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		Average Fixture(s)									
X Wood/Shingle Aluminum/Vinyl Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3 Fixture Bath									
	Insulation	(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath									
X (2) Windows		Joists: Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath									
	Many Avg. Few X Large Avg. Small	Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Chimney: Brick			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath									
	X (3) Roof	Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 76,622			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath									
Gable Hip Flat X Gambrel Mansard Shed		Totals: 212,858 47,889			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath									
	Asphalt Shingle	Totals: 212,858 47,889			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZBIKOWSKI JOSEPH J & TRUD	ZBIKOWSKI JOSEPH J & TRUD	0	11/08/2012	WD	03-ARM'S LENGTH	1143P510	PROPERTY TRANSFER	0.0
MAY JERRY A & DEBORAH ORR	ZBIKOWSKI JOSEPH J & TRUD	105,000	06/01/2012	WD	03-ARM'S LENGTH	1125P759	PROPERTY TRANSFER	100.0
MARINOS	MAY	110,000	04/24/2000	WD	03-ARM'S LENGTH	541:327	PROPERTY TRANSFER	0.0
HUNT	MARINOS	82,000	11/04/1997	WD	03-ARM'S LENGTH	458:152	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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4 PINNACLE PL C	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #: 17,19
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ZBIKOWSKI JOSEPH J & TRUDE A TRUST 1558 OLD LANTERN COURT CALEDONIA MI 49316	2024 Est TCV 156,622 TCV/TFA: 116.27
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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L313 P539 L458 P152 L541 P327/00 UNIT 4-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	H762 PINNA END VIEW			1 Units	320000.00000	25	Fractional Appurtenance	
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Comments/Influences	0.00 Total Acres	Total Est. Land Value =	80,000
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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	40,000	38,300	78,300			51,045C
2023	22,500	33,400	55,900			48,615C
2022	17,500	28,800	46,300			46,300S
2021	17,500	27,700	45,200			45,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,347 Total Base New : 212,858 Total Depr Cost: 47,889 Estimated T.C.V: 76,622		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 2012	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986							
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:							
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 449 SF Floor Area = 1347 SF.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5						
X	Wood/Shingle Aluminum/Vinyl Brick			Many			X	Ave.	Few	Building Areas						
	Insulation			1			Average Fixture(s)		3 Story		Size 449		Cost New 178,077		Depr. Cost 40,063	
(2) Windows		(7) Excavation		2			3 Fixture Bath		Other Additions/Adjustments							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 449 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		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1 2,234 503	
	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					Deck		Treated Wood Treated Wood		55 55		2,028 2,028 456 456	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Water/Sewer		Public Water Public Sewer		1 1		1,968 1,968 443 443	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			Public Water		Appliance Allow.		1		4,088 920		
X	Asphalt Shingle			1			Public Sewer		Fireplaces		Interior 2 Story		1		8,735 1,965	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TC		Totals:		212,858 47,889		76,622	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRENNEMAN HIGH W & CATHER	WALZ DANIEL A & PAYNE-WAL	118,000	10/19/2012	WD	03-ARM'S LENGTH	1141P476	PROPERTY TRANSFER	100.0
FINCHER RUSSELL D & MARGA	BRENNEMAN HIGH W & CATHER	120,000	11/21/2008	WD	03-ARM'S LENGTH	2008 992/785	DEED	100.0
FLANAGAN	FINCHER	125,000	11/27/2000	WD	03-ARM'S LENGTH	561:42	OTHER	0.0
BUSSEY	FLANAGAN	85,000	11/10/1997	WD	03-ARM'S LENGTH	458:318	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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4 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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WALZ DANIEL A & PAYNE-WALZ DEBRA L 1023 YORKSHIRE GROSSE POINTE MI 48230	2024 Est TCV 158,691 TCV/TFA: 117.81					
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	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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		H762 PINNA END VIEW			1 Units	320000.00000	25 Fractional	Appurtenance
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			0.00	Total Acres	Total Est.	Land Value =		80,000
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Tax Description	X Dirt Road							
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L313 P927 L458 P318/97 L561 P42-44/00	X Gravel Road							
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UNIT 4-D BLDG A PINNACLE PLACE	X Paved Road							
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CONDOMINIUM REC IN L302 P549-604 SEC 14	X Storm Sewer							
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T29N R14W.	X Sidewalk							
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Comments/Influences	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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	X Street Lights							
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	X 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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	X 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	40,000	39,300	79,300	51,927C
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WAS	01/01/2008	INSPECTED	2023	22,500	34,400	56,900	49,455C
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			2022	17,500	29,600	47,100	47,100S
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			2021	17,500	28,500	46,000	46,000S
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Treated Wood	Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam				Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher		2nd/Same Stack		55	Treated Wood	Class:	Exterior:	
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Garbage Disposal		Two Sided						55
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater		Exterior 1 Story				Stone Ven.:	Common Wall:		
X	Wood Frame	Drywall		Electric Baseboard			Vent Fan		Exterior 2 Story						Foundation:	Finished ?:
		Paneled		Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story				Auto. Doors:	Mech. Doors:		
	Building Style:	Plaster		Elec. Radiant (in-floor)			Unvented Hood		Prefab 2 Story						Storage Area:	% Good:
	FRACTIONAL SHR	Wood T&G		Electric Wall Heat			Vented Hood		Heat Circulator				Roof:	Bsmnt Garage:		
	Yr Built	Trim & Decoration		Space Heater			Intercom		Raised Hearth						Carport Area:	Roof:
	1986	Ex	X	Ord	Wall/Floor Furnace			Jacuzzi Tub		Wood Stove				Estimated T.C.V.:		
	Remodeled			Min	Forced Heat & Cool			Jacuzzi repl.Tub		Class: BC					E.C.F.:	X 1.600
	2012	Size of Closets		Heat Pump			Oven		Effec. Age: 10				Floor Area: 1,347	Total Base New : 218,623		
	Condition: Average	Lg	X	Ord	No Heating/Cooling			Microwave		Total Base New : 218,623					E.C.F.:	X 1.600
				Small	Central Air			Standard Range		Total Depr Cost: 49,182				E.C.F.:		
	Room List	Doors		Solid	X	H.C.	Wood Furnace			Self Clean Range					E.C.F.:	X 1.600
			(5) Floors		(12) Electric			Sauna		Trash Compactor				E.C.F.:		
	Basement	Kitchen:		0			Amps Service		Central Vacuum				E.C.F.:		X 1.600	
	1st Floor	Other:		No./Qual. of Fixtures					Security System					E.C.F.:		X 1.600
	2nd Floor	Other:		Ex.			X			Ord.			Min			
	3 Bedrooms			Many			X			Ave.			Few			
	(1) Exterior			(13) Plumbing			1			Average Fixture(s)						
X	Wood/Shingle	(6) Ceilings		2			3			Fixture Bath						
	Aluminum/Vinyl			1			2			Fixture Bath						
	Brick			1			2			Fixture Bath						
	Insulation			1			2			Fixture Bath						
	(2) Windows	(7) Excavation		1			2			Fixture Bath						
	Many	Basement: 0 S.F.		1			2			Fixture Bath						
	Avg.	Crawl: 0 S.F.		1			2			Fixture Bath						
	Few	Slab: 449 S.F.		1			2			Fixture Bath						
	Large	Height to Joists: 0.0		1			2			Fixture Bath						
	Avg.			1			2			Fixture Bath						
	Small			1			2			Fixture Bath						
	Wood Sash	(8) Basement		1			2			Fixture Bath						
	Metal Sash	Conc. Block		1			2			Fixture Bath						
	Vinyl Sash	Poured Conc.		1			2			Fixture Bath						
	Double Hung	Stone		1			2			Fixture Bath						
	Horiz. Slide	Treated Wood		1			2			Fixture Bath						
	Casement	Concrete Floor		1			2			Fixture Bath						
	Double Glass			1			2			Fixture Bath						
	Patio Doors			1			2			Fixture Bath						
	Storms & Screens			1			2			Fixture Bath						
	(3) Roof	(9) Basement Finish		1			2			Fixture Bath						
X	Gable	Recreation SF		1			2			Fixture Bath						
	Hip	Living SF		1			2			Fixture Bath						
	Flat	Walkout Doors (B)		1			2			Fixture Bath						
	Gambrel	No Floor SF		1			2			Fixture Bath						
	Mansard	Walkout Doors (A)		1			2			Fixture Bath						
	Shed			1			2			Fixture Bath						
X	Asphalt Shingle	(10) Floor Support		1			2			Fixture Bath						
		Joists:		1			2			Fixture Bath						
	Chimney: Brick	Unsupported Len:		1			2			Fixture Bath						
		Cntr.Sup:		1			2			Fixture Bath						
				1			2			Fixture Bath						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROGERS STEVE	ROGERS STEVE J & RUSSELL-	1	12/06/2017	WD	03-ARM'S LENGTH	1315P517	PROPERTY TRANSFER	0.0
HARKER JENNIFER N & DAVID	ROGERS STEVE	108,000	08/28/2017	WD	03-ARM'S LENGTH	1304P404	PROPERTY TRANSFER	100.0
CARTWRIGHT MARY LOUISE TR	HARKER JENNIFER N & DAVID	122,500	08/18/2014	WD	03-ARM'S LENGTH	1206P637	PROPERTY TRANSFER	100.0
CARTWRIGHT THOMAS H & MAR	CARTWRIGHT MARY LOUISE TR	0	11/13/2010	QC	09-FAMILY	2010 1070-210Q	PROPERTY TRANSFER	0.0

Property Address: 4 PINNACLE PL B  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: ROGERS STEVE J & RUSSELL-ROGERS J  
 3875 CRYSTAL VALLEY DR  
 HOWELL MI 48843

2024 Est TCV 156,622 TCV/TFA: 116.27

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

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

H762 PINNA END VIEW 1 Units 320000.0000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L366 P986/93 UNIT 4-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 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: Level Rolling Low High X Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

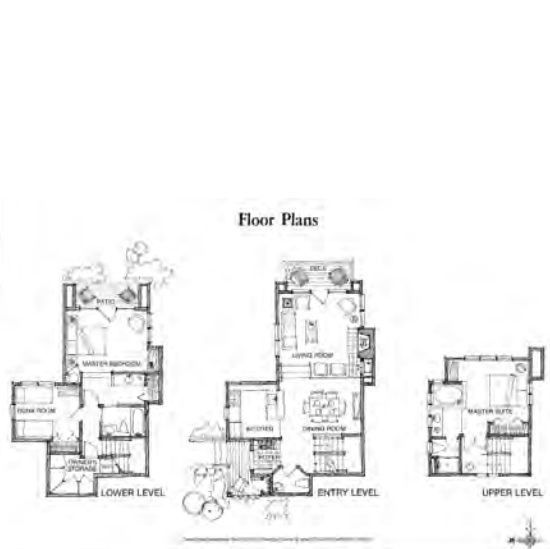
Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who When What 2024 40,000 38,300 78,300 51,045C

WAS 01/01/2008 INSPECTED 2023 22,500 33,400 55,900 48,615C

2022 17,500 28,800 46,300 46,300S

2021 17,500 27,700 45,200 45,200S



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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Treated Wood	Year Built:			
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher			2nd/Same Stack		55	Treated Wood	Class:			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal			Two Sided				Exterior:				
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater			Exterior 1 Story				Brick Ven.:				
X	Wood Frame	Drywall		Electric Baseboard			Vent Fan			Exterior 2 Story				Stone Ven.:				
		Paneled		Elec. Ceil. Radiant			Hot Tub			Prefab 1 Story				Common Wall:				
	Building Style:	Plaster		Elec. Ceil. Radiant (in-floor)			Unvented Hood			Prefab 2 Story				Foundation:				
	FRACTIONAL SHR	Wood T&G		Electric Wall Heat			Vented Hood			Heat Circulator				Finished ?:				
	Yr Built	Trim & Decoration		Space Heater			Intercom			Raised Hearth				Auto. Doors:				
	1986	Ex	X	Ord	Wall/Floor Furnace			Jacuzzi Tub			Wood Stove				Mech. Doors:			
	Remodeled				Forced Heat & Cool			Jacuzzi repl.Tub			Direct-Vented Ga				Area:			
	2012			Min	Heat Pump			Oven			Class: BC				% Good:			
	Condition: Average	Size of Closets		No Heating/Cooling			Microwave			Effec. Age: 10						Storage Area:		
		Lg	X	Ord	Central Air			Standard Range			Floor Area: 1,347						Bsmnt Garage:	
	Room List	Doors		Solid	X	H.C.	Wood Furnace			Total Base New : 212,858			E.C.F.					
							(12) Electric			Total Depr Cost: 47,889			X 1.600					
	Basement	(5) Floors		(13) Plumbing			0			Estimated T.C.V: 76,622								
	1st Floor	Kitchen:		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986								
	2nd Floor	Other:		Ex.			X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof:								
	3 Bedrooms	Other:		Many			X	Ave.	Few	(11) Heating System: Forced Air w/ Ducts								
	(1) Exterior			Average Fixture(s)			Ground Area = 449 SF Floor Area = 1347 SF.											
X	Wood/Shingle	(6) Ceilings		2			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5											
	Aluminum/Vinyl			3			Building Areas											
	Brick			1			Stories Exterior Foundation Size Cost New Depr. Cost											
	Insulation			2			3 Story Siding Slab 449											
	(2) Windows	(7) Excavation		1			Total: 178,077 40,063											
		Basement: 0 S.F.		2			Other Additions/Adjustments											
		Crawl: 0 S.F.		1			Plumbing											
		Slab: 449 S.F.		1			Average Fixture(s)											
		Height to Joists: 0.0		1			3 Fixture Bath											
X	Many	X	Large	2			Softener, Auto											
	Avg.		Avg.	1			Softener, Manual											
	Few		Small	1			Solar Water Heat											
		(8) Basement		1			No Plumbing											
	Wood Sash	Conc. Block		1			Extra Toilet											
	Metal Sash	Poured Conc.		1			Extra Sink											
	Vinyl Sash	Stone		1			Separate Shower											
	Double Hung	Treated Wood		1			Ceramic Tile Floor											
	Horiz. Slide	Concrete Floor		1			Ceramic Tile Wains											
	Casement			1			Ceramic Tub Alcove											
	Double Glass			1			Vent Fan											
	Patio Doors			1			(14) Water/Sewer											
	Storms & Screens			1			Public Water											
	(3) Roof			1			Public Sewer											
X	Gable	Gambrel	Recreation SF	1			Water Well											
	Hip	Mansard	Living SF	1			1000 Gal Septic											
	Flat	Shed	Walkout Doors (B)	1			2000 Gal Septic											
			No Floor SF	1			Lump Sum Items:											
			Walkout Doors (A)	1														
X	Asphalt Shingle	(10) Floor Support		1														
		Joists:		1														
		Unsupported Len:		1														
	Chimney: Brick	Cntr.Sup:		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.
MAZZOCCO GAYLE L	MAZZOCCO GAYLE L	10	03/28/2018	QC	09-FAMILY	1325P729	PROPERTY TRANSFER	0.0
CHAPIN	MAZZOCCO	91,000	05/30/2000	WD	03-ARM'S LENGTH	544:558	PROPERTY TRANSFER	0.0
BAYBERRY	TCL TRADE CENTER	64,900	07/23/1990	WD	03-ARM'S LENGTH	313:494	OTHER	0.0

Property Address: 5 PINNACLE PL A  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: MAZZOCCO GAYLE L  
 1514 NORTHWOOD BLVD  
 ROYAL OAK MI 48073  
 2024 Est TCV 155,352 TCV/TFA: 113.81

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Improved		H762 PINNA	H762	PINNACLE	1	Units	320000.00000	25	Fractional Appurtenance	
Vacant		0.00 Total Acres Total Est. Land Value = 80,000								

Tax Description: L313 P493 L544 P558/00 UNIT 5-A BLDG B  
 PINNACLE PLACE CONDOMINIUM REC IN L302  
 P549-604 SEC 14 T29N R14W.  
 Comments/Influences: 3BED/2.5BATH  
 THREE LEVELS

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  
 X Landscaped  
 Swamp  
 Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	37,700	77,700			44,982C
2023	20,000	32,900	52,900			42,840C
2022	12,500	28,300	40,800			40,800S
2021	12,500	27,300	39,800			39,800S



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 County of Leelanau, Michigan

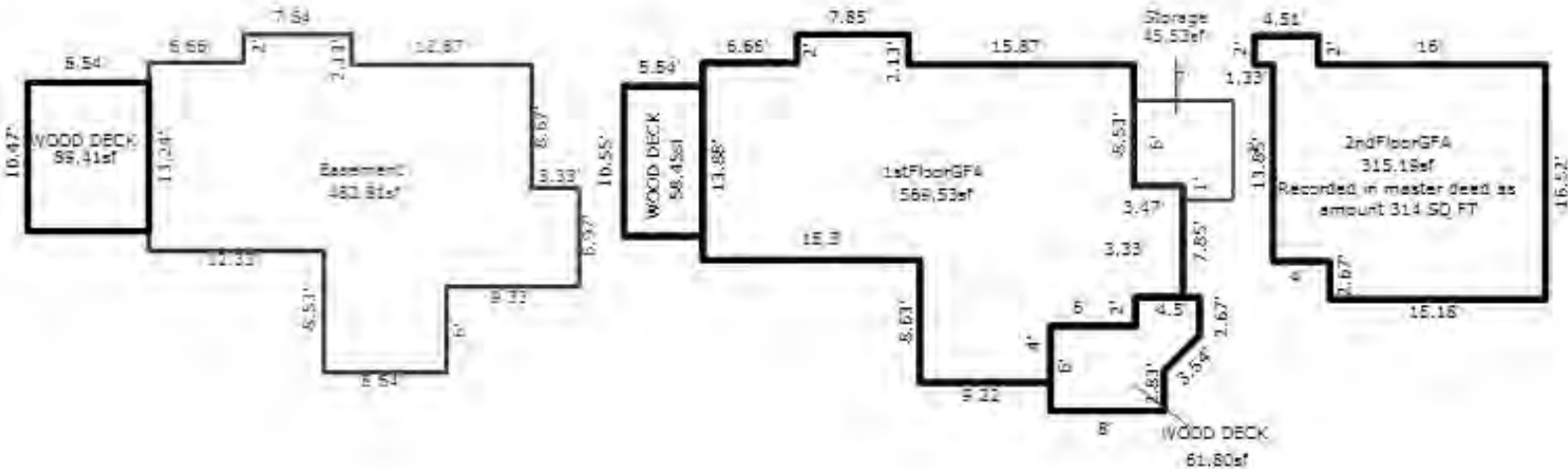
Who When What  
 TPC 02/01/2022 INSPECTED  
 TPC 11/25/2019 INSPECTED  
 WAS 01/01/2008 INSPECTED

\*\*\* 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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,365 Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		72	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 455 SF Floor Area = 1365 SF.			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Insulation		No. of Elec. Outlets		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 455 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			3 Story Siding Slab			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Deck			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Treated Wood Water/Sewer Public Water Public Sewer			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Condition: Average		Size of Closets		No. of Elec. Outlets			Built-Ins			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Room List		Doors		No. of Elec. Outlets			Appliance Allow. Fireplaces			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TC			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Totals:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 455 SF Floor Area = 1365 SF.			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Insulation		No. of Elec. Outlets		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 455 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			3 Story Siding Slab			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Deck			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Treated Wood Water/Sewer Public Water Public Sewer			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Condition: Average		Size of Closets		No. of Elec. Outlets			Built-Ins			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Room List		Doors		No. of Elec. Outlets			Appliance Allow. Fireplaces			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TC			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Totals:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		

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

**BUILDING B**



**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.
DUEMIER NATHANIEL	DECOURCY BRANDON P & SANE	118,000	09/09/2022	WD	03-ARM'S LENGTH	2022005415	DEED	100.0
NAOUM JOSEPH B & LYNN S	DUEMIER NATHANIEL	94,000	11/01/2013	WD	03-ARM'S LENGTH	1183P938	PROPERTY TRANSFER	100.0
TLC CROUP INC	NAOUM	64,900	02/07/1997	WD	03-ARM'S LENGTH	438:766	OTHER	0.0

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

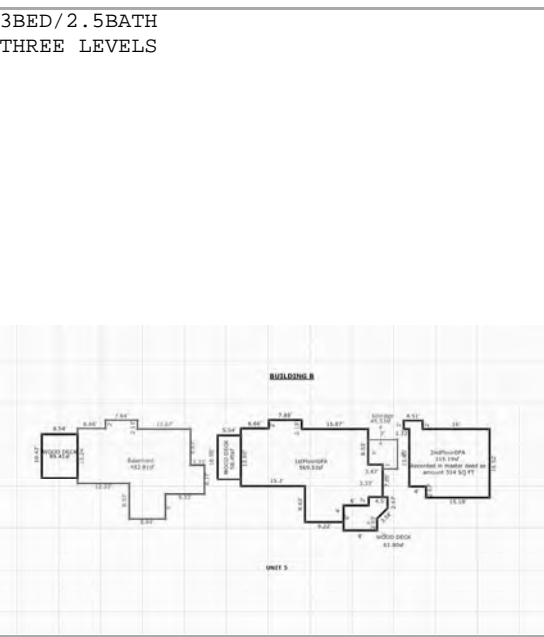
School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: DECOURCY BRANDON P & SANELA  
 2056 FAIRMONT DR  
 ROCHESTER MI 48306  
 2024 Est TCV 155,352 TCV/TFA: 113.81

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE  
 X Improved Vacant

Tax Description: L313 P494 L438 P766/97 UNIT 5-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.  
 Comments/Influences: 3BED/2.5BATH THREE LEVELS  
 Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.

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



Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H762 PINNA	H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	80,000
0.00 Total Acres Total Est. Land Value =							80,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	37,700	77,700			55,545C
2023	20,000	32,900	52,900			52,900S
2022	12,500	28,300	40,800			40,800S
2021	12,500	27,300	39,800			39,800S

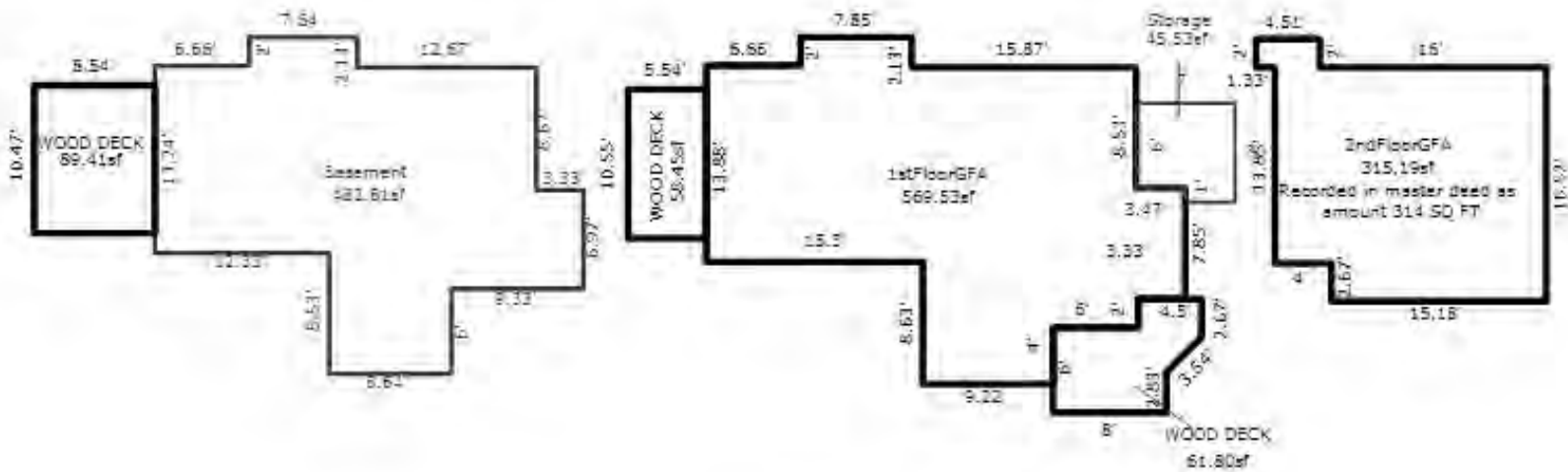
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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,365 Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		72	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 455 SF Floor Area = 1365 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Insulation		(7) Excavation		Many X Ave. Few			Building Areas			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 455 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			3 Story Siding Slab			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		Storage Area: No Conc. Floor:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		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			Appliance Allow. Fireplaces Interior 2 Story			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TC			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Totals:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		

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

**BUILDING B**



**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.
BLOEDOW DANIEL W & BARBAR	OATMAN MICHAEL G & MAUREE	76,000	10/08/2020	WD	03-ARM'S LENGTH	2020006651	PROPERTY TRANSFER	100.0
BAXTER	BLOEDOW	105,000	11/17/2000	WD	03-ARM'S LENGTH	560:622	PROPERTY TRANSFER	0.0
SANDLIN	BAXTER	72,900	12/27/1995	WD	03-ARM'S LENGTH	415:800	PROPERTY TRANSFER	0.0
BAYBERRY PROP	SANDLIN	59,900	09/27/1993	WD	03-ARM'S LENGTH	371:938	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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5 PINNACLE PL B	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 17,19	2024 Est TCV 155,352 TCV/TFA: 113.81		
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Owner's Name/Address	OATMAN MICHAEL G & MAUREEN C 6817 CARLYLE CROSSING WEST BLOOMFIELD MI 48322	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE		
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Tax Description	Public Improvements	Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
L371 P938 L415 P800-801/95 L560 P622/00 UNIT 5-B BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	H762 PINNA H762 PINNACLE	1 Units	320000.00000	25	Fractional Appurtenance			80,000
Comments/Influences		0.00 Total Acres			Total Est. Land Value =				

3BED/2.5BATH THREE LEVELS	X Topography of Site	Level	Rolling	Low	High	X 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	40,000	37,700	77,700			44,982C
2023	20,000	32,900	52,900			42,840C
2022	12,500	28,300	40,800			40,800S
2021	12,500	27,300	39,800			39,800S

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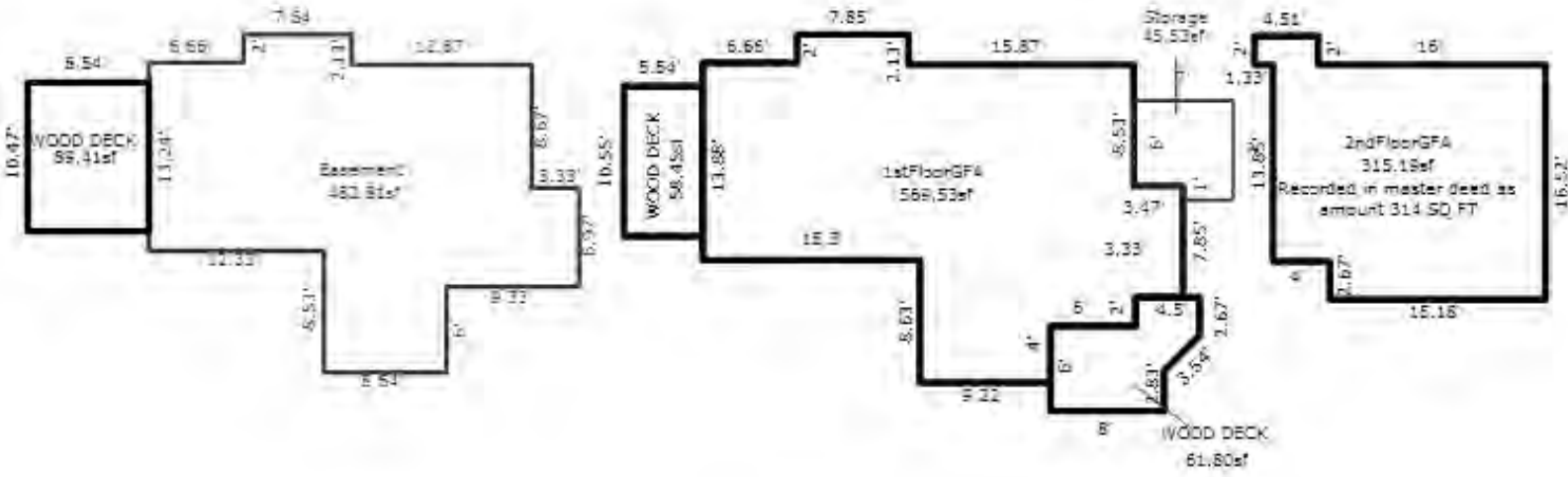
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,365 Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		72	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Room List		Doors	Solid	X	H.C.	(12) Electric			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 455 S.F. Height to Joists: 0.0		(8) Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Totals:			Totals:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
X	Asphalt Shingle	Chimney: Brick		Totals:			Totals:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		E.C.F. X 1.600		Storage Area: No Conc. Floor:		

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

**BUILDING B**



**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.
PEARSON JANE D	EPPERSON BRADLEY JAY & MI	105,000	03/30/2022	WD	03-ARM'S LENGTH	2022001978	PROPERTY TRANSFER	100.0
FRAKES JOHN M & JOYCE S	PEARSON JANE D	85,000	07/20/2012	WD	03-ARM'S LENGTH	1130P419	PROPERTY TRANSFER	100.0
BAYBERRY PROP	FRAKES	59,900	03/01/1994	WD	03-ARM'S LENGTH	383:715	OTHER	0.0

Property Address: 5 PINNACLE PL D  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: EPPERSON BRADLEY JAY & MICHELLE MAR  
 3473 WARWICK DR  
 ROCHESTER MI 48309  
 2024 Est TCV 155,352 TCV/TFA: 113.81

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Public Improvements \* Factors \*  
 Description Frontage Depth Front Rate %Adj. Reason Value  
 H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description  
 L383 P715/94 UNIT 5-D BLDG B PINNACLE  
 PLACE CONDOMINIUM REC IN L302 P549-604  
 SEC 14 T29N R14W.  
 Comments/Influences  
 2011 MLS 1724234 \$89,900,LST3/7/11 DOM67  
 3BED/2.5BATH  
 THREE LEVELS

- 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
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



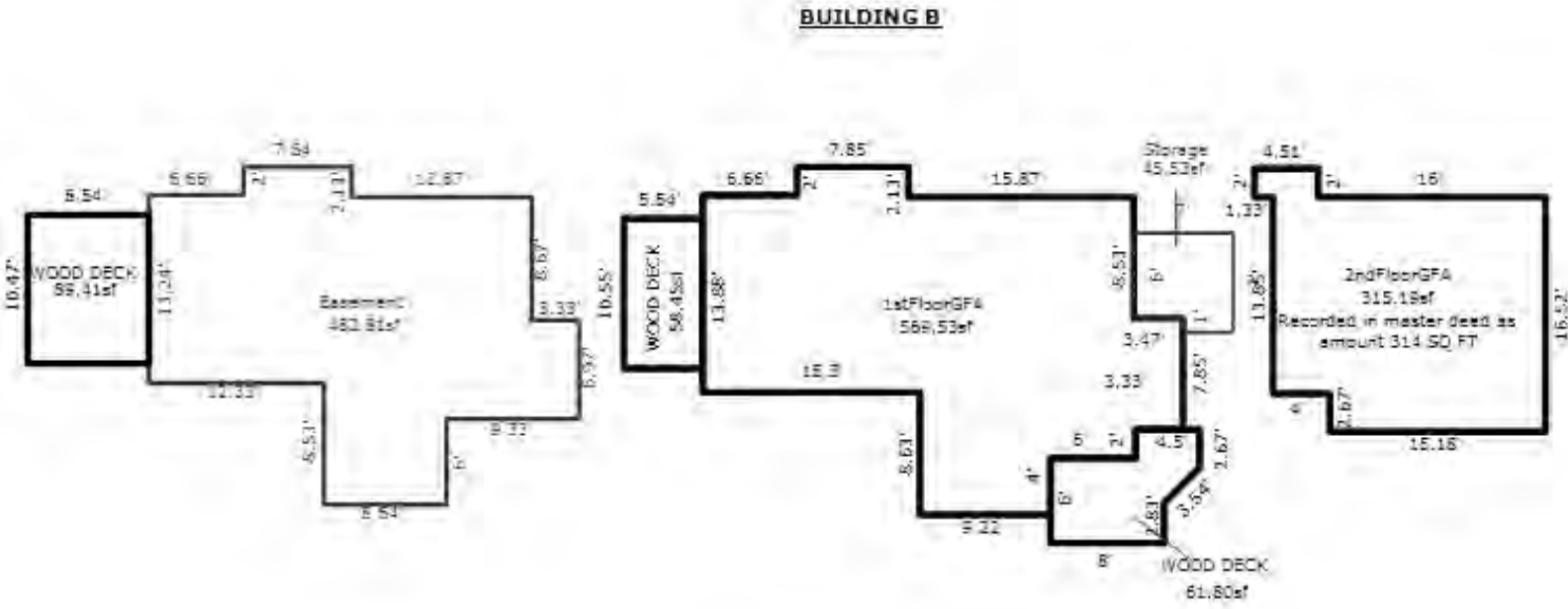
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,000	37,700	77,700			55,545C
2023	20,000	32,900	52,900			52,900S
2022	12,500	28,300	40,800			40,800S
2021	12,500	27,300	39,800			39,800S

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,365 Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352		72	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600						
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352							
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof:			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 455 SF Floor Area = 1365 SF.			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
	Insulation			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
(2) Windows		(7) Excavation		Many X Ave. Few			Building Areas			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 455 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			3 Story Siding Slab			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Other Additions/Adjustments			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Plumbing			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352					
X	Asphalt Shingle	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) 3 Fixture Bath 2 Fixture Bath			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
Chimney: Brick		(10) Floor Support		Lump Sum Items:			Treated Wood Treated Wood Water/Sewer Public Water Public Sewer			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
		Joists: Unsupported Len: Cntr.Sup:					Built-Ins			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
							Appliance Allow. Fireplaces Interior 2 Story			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						
							Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TC			Total Base New : 214,075 Total Depr Cost: 47,095 Estimated T.C.V: 75,352						

\*\*\* 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.
NIGHTINGALE CHAD & EMILY	MILLAR MATTHEW W	98,000	01/07/2022	WD	03-ARM'S LENGTH	2022000229	PROPERTY TRANSFER	100.0
MARTIN RICHARD W & SANCHE	NIGHTINGALE CHAD & EMILY	75,000	06/07/2019	WD	03-ARM'S LENGTH	1362P596	PROPERTY TRANSFER	100.0
MARTIN RICHARD W	SMAGA JOJN A & LINDA	160,000	04/29/2005	WD	03-ARM'S LENGTH		REALTOR	100.0
LARSON	MARTIN	69,900	09/14/1999	WD	03-ARM'S LENGTH	523:432	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
6 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MILLAR MATTHEW W 9767 WOODLANDS DR FISHERS IN 46037-9311	MAP #: 17,19					
	2024 Est TCV 155,456 TCV/TFA: 113.64					

X	Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			H762 PINNA	H762 PINNACLE	1 Units	320000.00000 25 Fractional Appurtenance	
			0.00 Total Acres			Total Est. Land Value =	80,000

Tax Description  
L313 P703 L523 P432/99 UNIT 6-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences  
3BED/2.5BATH  
THREE LEVELS

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	37,700	77,700			55,545C
2023	20,000	32,900	52,900			52,900S
2022	12,500	28,400	40,900			40,900S
2021	12,500	27,300	39,800			39,800S

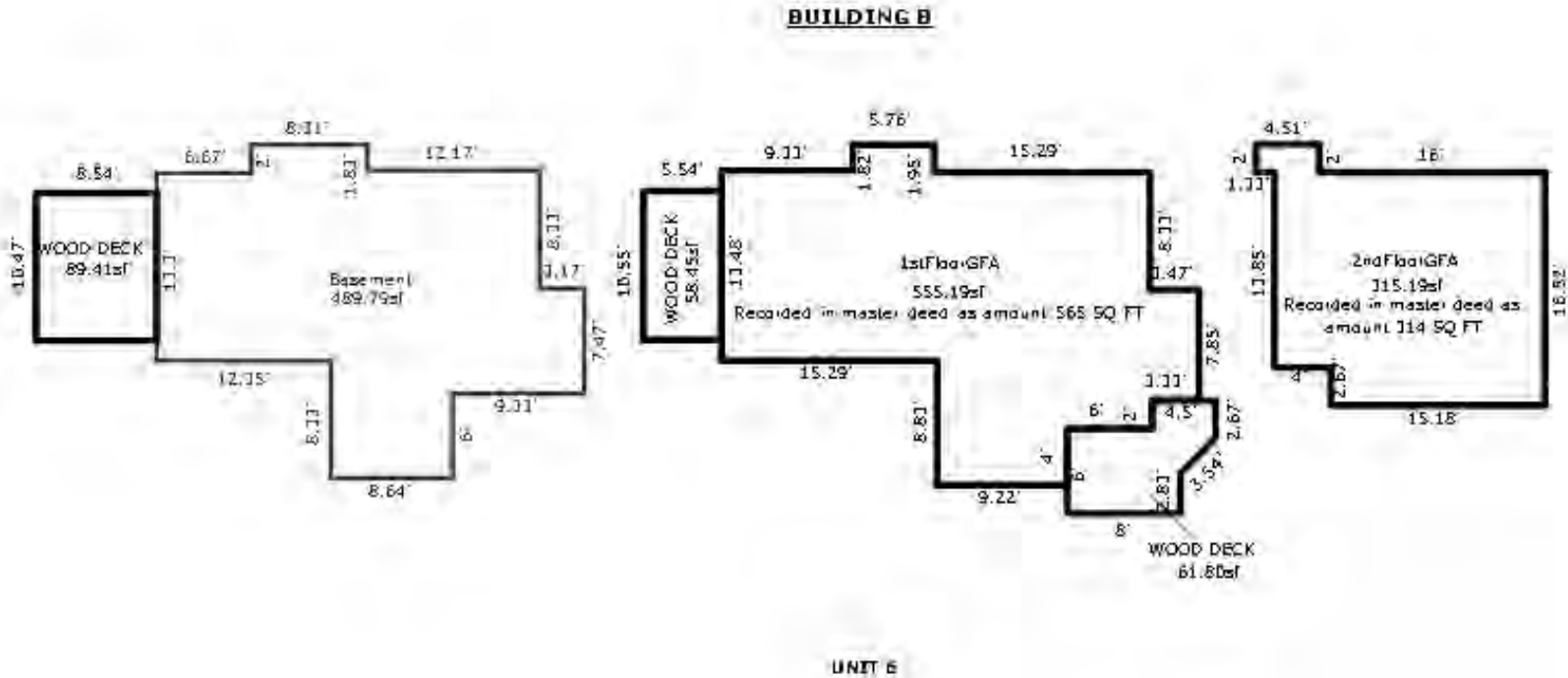
Who	When	What
TPC	01/09/2022	INSPECTED
TPC	01/16/2021	INSPECTED
WAS	01/01/2008	INSPECTED

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:	
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story			Car Capacity:	
	Town Home	0	0		Forced Air w/o Ducts				Dishwasher		72	Treated Wood	Class:		
	Duplex	(4) Interior		X	Forced Air w/ Ducts				Garbage Disposal		72	Treated Wood	Exterior:		
	A-Frame	Drywall	Plaster		Forced Hot Water				Bath Heater				Brick Ven.:		
X	Wood Frame	Paneled	Wood T&G	Electric Baseboard				Vent Fan					Stone Ven.:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Elec. Ceil. Radiant				Hot Tub					Common Wall:		
Yr Built	Remodeled	Size of Closets		Radiant (in-floor)				Unvented Hood					Foundation:		
1986	0	Ex	X Ord	Min	Electric Wall Heat				Vented Hood				Finished ?:		
Condition: Average		Lg		X Ord	Small	Space Heater				Intercom			Auto. Doors:		
Room List		Doors	Solid	X	H.C.	Wall/Floor Furnace				Jacuzzi Tub			Mech. Doors:		
	Basement	(5) Floors		Central Air				Jacuzzi repl.Tub		Wood Stove			Area:		
	1st Floor	Kitchen:		Wood Furnace				Oven		Direct-Vented Ga			% Good:		
	2nd Floor	Other:		(12) Electric				Microwave					Storage Area:		
	3 Bedrooms	Other:		0 Amps Service				Standard Range					No Conc. Floor:		
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986								
	Wood/Shingle	Ex.		X Ord.	Min	Many			X Ave.	Few	Exterior Units: 1 Interior Units: 0 Roof:				
	Aluminum/Vinyl	No. of Elec. Outlets		No. of Elec. Outlets			(11) Heating System: Electric Baseboard								
	Brick	No. of Elec. Outlets		No. of Elec. Outlets			Ground Area = 456 SF Floor Area = 1368 SF.								
	Insulation	No. of Elec. Outlets		No. of Elec. Outlets			Phy./Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas								
	Many	Basement: 0 S.F.		1 Average Fixture(s)			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost	
	X Avg.	Crawl: 0 S.F.		2 3 Fixture Bath			3 Story			Siding	Slab	456			
	Few	Slab: 456 S.F.		1 2 Fixture Bath			Other Additions/Adjustments								
	Large	Height to Joists: 0.0		Softener, Auto			Plumbing								
	X Avg.	(8) Basement		Softener, Manual			Average Fixture(s)					1	2,234	491	
	Small	Conc. Block		Solar Water Heat			3 Fixture Bath					1	7,025	1,545	
	Wood Sash	Poured Conc.		No Plumbing			2 Fixture Bath					1	4,707	1,036	
	Metal Sash	Stone		Extra Toilet			Deck								
	Vinyl Sash	Treated Wood		Extra Sink			Treated Wood					72	2,328	512	
	Double Hung	Concrete Floor		Separate Shower			Treated Wood					72	2,328	512	
	Horiz. Slide	(9) Basement Finish		Ceramic Tile Floor			Water/Sewer								
	Casement			Ceramic Tile Wains			Public Water					1	1,968	433	
	Double Glass			Ceramic Tub Alcove			Public Sewer					1	1,968	433	
	Patio Doors			Vent Fan			Built-Ins								
	Storms & Screens			(14) Water/Sewer			Appliance Allow.					1	4,088	899	
(3) Roof		Recreation SF		1 Public Water			Fireplaces								
X	Gable	Living SF		1 Public Sewer			Interior 2 Story					1	8,735	1,922	
	Hip	Walkout Doors (B)		Water Well			Notes: 3 LEVELS								
	Flat	No Floor SF		1000 Gal Septic			ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:								75,456
	Gambrel	Walkout Doors (A)		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\*\*\*



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRAM HEATHER & THOMAS	STOCKER BEAT D & LINDA E	86,000	03/05/2021	WD	03-ARM'S LENGTH	2021002033	PROPERTY TRANSFER	100.0
SMAGA JOHN A & LINDA L	SCHRAM HEATHER & THOMAS	97,900	07/03/2014	WD	03-ARM'S LENGTH	1202P806	PROPERTY TRANSFER	100.0
MARTIN RICHARD W	SMAGA JOHN A & LINDA L	160,000	04/29/2005	WD	03-ARM'S LENGTH	852:24	OTHER	100.0
ALEXANDER	MARTIN	67,550	08/07/2000	WD	03-ARM'S LENGTH	551:616	PROPERTY TRANSFER	0.0

Property Address: 6 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: STOCKER BEAT D & LINDA E  
 4284 WHITE PINE CIR  
 SAINT JOSEPH MI 49085  
 2024 Est TCV 155,456 TCV/TFA: 113.64

2024 Est TCV 155,456 TCV/TFA: 113.64

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

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

H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L314 P20 L551 P616/00 L852 P24/05 UNIT 6-D BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences: 3BED/2.5BATH THREE LEVELS

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

Topography of Site

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

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

2024 40,000 37,700 77,700 45,092C

2023 20,000 32,900 52,900 42,945C

2022 12,500 28,400 40,900 40,900S

2021 12,500 27,300 39,800 39,800S

Who When What

TPC 01/09/2022 INSPECTED  
 TPC 01/16/2021 INSPECTED  
 WAS 01/01/2008 INSPECTED

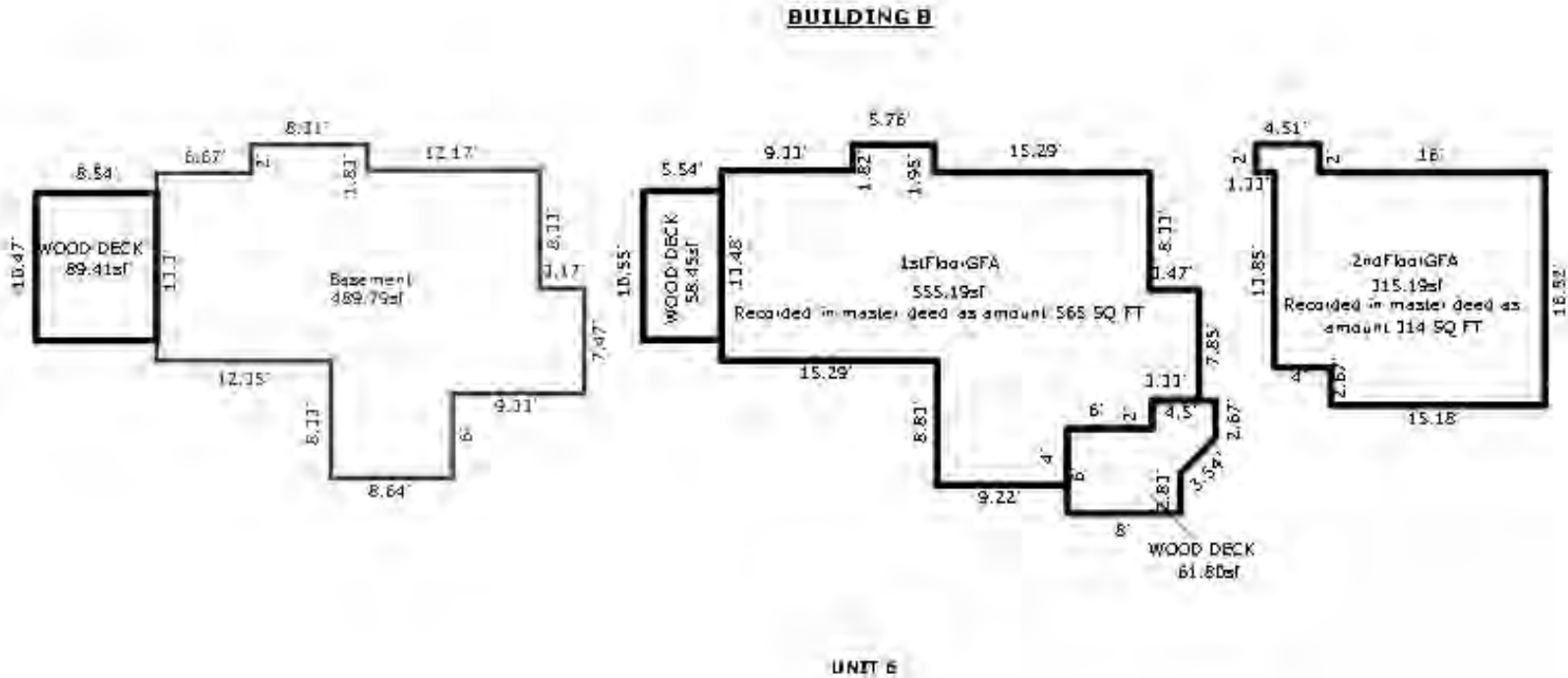
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 County of Leelanau, Michigan



\*\*\* 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	0	Eavestrough	X	Gas		1	Appliance Allow.	1	Interior 1 Story	72	Treated Wood	Year Built:		
	Mobile Home		Insulation		Oil		Cook Top	Interior 2 Story		Car Capacity:					
	Town Home		Front Overhang		Coal		Dishwasher	2nd/Same Stack		Class:					
	Duplex		Other Overhang		Elec.		Garbage Disposal	Two Sided		Exterior:					
A-Frame		(4) Interior		X			Forced Air w/o Ducts		Exterior 1 Story		Exterior 2 Story		Stone Ven.:		
X Wood Frame		Drywall		Electric Baseboard			Forced Air w/ Ducts		Exterior 2 Story		Prefab 1 Story		Common Wall:		
FRACTIONAL SHR		Paneled		Elec. Ceil. Radiant			Forced Hot Water		Prefab 2 Story		Heat Circulator		Foundation:		
Yr Built 1986		Plaster		Radiant (in-floor)			Vent Fan		Raised Hearth		Wood Stove		Finished ?		
Remodeled 0		Wood T&G		Electric Wall Heat			Hot Tub		Wood Stove		Direct-Vented Ga		Auto. Doors:		
Condition: Average		Trim & Decoration		Space Heater			Unvented Hood		Estim. T.C.V: 75,456		E.C.F. X 1.600		Mech. Doors:		
Size of Closets		Ex X Ord Min		Wall/Floor Furnace			Vented Hood		Class: BC		Effec. Age: 12		% Good:		
Lg X Ord Small		Size of Closets			Forced Heat & Cool			Intercom		Floor Area: 1,368		Total Base New : 214,404		Storage Area:	
Room List		Doors			Heat Pump			Jacuzzi Tub		Total Depr Cost: 47,160		X		No Conc. Floor:	
Basement		Solid X H.C.			No Heating/Cooling			Jacuzzi repl.Tub		Estimated T.C.V: 75,456		Bsmnt Garage:		Carport Area:	
1st Floor		(5) Floors			Central Air			Oven		Microwave		Roof:		Roof:	
2nd Floor		Kitchen:			Wood Furnace			Standard Range		Effec. Age: 12		Roof:		Roof:	
3 Bedrooms		Other:			(12) Electric			Self Clean Range		Floor Area: 1,368		Roof:		Roof:	
(1) Exterior		Other:			0 Amps Service			Sauna		Total Base New : 214,404		Roof:		Roof:	
X Wood/Shingle		(6) Ceilings			No./Qual. of Fixtures			Trash Compactor		Total Depr Cost: 47,160		Roof:		Roof:	
Aluminum/Vinyl					Ex. X Ord. Min			Central Vacuum		Estimated T.C.V: 75,456		Roof:		Roof:	
Brick					No. of Elec. Outlets			Security System		Estimated T.C.V: 75,456		Roof:		Roof:	
Insulation					Many X Ave. Few					Estimated T.C.V: 75,456		Roof:		Roof:	
(2) Windows		(7) Excavation			(13) Plumbing					Estimated T.C.V: 75,456		Roof:		Roof:	
Many Avg. X Large Avg. Small		Basement: 0 S.F.			1 Average Fixture(s)					Estimated T.C.V: 75,456		Roof:		Roof:	
Crawl: 0 S.F.		Crawl: 0 S.F.			2 3 Fixture Bath					Estimated T.C.V: 75,456		Roof:		Roof:	
Slab: 456 S.F.		Slab: 456 S.F.			1 2 Fixture Bath					Estimated T.C.V: 75,456		Roof:		Roof:	
Height to Joists: 0.0		Height to Joists: 0.0			Softener, Auto					Estimated T.C.V: 75,456		Roof:		Roof:	
Softener, Manual					Softener, Manual					Estimated T.C.V: 75,456		Roof:		Roof:	
No Plumbing					Solar Water Heat					Estimated T.C.V: 75,456		Roof:		Roof:	
Extra Toilet					No Plumbing					Estimated T.C.V: 75,456		Roof:		Roof:	
Extra Sink					Extra Toilet					Estimated T.C.V: 75,456		Roof:		Roof:	
Separate Shower					Extra Sink					Estimated T.C.V: 75,456		Roof:		Roof:	
Ceramic Tile Floor					Separate Shower					Estimated T.C.V: 75,456		Roof:		Roof:	
Ceramic Tile Wains					Ceramic Tile Floor					Estimated T.C.V: 75,456		Roof:		Roof:	
Ceramic Tub Alcove					Ceramic Tile Wains					Estimated T.C.V: 75,456		Roof:		Roof:	
Vent Fan					Ceramic Tub Alcove					Estimated T.C.V: 75,456		Roof:		Roof:	
Vent Fan					Vent Fan					Estimated T.C.V: 75,456		Roof:		Roof:	
(8) Basement		(9) Basement Finish			(14) Water/Sewer					Estimated T.C.V: 75,456		Roof:		Roof:	
Conc. Block		Recreation SF			1 Public Water					Estimated T.C.V: 75,456		Roof:		Roof:	
Poured Conc.		Living SF			1 Public Sewer					Estimated T.C.V: 75,456		Roof:		Roof:	
Stone		Walkout Doors (B)			Water Well					Estimated T.C.V: 75,456		Roof:		Roof:	
Treated Wood		No Floor SF			1000 Gal Septic					Estimated T.C.V: 75,456		Roof:		Roof:	
Concrete Floor		Walkout Doors (A)			2000 Gal Septic					Estimated T.C.V: 75,456		Roof:		Roof:	
(9) Basement Finish		(10) Floor Support			Lump Sum Items:					Estimated T.C.V: 75,456		Roof:		Roof:	
Joists:										Estimated T.C.V: 75,456		Roof:		Roof:	
Unsupported Len:										Estimated T.C.V: 75,456		Roof:		Roof:	
Cntr.Sup:										Estimated T.C.V: 75,456		Roof:		Roof:	
X Gable										Estimated T.C.V: 75,456		Roof:		Roof:	
Hip										Estimated T.C.V: 75,456		Roof:		Roof:	
Flat										Estimated T.C.V: 75,456		Roof:		Roof:	
X Asphalt Shingle										Estimated T.C.V: 75,456		Roof:		Roof:	
Chimney: Brick										Estimated T.C.V: 75,456		Roof:		Roof:	

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



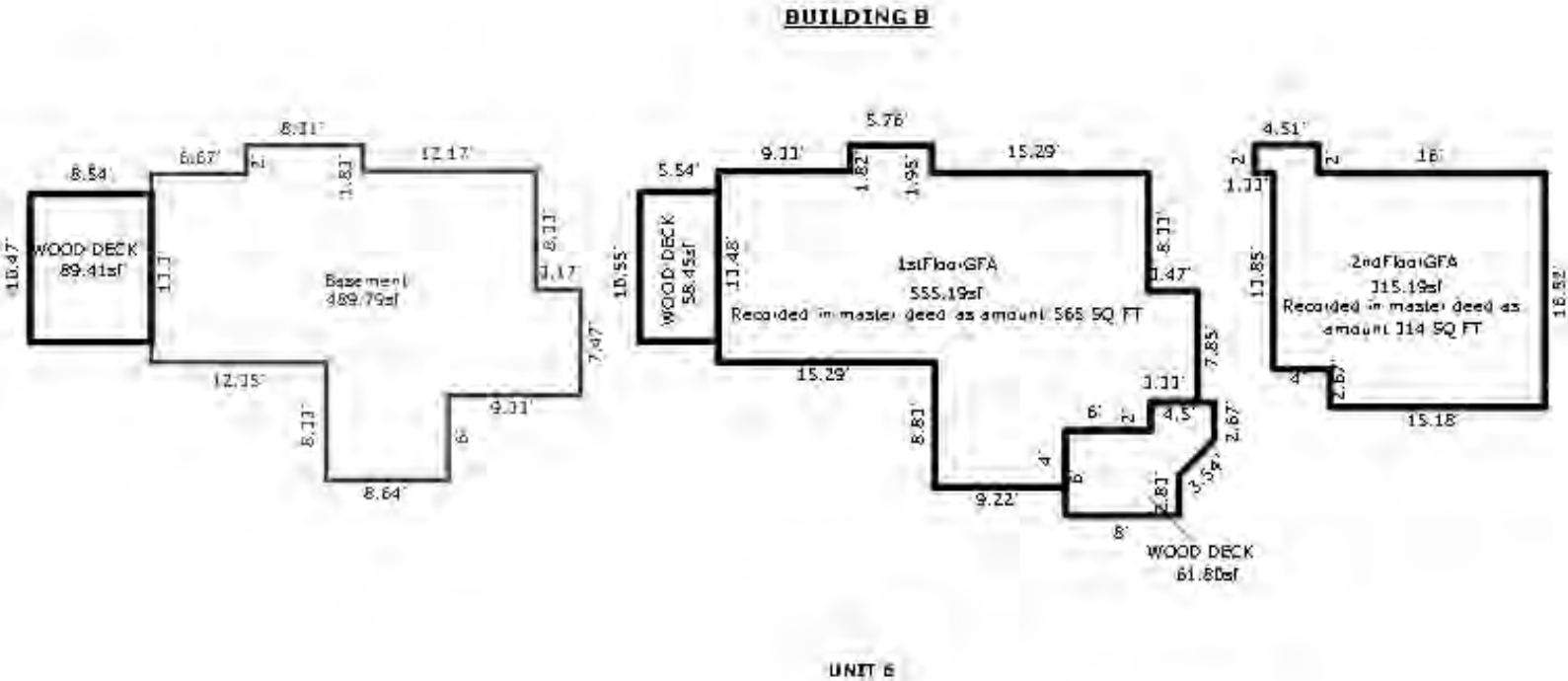
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
COSTELLO TIMOTHY C & KIMB	NEACE JEFFREY EARL	75,000	08/19/2020	WD	03-ARM'S LENGTH	2020005309	PROPERTY TRANSFER	0.0		
SMITH WILLIAM G TRUST	COSTELLO TIMOTHY C & KIMB	94,000	10/15/2013	WD	03-ARM'S LENGTH	1182P32	PROPERTY TRANSFER	100.0		
ANDERSON-PROCTOR	SMITH	61,000	09/12/1997	WD	03-ARM'S LENGTH	453:44	OTHER	0.0		
BAYBERRY PROP	ANDERSON-PROCTOR	55,900	06/12/1993	WD	03-ARM'S LENGTH	364:792	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
6 PINNACLE PL		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
NEACE JEFFREY EARL 1019 W RAHN RD DAYTON OH 45429		MAP #: 17,19		2024 Est TCV 155,456 TCV/TFA: 113.64						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE						
L390 P321 L391 P520 L453 P044 L535 P966 UNIT 6-B BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description		Frontage	Depth	Rate %Adj.	Reason	Value
3BED/2.5BATH THREE LEVELS		Gravel Road		H762 PINNA		H762 PINNACLE	1 Units	320000.00000	25 Fractional	Appurtenance
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Paved Road		0.00 Total Acres		Total Est. Land Value =	80,000			
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	40,000	37,700	77,700			45,092C		
		2023	20,000	32,900	52,900			42,945C		
		2022	12,500	28,400	40,900			40,900S		
		2021	12,500	27,300	39,800			39,800S		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		72	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
Condition: Average		Lg	X	Ord	Small	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Total Area = 456 SF Floor Area = 1368 SF.					
Room List		Doors	Solid	X	H.C.	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			3 Story Siding Slab 456		Total: 179,023		39,377		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 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			Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck		Treated Wood 72 2,328 512 Treated Wood 72 2,328 512		Water/Sewer		
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water 1 4,088 899 Fireplaces Interior 2 Story 1 8,735 1,922		Public Water 1 1,968 433 Public Sewer 1 1,968 433		Built-Ins	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 4,088 899		Totals: 214,404		47,160		
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv:							75,456			
X	Asphalt Shingle															

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



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

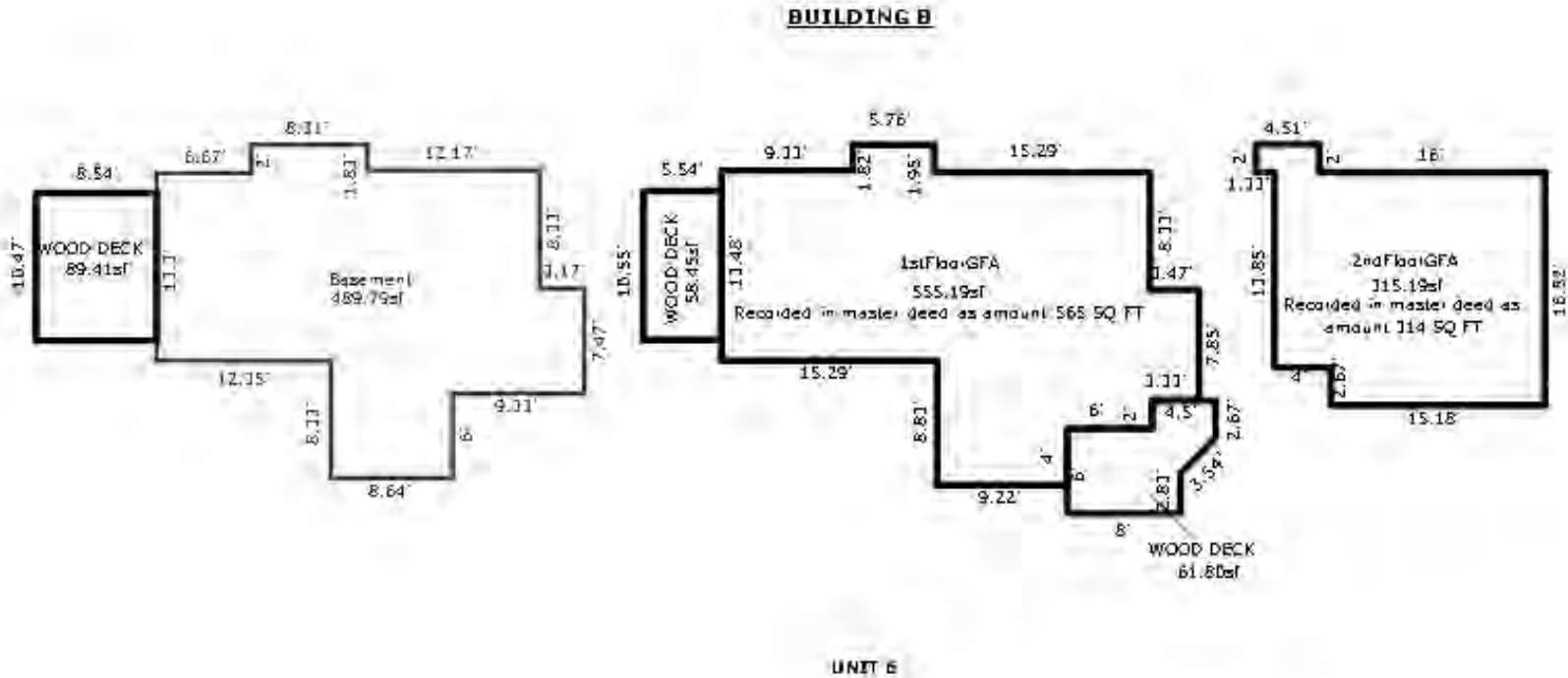
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KALTZ JOSEPH & KELLIE	RUBINGH TREVOR & LINDA	120,000	10/19/2022	WD	03-ARM'S LENGTH	2022005974	PROPERTY TRANSFER	100.0	
JARDINE CHARLES M & JEANN	KALTZ JOSEPH & KELLIE	93,000	04/21/2021	WD	03-ARM'S LENGTH	2021003500	PROPERTY TRANSFER	100.0	
POWELL	JARDINE	60,000	06/08/1999	WD	03-ARM'S LENGTH	514:585	OTHER	0.0	
BAYBERRY PROP	POWELL	59,900	08/12/1993	WD	03-ARM'S LENGTH	368:564	OTHER	0.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status	
6 PINNACLE PL		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%							
RUBINGH TREVOR & LINDA 2375 CAPILANO COURT SE GRAND RAPIDS MI 49546		MAP #: 17,19		2024 Est TCV 155,456 TCV/TFA: 113.64					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE					
L368 P564 L514 P585/99 UNIT 6-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description		Frontage	Depth	Rate %Adj. Reason	Value
3BED/2.5BATH THREE LEVELS		Gravel Road		H762 PINNA		H762 PINNACLE	1 Units	320000.00000 25 Fractional Appurtenance	
		X	Paved Road			0.00 Total Acres	Total Est. Land Value =	80,000	
		X	Storm Sewer						
		X	Sidewalk						
		X	Water						
		X	Sewer						
		X	Electric						
		X	Gas						
		X	Curb						
		X	Street Lights						
		X	Standard Utilities						
		X	Underground Utils.						
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		X	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	40,000	37,700	77,700	55,545C
		TPC 01/09/2022	INSPECTED		2023	20,000	32,900	52,900	52,900S
		TPC 01/16/2021	INSPECTED		2022	12,500	28,400	40,900	40,900S
		WAS 01/01/2008	INSPECTED		2021	12,500	27,300	39,800	39,800S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		72	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 456 SF Floor Area = 1368 SF.			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Insulation		No. of Elec. Outlets		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 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			3 Story Siding Slab			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Treated Wood Water/Sewer Public Water Public Sewer			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv: 75,456			Appliance Allow. Fireplaces Interior 2 Story			Total Base New : 214,404 Total Depr Cost: 47,160 Estimated T.C.V: 75,456		E.C.F. X 1.600		Storage Area: No Conc. Floor:		

\*\*\* 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.
EMERICK & MURASKY FAMILY	WETZEL TONY & LORI	116,000	08/05/2022	WD	03-ARM'S LENGTH	2022005023	PROPERTY TRANSFER	100.0
REDFIELD DAVID H & JEAN M	EMERICK & MURASKY FAMILY	80,500	07/17/2019	WD	03-ARM'S LENGTH	1366P127	PROPERTY TRANSFER	100.0
DALTON	REDFIELD	122,000	03/07/2001	WD	03-ARM'S LENGTH	571:519	OTHER	0.0
WELLER	DALTON ET AL	65,900	08/27/1999	WD	03-ARM'S LENGTH	521:637	PROPERTY TRANSFER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19  
 2024 Est TCV 155,974 TCV/TFA: 114.02

Owner's Name/Address: WETZEL TONY & LORI  
 2140 CREGLOW DR  
 JACKSON MI 49203

2024 Est TCV 155,974 TCV/TFA: 114.02

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L419 P693 L521 P637/99 L571 P519/01 UNIT 7-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences: 3BED/2.5BATH THREE LEVELS

X Dirt Road  
 X Gravel Road  
 X Paved Road  
 X Storm Sewer  
 X Sidewalk  
 X Water  
 X Sewer  
 X Electric  
 Gas  
 Curb  
 X Street Lights  
 X 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

Who When What 2024 40,000 38,000 78,000 55,860C

TPC 06/24/2022 INSPECTED 2023 20,000 33,200 53,200 53,200S

TPC 03/20/2021 INSPECTED 2022 12,500 28,600 41,100 41,100S

TPC 01/15/2019 INSPECTED 2021 12,500 27,500 40,000 40,000S

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 County of Leelanau, Michigan

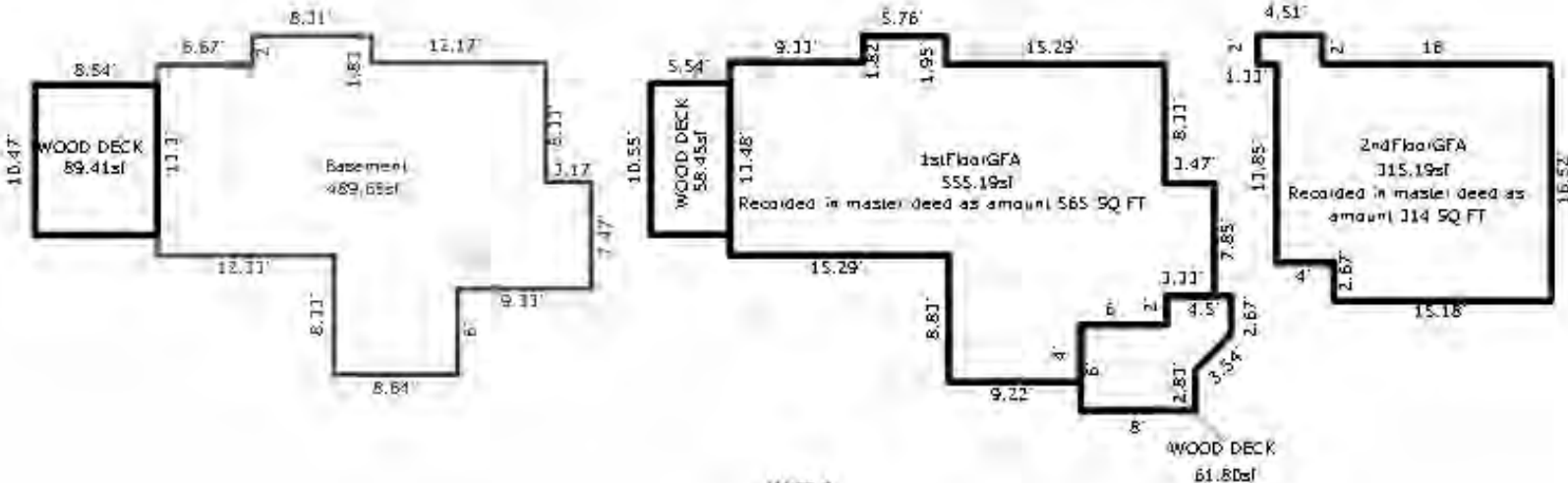
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior											72 Treated Wood 72 Treated Wood				
Building Style: FRACTIONAL SHR			Drywall Paneled						Plaster Wood T&G									
Yr Built 1986		Remodeled 0	Trim & Decoration		Ex	X	Ord		Min									
Condition: Average		Size of Closets																
Room List		Doors							Solid	X	H.C.							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			0 Amps Service			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 456 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22								
	Insulation	(7) Excavation		(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			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 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			3 Story Siding Slab			456		Total: 180,500		39,701				
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 2,234 491 3 Fixture Bath 1 7,025 1,545 2 Fixture Bath 1 4,707 1,036					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Deck			Treated Wood 72 2,328 512 Treated Wood 72 2,328 512			Water/Sewer		Public Water 1 1,968 433 Public Sewer 1 1,968 433						
(3) Roof		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			Appliance Allow. 1 4,088 899 Fireplaces Interior 2 Story 1 8,735 1,922			Totals: 215,881		47,484			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
	Chimney: Brick																	

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

**BUILDING B**



**UNIT 7**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNIVERSITY OF NOTRE DAME	DESSY NESTOR T & HEATHER	95,000	08/20/2021	WD	03-ARM'S LENGTH	2021006854	PROPERTY TRANSFER	100.0
PEPE STEVEN D TRUST	UNIVERSITY OF NOTRE DAME	1	06/18/2021	WD	21-NOT USED/OTHER	2021005090	OTHER	100.0
PEPE STEVEN D	PEPE STEVEN D TRUST	0	03/23/2020	QC	09-FAMILY	2020002293	OTHER	0.0
PEPE JANET L	PEPE STEVEN D	0	07/05/2008	QC	09-FAMILY	980/991	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
7 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #: 17,19									
DESSY NESTOR T & HEATHER E 1679 RIDGECREST ROCHESTER MI 48306	2024 Est TCV 155,974 TCV/TFA: 114.02									
	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value				
			H762 PINNA	H762 PINNACLE	1 Units	320000.00000 25 Fractional Appurtenance				
				0.00 Total Acres		Total Est. Land Value = 80,000				
Tax Description	Dirt Road									
UNIT 7-A BLDG B PINNACLE PLACE	X Gravel Road									
CONDOMINIUM REC IN L302 P549-604 SEC 14	X Paved Road									
T29N R14W.	X Storm Sewer									
Comments/Influences	X Sidewalk									
2014 COMBINED FRACTIONS-11	X Water									
3BED/2.5BATH	X Sewer									
THREE LEVELS	X Electric									
FOR 2014: ONE PARCEL: COMBINE -11 WITH	X Gas									
-10.	X Curb									
762-007-12 COMBINED	X Street Lights									
	X Standard Utilities									
	X Underground Utils.									
	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	X 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	40,000	38,000	78,000			45,312C
			TPC 03/20/2021 INSPECTED	2023	20,000	33,200	53,200			43,155C
			TPC 01/15/2019 INSPECTED	2022	12,500	28,600	41,100			41,100S
			WAS 01/01/2008 INSPECTED	2021	12,500	27,500	40,000			40,000S

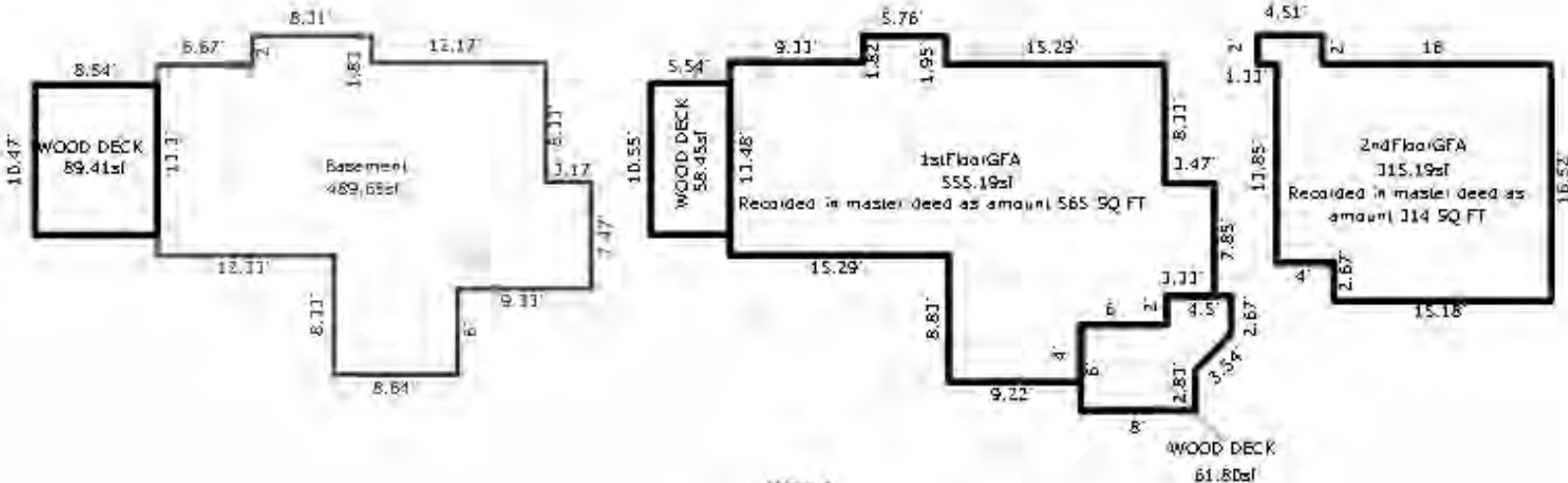
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		72	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam			
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		72	Treated Wood	Class:
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Garbage Disposal	Two Sided			
	A-Frame	(4) Interior		Forced Hot Water			1	Bath Heater	1	Prefab 1 Story		72	Treated Wood	Brick Ven.:	
X	Wood Frame	Drywall		Electric Baseboard						1	Vent Fan				1
		Paneled		Elec. Ceil. Radiant			1	Hot Tub	1			Heat Circulator		72	
		Plaster		Radiant (in-floor)						1	Unvented Hood	1	Raised Hearth		72
	Building Style:	Wood T&G		Electric Wall Heat			1	Vented Hood	1				Wood Stove		
	FRACTIONAL SHR	Trim & Decoration		Space Heater						1	Intercom	1	Direct-Vented Ga		72
	Yr Built	Ex	X	Ord	Min	Wall/Floor Furnace			1				Jacuzzi Tub	1	
	1986					Forced Heat & Cool				1	Jacuzzi repl.Tub	1			72
	Remodeled	Size of Closets			Heat Pump			1	Oven				1	72	
	0	Lg	X	Ord	Small	No Heating/Cooling				1	Microwave	1			72
	Condition:	Doors			Central Air			1	Standard Range				1	72	
	Average					Wood Furnace				1	Self Clean Range	1			72
						(5) Floors			1				Sauna	1	
	Room List	Basement			(12) Electric			1		Trash Compactor	1	72			Treated Wood
		1st Floor			0 Amps Service				1				Central Vacuum	1	
		2nd Floor			No./Qual. of Fixtures			1		Security System	1	72			Treated Wood
		3 Bedrooms			Ex. X Ord. Min				1				Central Vacuum	1	
		(1) Exterior			No. of Elec. Outlets			1		Security System	1	72			Treated Wood
		Wood/Shingle			Many X Ave. Few				1				Security System	1	
		Aluminum/Vinyl			(13) Plumbing			1		Security System	1	72			Treated Wood
		Brick			1 Average Fixture(s)				1				Security System	1	
		Insulation			2 3 Fixture Bath			1		Security System	1	72			Treated Wood
		(2) Windows			1 2 Fixture Bath				1				Security System	1	
		Many			Softener, Auto			1		Security System	1	72			Treated Wood
		Avg. X Avg.			Softener, Manual				1				Security System	1	
		Large			Solar Water Heat			1		Security System	1	72			Treated Wood
		Small			No Plumbing				1				Security System	1	
		Wood Sash			Extra Toilet			1		Security System	1	72			Treated Wood
		Metal Sash			Extra Sink				1				Security System	1	
		Vinyl Sash			Separate Shower			1		Security System	1	72			Treated Wood
		Double Hung			Ceramic Tile Floor				1				Security System	1	
		Horiz. Slide			Ceramic Tile Wains			1		Security System	1	72			Treated Wood
		Casement			Ceramic Tub Alcove				1				Security System	1	
		Double Glass			Vent Fan			1		Security System	1	72			Treated Wood
		Patio Doors			(14) Water/Sewer				1				Security System	1	
		Storms & Screens			1 Public Water			1		Security System	1	72			Treated Wood
		(3) Roof			1 Public Sewer				1				Security System	1	
		Gable			Water Well			1		Security System	1	72			Treated Wood
		Hip			1000 Gal Septic				1				Security System	1	
		Gambrel			2000 Gal Septic			1		Security System	1	72			Treated Wood
		Mansard			Lump Sum Items:				1				Security System	1	
		Flat			Joists:			1		Security System	1	72			Treated Wood
		Shed			Unsupported Len:				1				Security System	1	
		Asphalt Shingle			Cntr.Sup:			1		Security System	1	72			Treated Wood
		Chimney: Brick							1				Security System	1	

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

**BUILDING B**



**UNIT 7**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANZEISEN KEVIN & WENDI	ALBOSTA KEVIN & COLLEEN T	111,000	07/18/2022	WD	03-ARM'S LENGTH	2022004145	PROPERTY TRANSFER	100.0
PARUCH DENNIS J & DEBORAH	DANZEISEN KEVIN & WENDI	98,000	09/08/2021	WD	03-ARM'S LENGTH	2021007164	PROPERTY TRANSFER	100.0
KEMPLE MARK	PARUCH DENNIS J & DEBORAH	92,000	06/25/2021	WD	03-ARM'S LENGTH	2021005387	PROPERTY TRANSFER	100.0
HUNT JOHN R TRUST	KEMPLE MARK	94,000	04/16/2021	WD	03-ARM'S LENGTH	2021003443	PROPERTY TRANSFER	100.0

Property Address: 7 PINNACLE PL D  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: ALBOSTA KEVIN & COLLEEN T  
 4233 AUTUMN RIDGE DR  
 SAGINAW MI 48603

2024 Est TCV 155,974 TCV/TFA: 114.02

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

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

H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L314 P376 L370 P449 L460 P760/97 UNIT 7-D  
 BLDG B PINNACLE PLACE CONDOMINIUM REC IN  
 L302 P549-604 SEC 14 T29N R14W.

Comments/Influences: 3BED/2.5BATH  
 THREE LEVELS

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	38,000	78,000			55,860C
2023	20,000	33,200	53,200			53,200S
2022	12,500	28,600	41,100			41,100S
2021	12,500	27,500	40,000			40,000S

Who When What

TPC 04/16/2022 INSPECTED

TPC 03/20/2021 INSPECTED

TPC 01/15/2019 INSPECTED

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

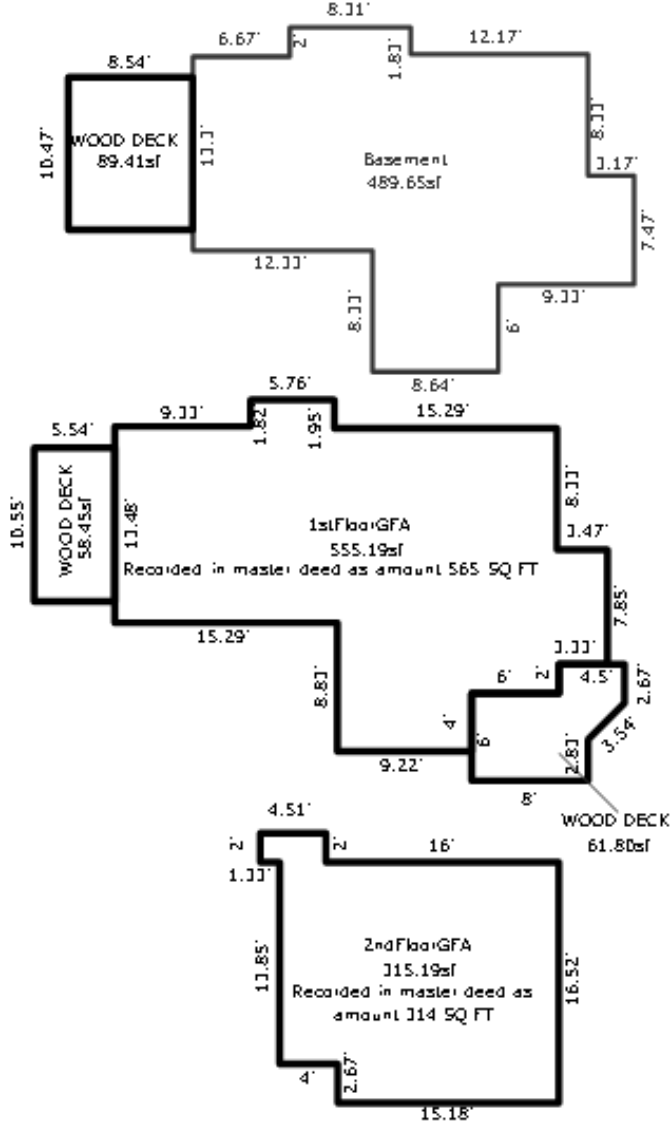




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 72 72	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			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: FRACTIONAL SHR		Trim & Decoration		Central Air Wood Furnace			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 456 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few
Yr Built 1986	Remodeled 0	Size of Closets Lg X Ord Small		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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 3 Story Siding Slab 456 Total: 180,500 39,701		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 491 3 Fixture Bath 1 7,025 1,545 2 Fixture Bath 1 4,707 1,036		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
Condition: Average		Doors Solid X H.C.		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
Room List		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
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			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(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			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
Asphalt Shingle		(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			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		
Chimney: Brick		(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			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,974			Totals: 215,881 47,484		Lump Sum Items:		

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

**BUILDING B**  
**UNIT 7**



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDFIELD DAVID H & JEAN	VAN ETEN JAMES B & BLANC	74,500	08/21/2020	WD	03-ARM'S LENGTH	2020005257	PROPERTY TRANSFER	100.0
REYERS DANIEL JAY & MARGA	REDFIELD DAVID H	88,000	06/03/2011	WD	03-ARM'S LENGTH	1087-621	PROPERTY TRANSFER	100.0
VORHAND SUSAN	REYERS DANIEL JAY & MARGA	173,000	06/05/2003	WD	03-ARM'S LENGTH	735:518	OTHER	100.0
TEMPLIN	VORHAND	149,900	11/26/2001	WD	03-ARM'S LENGTH	616:345	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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7 PINNACLE PL 7B	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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VAN ETEN JAMES B & BLANCK MICHAEL 4553 OAKHURST RIDGE RD CLARKSTON MI 48348	MAP #: 17,19					
	2024 Est TCV 155,974 TCV/TFA: 114.02					

X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
------------	--------	--	--	--	--	--

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

H762 PINNA	H762 PINNACLE	1 Units	320000.00000	25	Fractional Appurtenance	80,000
0.00 Total Acres Total Est. Land Value =						

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

Comments/Influences	X Electric					
---------------------	------------	--	--	--	--	--

3BED/2.5BATH THREE LEVELS	X Gas					
	X Curb					
	X Street Lights					
	X Standard Utilities					
	Underground Utils.					

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,000	38,000	78,000			45,312C
2023	20,000	33,200	53,200			43,155C
2022	12,500	28,600	41,100			41,100S
2021	12,500	27,500	40,000			40,000S

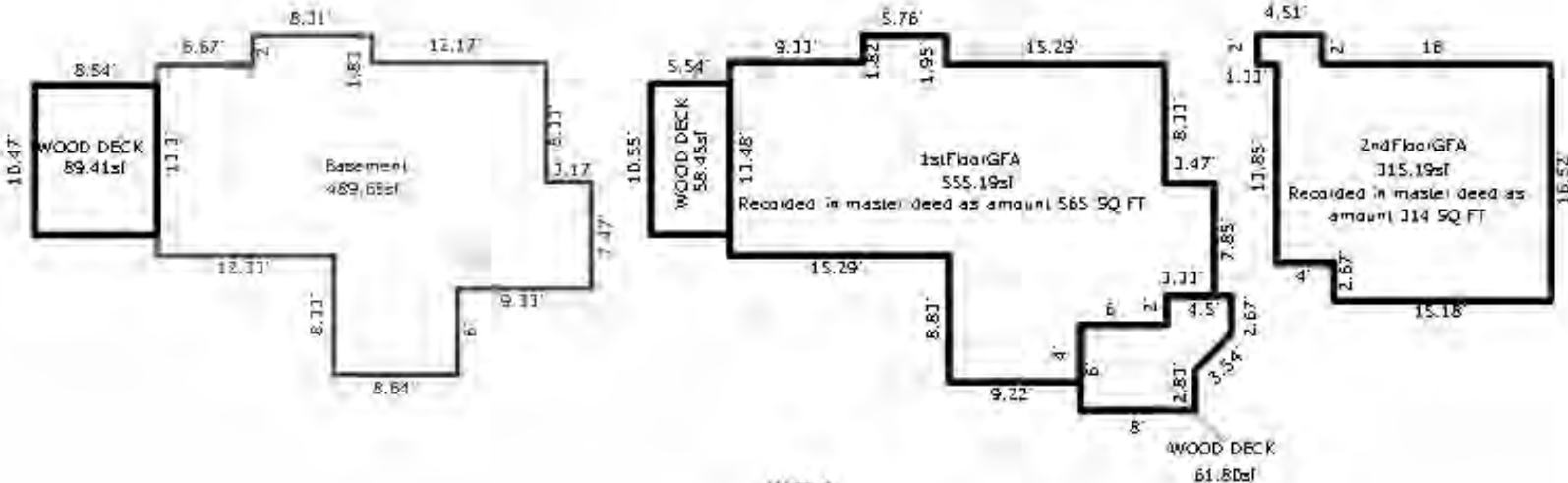
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		72	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof:			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 456 SF Floor Area = 1368 SF.			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
(2) Windows		Other:		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 S.F. Height to Joists: 0.0		Many X Ave. Few			Economic Depreciation because of: FRACTIONAL SHR			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing			Building Areas			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 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			Stories Exterior Foundation 3 Story Siding Slab			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:	
(3) Roof		(8) Basement		(14) Water/Sewer			Other Additions/Adjustments			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:	
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Deck			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Treated Wood Treated Wood Water/Sewer Public Water Public Sewer			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Appliance Allow. Fireplaces Interior 2 Story			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv:			Total Base New : 215,881 Total Depr Cost: 47,484 Estimated T.C.V: 75,974		E.C.F. X 1.600		Bsmnt Garage:		

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

**BUILDING B**



**UNIT 7**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BREMER GARY C & SUSAN K	BREMER GARY C & SUSAN K L	0	09/21/2015	WD	09-FAMILY	1240P515	OTHER	0.0
AGER WILLIAM F & BARBARA	BREMER GARY C & SUSAN K	37,500	04/19/1993	WD	32-SPLIT VACANT	366P016	DEED	0.0
BAYBERRY PROPERTIES INC	AGER WILLIAM F & BARBARA	73,900	08/07/1990	WD	03-ARM'S LENGTH	313:910	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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8 PINNACLE PL A	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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AGER WILLIAM F & BARBARA J & BREMER GARY C & SUSAN K 4770 DUNBARTON CT ANN ARBOR MI 48103	2024 Est TCV 155,742 TCV/TFA: 114.35					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	H762 PINNA END VIEW			1 Units	320000.00000	25	Fractional Appurtenance	
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	0.00 Total Acres			Total Est. Land Value =		80,000		
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Tax Description	Dirt Road							
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L313 P910 L361 P16/93 UNIT 8-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X Gravel Road							
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Comments/Influences	X Paved Road							
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3BED/2.5BATH THREE LEVELS	X Storm Sewer							
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	X Sidewalk							
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	X Water							
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	X Sewer							
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	X Electric							
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	Gas							
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	Curb							
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	X Street Lights							
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	X 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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	X 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	40,000	37,900	77,900	50,715C
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WAS 01/01/2008 INSPECTED			2023	22,500	33,100	55,600	48,300C
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			2022	17,500	28,500	46,000	46,000S
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			2021	17,500	27,400	44,900	44,900S
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:		
	Mobile Home			Wood	Coal	Steam				Cook Top			Interior 2 Story	Car Capacity:	
	Town Home	0 Front Overhang								72 Treated Wood			Class:		
	Duplex	0 Other Overhang	X	Forced Air w/o Ducts						2nd/Same Stack			Exterior:		
	A-Frame			Forced Air w/ Ducts						Two Sided			Brick Ven.:		
X	Wood Frame	(4) Interior		Forced Hot Water						Exterior 1 Story			Stone Ven.:		
		Drywall Paneled		Electric Baseboard						Prefab 1 Story			Common Wall:		
		Plaster Wood T&G		Elec. Ceil. Radiant						Prefab 2 Story			Foundation:		
	Building Style: FRACTIONAL SHR	Trim & Decoration		Radiant (in-floor)						Heat Circulator			Finished ?:		
	Yr Built 1986	Ex X Ord Min		Electric Wall Heat						Raised Hearth			Auto. Doors:		
	Remodeled 0	Size of Closets		Space Heater						Wood Stove			Mech. Doors:		
	Condition: Average	Lg X Ord Small		Wall/Floor Furnace						Direct-Vented Ga			Area:		
	Room List	Doors Solid X H.C.		Forced Heat & Cool						Class: BC			% Good:		
	Basement	(5) Floors		Heat Pump						Effec. Age: 12			Storage Area:		
	1st Floor	Kitchen:		No Heating/Cooling						Floor Area: 1,362			Bsmnt Garage:		
	2nd Floor	Other:		Central Air						Total Base New : 215,222		E.C.F.	Roof:		
	3 Bedrooms	Other:		Wood Furnace						Total Depr Cost: 47,339		X 1.600	Carport Area:		
	(1) Exterior			(12) Electric						Estimated T.C.V: 75,742			Roof:		
X	Wood/Shingle	(6) Ceilings		0 Amps Service						Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
	Aluminum/Vinyl			No./Qual. of Fixtures						Exterior Units: 1 Interior Units: 0 Roof:					
	Brick			Ex. X Ord. Min						(11) Heating System: Forced Air w/ Ducts					
	Insulation			No. of Elec. Outlets						Ground Area = 454 SF Floor Area = 1362 SF.					
	(2) Windows	(7) Excavation		Many X Ave. Few						Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22					
	Many Avg. X Avg. Few	Basement: 0 S.F.		(13) Plumbing						Building Areas					
	Large Avg. Small	Crawl: 0 S.F.		1 Average Fixture(s)						Stories Exterior Foundation Size Cost New Depr. Cost					
	Wood Sash	Slab: 454 S.F.		2 3 Fixture Bath						3 Story Siding Slab 454					
	Metal Sash	Height to Joists: 0.0		1 2 Fixture Bath						Total: 179,841 39,556					
	Vinyl Sash			Softener, Auto						Other Additions/Adjustments					
	Double Hung	(8) Basement		Softener, Manual						Plumbing					
	Horiz. Slide	Conc. Block		Solar Water Heat						Average Fixture(s) 1 2,234 491					
	Casement	Poured Conc.		No Plumbing						3 Fixture Bath 1 7,025 1,545					
	Double Glass	Stone		Extra Toilet						2 Fixture Bath 1 4,707 1,036					
	Patio Doors	Treated Wood		Extra Sink						Deck					
	Storms & Screens	Concrete Floor		Separate Shower						Treated Wood 72 2,328 512					
	(3) Roof	(9) Basement Finish		Ceramic Tile Floor						Treated Wood 72 2,328 512					
X	Gable	Recreation SF		Ceramic Tile Wains						Water/Sewer					
	Hip	Living SF		Ceramic Tub Alcove						Public Water 1 1,968 433					
	Flat	Walkout Doors (B)		Vent Fan						Public Sewer 1 1,968 433					
	Asphalt Shingle	Walkout Doors (A)		(14) Water/Sewer						Built-Ins					
	Chimney: Brick	(10) Floor Support		1 Public Water						Appliance Allow. 1 4,088 899					
		Joists:		1 Public Sewer						Fireplaces					
		Unsupported Len:		Water Well						Interior 2 Story 1 8,735 1,922					
		Cntr.Sup:		1000 Gal Septic						Totals: 215,222 47,339					
				2000 Gal Septic						Notes: 3 LEVELS					
				Lump Sum Items:						ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv: 75,742					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONE KEVIN S & BESSIE M	BONE BESSIE MARIKIS TRUST	0	10/11/2005	WD	09-FAMILY	884:602	OTHER	0.0
OLSON	BONE	92,000	01/21/2000	WD	03-ARM'S LENGTH	534:465	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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8 PINNACLE PL C	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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BONE BESSIE MARIKIS TRUST AGREEMENT 3642 LAWDALE RD SAGINAW MI 48603	2024 Est TCV 155,742 TCV/TFA: 114.35					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	H762 PINNA END VIEW			1 Units	320000.00000	25	Fractional Appurtenance	
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		0.00	Total Acres	Total Est.	Land Value =			80,000
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Tax Description	Dirt Road							
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L313 P918 L534 P465/00 L884 P602/05 UNIT	X Gravel Road							
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8-C BLDG B PINNACLE PLACE CONDOMINIUM REC	X Paved Road							
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IN L302 P549-604 SEC 14 T29N R14W.	X Storm Sewer							
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Comments/Influences	X Sidewalk							
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	X Water							
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3BED/2.5BATH	X Sewer							
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THREE LEVELS	X Electric							
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	Gas							
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	Curb							
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	X Street Lights							
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	X 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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	X 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	40,000	37,900	77,900	50,715C
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WAS 01/01/2008 INSPECTED			2023	22,500	33,100	55,600	48,300C
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			2022	17,500	28,500	46,000	46,000S
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			2021	17,500	27,400	44,900	44,900S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,362 Total Base New : 215,222 Total Depr Cost: 47,339 Estimated T.C.V: 75,742		72	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986		Storage Area:		Roof:			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:		Total: 179,841		Depr. Cost 39,556			
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts		Total: 179,841		Depr. Cost 39,556			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 454 SF Floor Area = 1362 SF.		Total: 179,841		Depr. Cost 39,556		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Total: 179,841		Depr. Cost 39,556		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.	Few	Building Areas		Total: 179,841		Depr. Cost 39,556		
Insulation		(8) Basement		1			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 179,841		Depr. Cost 39,556		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 454 S.F. Height to Joists: 0.0		2			3 Fixture Bath			3 Story Siding Slab 454		Total: 179,841		Depr. Cost 39,556		
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		1			2 Fixture Bath			Other Additions/Adjustments		Total: 179,841		Depr. Cost 39,556	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Total: 179,841		Depr. Cost 39,556		
(3) Roof		(10) Floor Support		1			Public Water			Deck		Total: 179,841		Depr. Cost 39,556		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Sewer			Treated Wood 72 2,328 512 Treated Wood 72 2,328 512		Total: 179,841		Depr. Cost 39,556	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1			Water Well			Water/Sewer		Total: 179,841		Depr. Cost 39,556		
Chimney: Brick		Lump Sum Items:		1			1000 Gal Septic 2000 Gal Septic			Public Water 1 1,968 433 Public Sewer 1 1,968 433		Total: 179,841		Depr. Cost 39,556		
				1			Appliance Allow.			Built-Ins		Total: 179,841		Depr. Cost 39,556		
				1			Fireplaces			Appliance Allow. 1 4,088 899 Interior 2 Story 1 8,735 1,922		Total: 179,841		Depr. Cost 39,556		
				1			Notes: 3 LEVELS			Fireplaces		Total: 179,841		Depr. Cost 39,556		
				1			ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,742			Interior 2 Story 1 8,735 1,922		Total: 179,841		Depr. Cost 39,556		
				1						Totals: 215,222 47,339		Total: 179,841		Depr. Cost 39,556		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TENEYCK WILLIAM & SALLY F	PIET	79,500	05/25/1994	WD	03-ARM'S LENGTH	387:511	OTHER	0.0
BAYBERRY PROPERTIES INC	TENEYCK WILLIAM B & SALLY	73,900	08/06/1990	WD	03-ARM'S LENGTH	313P926	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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8 PINNACLE PL D	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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ANDERSON ANN MARIA TRUST 1140 MARIGOLD LN HOLLAND MI 49424-2614	2024 Est TCV 155,742 TCV/TFA: 114.35					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
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	H762 PINNA END VIEW			1 Units	320000.00000	25 Fractional Appurtenance	
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		0.00 Total Acres				Total Est. Land Value =	80,000
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Tax Description	Dirt Road						
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L387 P824/94 L387 P511 L507 P721/99 UNIT	X Gravel Road						
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8-D BLDG B PINNACLE PLACE CONDOMINIUM REC	X Paved Road						
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IN L302 P549-604 SEC 14 T29N R14W.	X Storm Sewer						
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Comments/Influences	X Sidewalk						
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	X Water						
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3BED/2.5BATH	X Sewer						
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THREE LEVELS	X Electric						
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	Gas						
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	Curb						
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	X Street Lights						
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	X 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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	X 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	40,000	37,900	77,900	50,715C
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WAS 01/01/2008 INSPECTED			2023	22,500	33,100	55,600	48,300C
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			2022	17,500	28,500	46,000	46,000S
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			2021	17,500	27,400	44,900	44,900S
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Licensed To: Township of Glen Arbor,  
County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,362 Total Base New : 215,222 Total Depr Cost: 47,339 Estimated T.C.V: 75,742		72 72	Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:	
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		E.C.F. X 1.600					
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
Condition: Average		Size of Closets		No./Qual. of Fixtures			0 Amps Service		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 3 Bedrooms		(5) Floors		Ex. X Ord. Min			Many X Ave. Few		Ground Area = 454 SF Floor Area = 1362 SF.					
(1) Exterior		Kitchen: Other: Other:		No. of Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			3 3 Fixture Bath 1 2 Fixture Bath		Building Areas					
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 454 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		454 Total: 179,841 39,556				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		2 3 Fixture Bath 1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath 1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		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		Average Fixture(s)				
Asphalt Shingle		(10) Floor Support		2 3 Fixture Bath 1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3 Fixture Bath 2 Fixture Bath					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		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		Deck					
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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		Treated Wood Treated Wood Water/Sewer Public Water Public Sewer					
		(14) Water/Sewer		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		Built-Ins					
		Lump Sum Items:		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		Appliance Allow. Fireplaces Interior 2 Story					
				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		Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:					
				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		Totals: 215,222 47,339					
				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		75,742					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HIGGINSON GEORGE E & ELEA	RUSSELL MICHAEL & BONNIE	100,000	09/01/2016	WD	03-ARM'S LENGTH	1272P633	PROPERTY TRANSFER	100.0			
LANE	HIGGINSON	140,000	04/03/2001	WD	03-ARM'S LENGTH	576:419	PROPERTY TRANSFER	0.0			
NAUER RICHARD L & KATHLEE	LANE JON M & BARBARA A	87,000	08/11/1995	WD	03-ARM'S LENGTH	408:492	PROPERTY TRANSFER	0.0			
VANALST BECKY S	NAUER RICHARD L & KATHLEE	80,000	10/24/1990	WD	03-ARM'S LENGTH	331P159	DEED	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
8 PINNACLE PL B		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
RUSSELL MICHAEL & BONNIE 7805 TEN MILE RD NE ROCKFORD MI 49341		MAP #: 17,19		2024 Est TCV 155,742 TCV/TFA: 114.35							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE							
L331 P159 L408 P492/95 L576 P419/01 UNIT 8-B BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
3BED/2.5BATH THREE LEVELS		Gravel Road		H762 PINNA END VIEW			1 Units	320000.00000	25	Fractional Appurtenance	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Paved Road		0.00 Total Acres Total Est. Land Value = 80,000							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Storm Sewer									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Sidewalk									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Water									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Sewer									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Electric									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Gas									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Curb									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Street Lights									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Standard Utilities									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Underground Utils.									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Topography of Site									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Level									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Rolling									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Low									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		High									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Landscaped									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Swamp									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Wooded									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Pond									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Waterfront									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Ravine									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Wetland									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who		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		When		2024	40,000	37,900	77,900			50,715C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		What		2023	22,500	33,100	55,600			48,300C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		WAS 01/01/2008 INSPECTED		2022	17,500	28,500	46,000			46,000S	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan				2021	17,500	27,400	44,900			44,900S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,362 Total Base New : 215,222 Total Depr Cost: 47,339 Estimated T.C.V: 75,742		72	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
Condition: Average		Lg	X	Ord	Small	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Total Area = 454 SF Floor Area = 1362 SF.					
Room List		Doors	Solid	X	H.C.	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas					
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			3 Story Siding Slab 454		Total: 179,841		39,556		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 454 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			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 491 3 Fixture Bath 1 7,025 1,545 2 Fixture Bath 1 4,707 1,036		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck		Treated Wood 72 2,328 512 Treated Wood 72 2,328 512				
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer		Public Water 1 1,968 433 Public Sewer 1 1,968 433			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow. 1 4,088 899				
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,742			Fireplaces		Interior 2 Story 1 8,735 1,922		Totals: 215,222 47,339			
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAWYER JAMES R	SAWYER JAMES R & LINDA R	0	05/21/2021	QC	09-FAMILY	2021004833	PROPERTY TRANSFER	0.0
TREXLER JUDITH C TRUST	SAWYER JAMES R	75,000	11/04/2019	WD	03-ARM'S LENGTH	2019006382	PROPERTY TRANSFER	100.0
PADGITT	TREXLER	91,500	06/30/2000	WD	03-ARM'S LENGTH	548:187	PROPERTY TRANSFER	0.0
BAYBERRY PROP	SONNINO	69,900	10/16/1990	WD	03-ARM'S LENGTH	316:725	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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9 PINNACLE PL 9D	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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SAWYER JAMES R & LINDA R 1053 W GEDDES AVE LITTLETON CO 80120	2024 Est TCV 155,763 TCV/TFA: 113.86					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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H762 PINNA	H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	
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						0.00 Total Acres	Total Est. Land Value = 80,000
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Tax Description	X Dirt Road					
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L314 P378 L548 P187/00 L601 P568/01 UNIT 9-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	X Gravel Road					
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Comments/Influences	X Paved Road					
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3BED/2.5BATH	X Storm Sewer					
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THREE LEVELS	X Sidewalk					
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	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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	X Street Lights					
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	X 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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X 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	40,000	37,900	77,900	45,202C
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TPC 08/20/2023 INSPECTED			2023	20,000	33,100	53,100	43,050C
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WAS 01/01/2008 INSPECTED			2022	12,500	28,500	41,000	41,000S
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			2021	12,500	27,400	39,900	39,900S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam	Interior 2 Story	Area
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts						55	Treated Wood	Class:	
	Duplex	0	Other Overhang		Forced Air w/ Ducts						55	Treated Wood	Exterior:	
	A-Frame				Forced Hot Water								Brick Ven.:	
X	Wood Frame	(4) Interior			Electric Baseboard								Stone Ven.:	
			Drywall		Elec. Ceil. Radiant								Common Wall:	
			Paneled		Radiant (in-floor)								Foundation:	
			Plaster		Electric Wall Heat								Finished ?:	
	Building Style:	Trim & Decoration			Space Heater								Auto. Doors:	
	FRACTIONAL SHR				Wall/Floor Furnace								Mech. Doors:	
	Yr Built		Ex	X	Ord		Min						Area:	
	1986												% Good:	
	Remodeled		Size of Closets										Storage Area:	
	0		Lg	X	Ord		Small						No Conc. Floor:	
	Condition:		Doors										Bsmnt Garage:	
	Average			Solid	X	H.C.							Carport Area:	
	Room List		(5) Floors										Roof:	
	Basement		Kitchen:											
	1st Floor		Other:											
	2nd Floor		Other:											
	3 Bedrooms													
	(1) Exterior		(6) Ceilings											
X	Wood/Shingle		No./Qual. of Fixtures											
	Aluminum/Vinyl		Ex.	X	Ord.		Min							
	Brick		No. of Elec. Outlets											
	Insulation		Many	X	Ave.		Few							
	(2) Windows		(13) Plumbing											
	Many		1	Average Fixture(s)										
	X Avg.		2	3 Fixture Bath										
	Few		1	2 Fixture Bath										
	Large		Softener, Auto											
	X Avg.		Softener, Manual											
	Small		Solar Water Heat											
	Wood Sash		No Plumbing											
	Metal Sash		Extra Toilet											
	Vinyl Sash		Extra Sink											
	Double Hung		Separate Shower											
	Horiz. Slide		Ceramic Tile Floor											
	Casement		Ceramic Tile Wains											
	Double Glass		Ceramic Tub Alcove											
	Patio Doors		Vent Fan											
	Storms & Screens		(9) Basement Finish											
	(3) Roof		(14) Water/Sewer											
X	Gable		1 Public Water											
	Hip		1 Public Sewer											
	Flat		Water Well											
	Gambrel		1000 Gal Septic											
	Mansard		2000 Gal Septic											
	Shed		Lump Sum Items:											
X	Asphalt Shingle		(10) Floor Support											
	Chimney: Brick		Joists:											
			Unsupported Len:											
			Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 456 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 3 Story Siding Slab 456 Total: 180,500 39,701 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 491 3 Fixture Bath 1 7,025 1,545 2 Fixture Bath 1 4,707 1,036 Deck Treated Wood 55 2,028 446 Treated Wood 55 2,028 446 Water/Sewer Public Water 1 1,968 433 Public Sewer 1 1,968 433 Built-Ins Appliance Allow. 1 4,088 899 Fireplaces Interior 2 Story 1 8,735 1,922 Totals: 215,281 47,352 Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,763														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNHART DANIEL J	ROGERS JILL M & TERRY A	160,000	10/06/2023	WD	03-ARM'S LENGTH	2023004413	PROPERTY TRANSFER	100.0
ADLER BARRY D LYNN ERICKS	BARNHART BRUCE A JR	115,000	10/28/2008	WD	03-ARM'S LENGTH	2008 990/737WD	DEED	100.0
ZIMMER	ADLER	120,000	02/27/2001	WD	03-ARM'S LENGTH	570:409	PROPERTY TRANSFER	0.0
SCHULD & JOLIE	ZIMMER	75,000	12/21/1994	WD	03-ARM'S LENGTH	398:296	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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9 PINNACLE PL 9C	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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ROGERS JILL M & TERRY A 4430 EIDELWEISS DR SURGARCREEK TOWNSHIP OH 45458	2024 Est TCV 155,763 TCV/TFA: 113.86					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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	H762 PINNA	H762 PINNACLE	1 Units	320000.00000	25	Fractional Appurtenance	
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	0.00 Total Acres					Total Est. Land Value =	80,000
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Tax Description	X Dirt Road						
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L315 P171 L398 P296/94 L570 P409/01 UNIT	X Gravel Road						
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9-C BLDG C PINNACLE PLACE CONDOMINIUM REC	X Paved Road						
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IN L302 P549-604 SEC 14 T29N R14W.	X Storm Sewer						
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Comments/Influences	X Sidewalk						
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	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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	X Street Lights						
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	X 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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	X 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	40,000	37,900	77,900	77,900S
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TPC 08/20/2023 INSPECTED			2023	20,000	33,100	53,100	43,050C
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WAS 01/01/2008 INSPECTED			2022	12,500	28,500	41,000	41,000S
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			2021	12,500	27,400	39,900	39,900S
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County of Leelanau, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 55 55	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			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,281 Total Depr Cost: 47,352 Estimated T.C.V: 75,763		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Central Air Wood Furnace			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 456 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1986	Remodeled 0	Size of Closets Ex X Ord Min		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 3 Story Siding Slab 456 Total: 180,500 39,701		Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Lg X Ord Small		(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			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			Totals: 215,281 47,352		Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv:			Totals: 215,281 47,352		Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		Lump Sum Items:								Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 S.F. Height to Joists: 0.0										Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish										Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:										Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle											Storage Area: No Conc. Floor:		Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick												Storage Area: No Conc. Floor:		Bsmnt Garage: Carport 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.
CLAYTON FORSYTH REALTY LL	BARNHART DANIEL	82,500	10/07/2016	WD	03-ARM'S LENGTH	1275P505	PROPERTY TRANSFER	100.0
BARNHART BRUCE A JR ESTAT	CLAYTON FORSYTH REALTY LL	0	01/31/2015	WD	06-COURT JUDGEMENT	1230P24	DEED	0.0
WHYBREW	BARNHART	167,000	11/01/2002	WD	03-ARM'S LENGTH	679:539	PROPERTY TRANSFER	0.0
CHESS	WHYBREW	34,000	11/19/1999	WD	03-ARM'S LENGTH	532:749	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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9 PINNACLE PL 9B	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17.19					
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BARNHART DANIEL 951 GLENWOOD AVE SE APT 902 ATLANTA GA 30316	2024 Est TCV 155,763 TCV/TFA: 113.86					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
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	H762 PINNA H762 PINNACLE	1	Units	320000.00000	25	Fractional Appurtenance	
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	0.00 Total Acres Total Est. Land Value =						80,000
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Tax Description	Dirt Road						
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L453 P237 L532 P749 L679 P539/02 L844	X Gravel Road						
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P660/05 UNIT 9-B BLDG C PINNACLE PLACE	X Paved Road						
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CONDOMINIUM REC IN L302 P549-604 SEC 14	X Storm Sewer						
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T29N R14W.	X Sidewalk						
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Comments/Influences	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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	X Street Lights						
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	X 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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	X 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	40,000	37,900	77,900	45,202C
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TPC 08/20/2023 INSPECTED			2023	20,000	33,100	53,100	43,050C
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WAS 01/01/2008 INSPECTED			2022	12,500	28,500	41,000	41,000S
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			2021	12,500	27,400	39,900	39,900S
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,368 Total Base New : 215,281 Total Depr Cost: 47,352 Estimated T.C.V: 75,763		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
Condition: Average		Lg	X	Ord	Small	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Total Area = 456 SF Floor Area = 1368 SF.					
Room List		Doors	Solid	X	H.C.	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22		Building Areas					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			3 Story Siding Slab 456		Total: 180,500		39,701		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 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			Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck		Treated Wood Treated Wood		Water/Sewer		
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Water Public Sewer		1 1,968 433 1 1,968 433	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. Fireplaces Interior 2 Story		1 4,088 899 1 8,735 1,922		Totals: 215,281 47,352		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv:			75,763								
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.
BAYBERRY PROP	CORRINGTON	59,900	03/29/1994	WD	03-ARM'S LENGTH	383:446	OTHER	0.0

Property Address: 9 PINNACLE PL 9A  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: NEILL SUSAN P  
 452 LAKE FOREST RD  
 ROCHESTER MI 48309  
 2024 Est TCV 155,763 TCV/TFA: 113.86

2024 Est TCV 155,763 TCV/TFA: 113.86

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Public Improvements \* Factors \*  
 Description Frontage Depth Front Rate %Adj. Reason Value  
 H762 PINNA H762 PINNACLE 1 Units 320000.0000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description  
 L383 P446 L501 P028/99 UNIT 9-A BLDG C  
 PINNACLE PLACE CONDOMINIUM REC IN L302  
 P549-604 SEC 14 T29N R14W.  
 Comments/Influences

3BED/2.5BATH  
 THREE LEVELS

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

Topography of Site

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



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 County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/25/2023	INSPECTED	2024	40,000	37,900	77,900			45,202C
WAS	01/01/2008	INSPECTED	2023	20,000	33,100	53,100			43,050C
			2022	12,500	28,500	41,000			41,000S
			2021	12,500	27,400	39,900			39,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Treated Wood	Year Built:																																																																																																													
	Mobile Home		Insulation		Wood						Coal	Steam			Cook Top	Interior 2 Story	Car Capacity:																																																																																																											
	Town Home	0	Front Overhang																																																																																																																									
	Duplex	0	Other Overhang	X																																																																																																																								
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X	Many	Basement: 0 S.F.																																																																																																																										
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	Mansard	1000 Gal Septic																																																																																																																										
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<p>Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986</p> <p>Exterior Units: 1 Interior Units: 0 Roof:</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 456 SF Floor Area = 1368 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22</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>3 Story</td> <td>Siding</td> <td>Slab</td> <td>456</td> <td>180,500</td> <td>39,701</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>2,234</td> <td>491</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>7,025</td> <td>1,545</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>4,707</td> <td>1,036</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>55</td> <td>2,028</td> <td>446</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>55</td> <td>2,028</td> <td>446</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>Public Water</td> <td></td> <td>1</td> <td>1,968</td> <td>433</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,968</td> <td>433</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>4,088</td> <td>899</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Interior 2 Story</td> <td></td> <td>1</td> <td>8,735</td> <td>1,922</td> </tr> <tr> <td colspan="4">Totals:</td> <td>215,281</td> <td>47,352</td> </tr> </tbody> </table> <p>Notes: 3 LEVELS</p> <p>ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 =&gt; TCv: 75,763</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	3 Story	Siding	Slab	456	180,500	39,701	Other Additions/Adjustments						Plumbing							Average Fixture(s)		1	2,234	491		3 Fixture Bath		1	7,025	1,545		2 Fixture Bath		1	4,707	1,036	Deck							Treated Wood		55	2,028	446		Treated Wood		55	2,028	446	Water/Sewer							Public Water		1	1,968	433		Public Sewer		1	1,968	433	Built-Ins							Appliance Allow.		1	4,088	899	Fireplaces							Interior 2 Story		1	8,735	1,922	Totals:				215,281	47,352
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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.
DYER JAMES L & JEANETTE M	MONTICELLI DENNIS & JENNI	171,900	11/20/2023	WD	03-ARM'S LENGTH	2023005100	PROPERTY TRANSFER	100.0
HAGEN BRUCE P & CYNTHIA J	DYER JAMES L & JEANETTE M	87,000	09/25/2020	WD	03-ARM'S LENGTH	2020006517	PROPERTY TRANSFER	100.0
GUPTA SHAM	HAGEN BRUCE P & CYNTHIA J	96,000	10/22/2012	WD	03-ARM'S LENGTH	1142P78	PROPERTY TRANSFER	100.0
GORMAN	GUPTA	64,900	09/15/1998	WD	03-ARM'S LENGTH	487:493	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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10 PINNACLE PL 10D	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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MONTICELLI DENNIS & JENNIFER 52239 FERNDAL DR NORTHVILLE MI 48167	MAP #: 17,19					
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	2024 Est TCV 155,902 TCV/TFA: 113.71					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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L315 P213 L346 P107 L487 P493/98 UNIT 10-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	H762 PINNA	H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	
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Comments/Influences	0.00 Total Acres	Total Est. Land Value =	80,000
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MTT 357040, NO CHANGE, FINAL OPINION PROPOSED OPINION: DENY - 2008, 2009,2010 3BED/2.5BATH THREE LEVELS	X Dirt Road							
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	X Gravel Road							
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	X Paved Road							
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	X Storm Sewer							
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	X Sidewalk							
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	X Water							
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	X Sewer							
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	X Electric							
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	X Gas							
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	X Curb							
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	X Street Lights							
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	X Standard Utilities							
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	X Underground Utils.							
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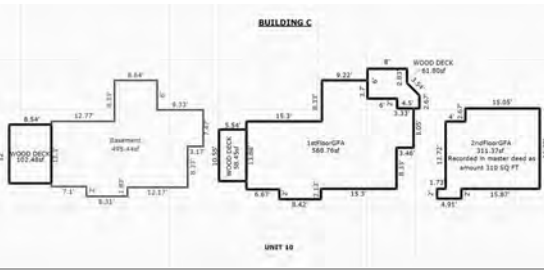
	Topography of Site							
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	Level							
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	Rolling							
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	Low							
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	High							
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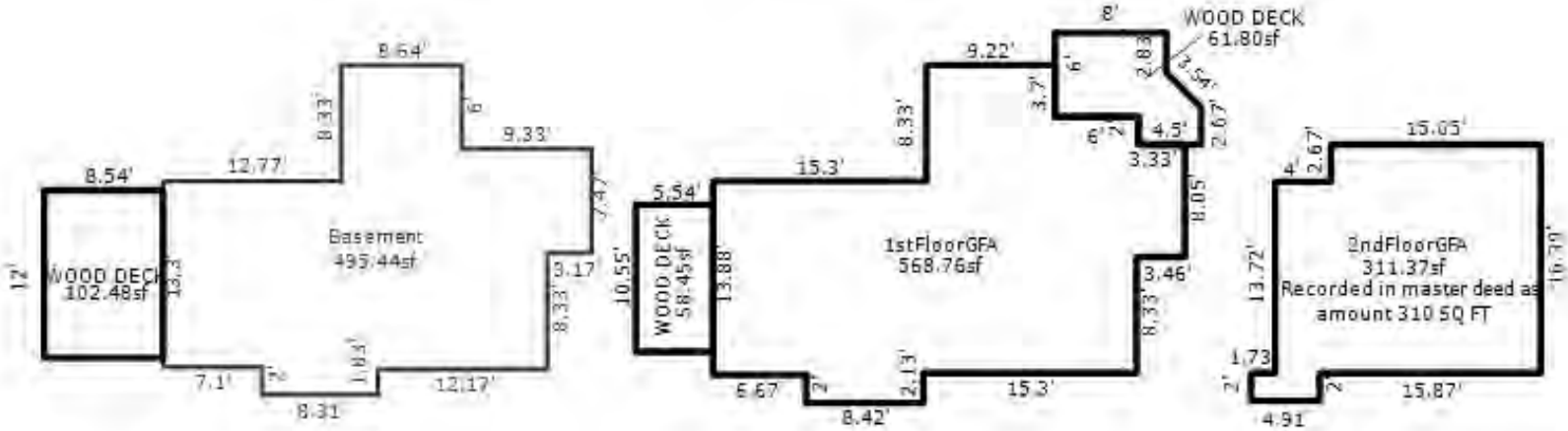
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Licensed To: Township of Glen Arbor,  
County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:		
	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story			Car Capacity:		
	Town Home	0		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack	55	Treated Wood	Class:		
	Duplex	0		Forced Air w/ Ducts				Garbage Disposal		Two Sided	55	Treated Wood	Exterior:		
	A-Frame			Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.:		
X	Wood Frame	(4) Interior		Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.:		
		Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall:		
		Paneled		Elec. Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation:		
	Building Style:	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator			Finished ?:		
	FRACTIONAL SHR			Space Heater				Intercom		Raised Hearth			Auto. Doors:		
	Yr Built	Ex	X	Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors:		
	1986	Ord		Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area:		
	Remodeled	Min		Heat Pump				Oven					% Good:		
	0			No Heating/Cooling				Microwave		Class: BC			Storage Area:		
	Condition:	Size of Closets		Central Air				Standard Range		Effec. Age: 12			No Conc. Floor:		
	Average	Lg	X	Wood Furnace				Self Clean Range		Floor Area: 1,371			Bsmnt Garage:		
		Ord	X	(12) Electric				Sauna		Total Base New : 215,650		E.C.F.	Carport Area:		
	Room List			0 Amps Service				Trash Compactor		Total Depr Cost: 47,439		X 1.600	Roof:		
	Basement	(5) Floors		No./Qual. of Fixtures				Central Vacuum		Estimated T.C.V: 75,902					
	1st Floor	Kitchen:		Ex.	X	Ord.		Security System							
	2nd Floor	Other:		Min				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986							
	3 Bedrooms	Other:						Exterior Units: 1 Interior Units: 0 Roof:							
(1)	Exterior			No. of Elec. Outlets				(11) Heating System: Forced Air w/ Ducts							
X	Wood/Shingle	(6) Ceilings		Many	X	Ave.		Ground Area = 457 SF Floor Area = 1371 SF.							
	Aluminum/Vinyl							Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22							
	Brick			(13) Plumbing				Building Areas							
	Insulation			1				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
(2)	Windows	(7) Excavation		2				3 Story	Siding	Slab	457				
	Many	Basement: 0 S.F.		1				Other Additions/Adjustments							
	Avg.	Crawl: 0 S.F.						Plumbing							
	Few	Slab: 457 S.F.						Average Fixture(s)							
	Large	Height to Joists: 0.0						3 Fixture Bath							
	Avg.							2 Fixture Bath							
	Small							No Plumbing							
	Wood Sash	(8) Basement						Extra Toilet							
	Metal Sash	Conc. Block						Extra Sink							
	Vinyl Sash	Poured Conc.						Separate Shower							
	Double Hung	Stone						Ceramic Tile Floor							
	Horiz. Slide	Treated Wood						Ceramic Tile Wains							
	Casement	Concrete Floor						Ceramic Tub Alcove							
	Double Glass							Vent Fan							
	Patio Doors	(9) Basement Finish						(14) Water/Sewer							
	Storms & Screens							1 Public Water							
(3)	Roof	Recreation SF						1 Public Sewer							
X	Gable	Living SF						Water Well							
	Hip	Walkout Doors (B)						1000 Gal Septic							
	Flat	No Floor SF						2000 Gal Septic							
	Gambrel	Walkout Doors (A)						Lump Sum Items:							
	Mansard														
	Shed														
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Brick	Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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

**BUILDING C**



**UNIT 10**

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
F&J PROPERTIES GROUP LLC	PETROSKEY DENNIS & KATHRY	104,000	11/13/2021	WD	03-ARM'S LENGTH	2021009784	PROPERTY TRANSFER	100.0
WEEMES TRUST & F&J PROPER	F&J PROPERTIES GROUP LLC	0	10/11/2018	QC	09-FAMILY	1343P841	OTHER	50.0
HART	WEEMES TRUST ET AL	90,000	06/30/2000	WD	03-ARM'S LENGTH	548:190	PROPERTY TRANSFER	0.0
OLIVER	HART	63,900	08/25/1997	WD	03-ARM'S LENGTH	451:763	OTHER	0.0

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

Owner's Name/Address	MAP #: 17,19
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PETROSKEY DENNIS & KATHRYN S 4737 14TH ST NORTH ARLINGTON VA 22205	2024 Est TCV 155,902 TCV/TFA: 113.71
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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L318 P715 L451 P763 L548 P190/00 UNIT 10-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.	H762 PINNA H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	
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Comments/Influences	0.00 Total Acres	Total Est. Land Value =	80,000
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3BED/2.5BATH THREE LEVELS	X Water
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	X Sewer
--	---------

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

	Gas
--	-----

	Curb
--	------

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

	X 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
--	---------

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

	Wetland
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	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	40,000	38,000	78,000			45,202C
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2023	20,000	33,100	53,100			43,050C
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2022	12,500	28,500	41,000			41,000S
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2021	12,500	27,500	40,000			40,000S
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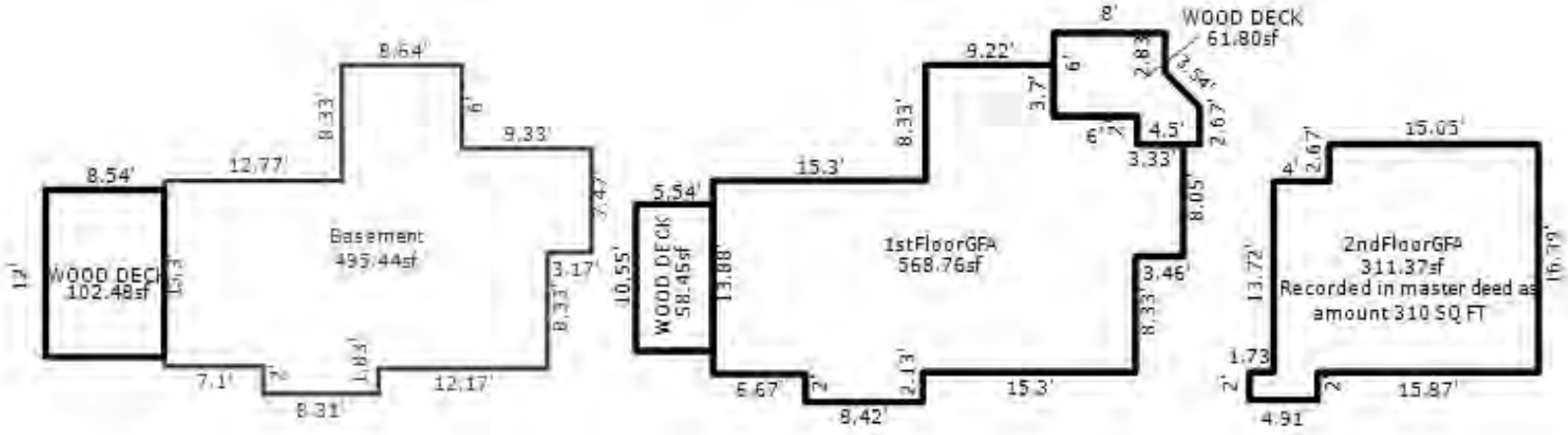


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Treated Wood	Year Built:			
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		55	Treated Wood	Class:			
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Garbage Disposal	Two Sided				Exterior 1 Story	Exterior 2 Story	Exterior:
	A-Frame	(4) Interior		Forced Hot Water			Vent Fan	Hot Tub	Unvented Hood	Prefab 1 Story		Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove			
X	Wood Frame	Drywall		Electric Baseboard							Vented Hood					Intercom	Jacuzzi Tub	Jacuzzi repl.Tub
	Building Style:	Paneled		Elec. Ceil. Radiant			No Heating/Cooling	Class: BC	Effec. Age: 12	Floor Area: 1,371		Total Base New : 215,650	Total Depr Cost: 47,439	Estimated T.C.V: 75,902	E.C.F. X 1.600			
	FRACTIONAL SHR	Plaster		Radiant (in-floor)							Central Air					Wood Furnace	No./Qual. of Fixtures	Ex.
	Yr Built	Trim & Decoration		Electric Wall Heat			0	Amps Service	No. of Elec. Outlets	Many		X	Ave.	Few	Roof:			
	1986	Size of Closets		Space Heater							Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR					Exterior Units: 1	Interior Units: 0	Roof:
	Condition: Average	Lg		Wall/Floor Furnace			Ground Area = 457 SF	Floor Area = 1371 SF.	Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22	Building Areas		Stories	Exterior	Foundation	Size			
		X		Forced Heat & Cool							3 Story					Siding	Slab	457
	Room List	Ord		Heat Pump			Other Additions/Adjustments	Plumbing	Average Fixture(s)	1		2,234	491					
	Basement	Small		No Heating/Cooling							Plumbing			Average Fixture(s)	1	2,234	491	
	1st Floor	X		Central Air			Plumbing	Average Fixture(s)	1	2,234		491						
	2nd Floor	Solid		Wood Furnace							Plumbing		Average Fixture(s)	1	2,234	491		
	3 Bedrooms	X		(12) Electric			Plumbing	Average Fixture(s)	1	2,234		491						
	(1) Exterior	H.C.		0							Plumbing		Average Fixture(s)	1	2,234	491		
X	Wood/Shingle	(5) Floors		No./Qual. of Fixtures			Plumbing	Average Fixture(s)	1	2,234		491						
	Aluminum/Vinyl	Kitchen:		Ex.							Plumbing		Average Fixture(s)	1	2,234	491		
	Brick	Other:		X			Plumbing	Average Fixture(s)	1	2,234		491						
	Insulation	Other:		Ord.							Plumbing		Average Fixture(s)	1	2,234	491		
	(2) Windows	(6) Ceilings		Min			Plumbing	Average Fixture(s)	1	2,234		491						
	Many	Basement:		No. of Elec. Outlets							Plumbing		Average Fixture(s)	1	2,234	491		
	X	0 S.F.		Many			Plumbing	Average Fixture(s)	1	2,234		491						
	Avg.	Crawl: 0 S.F.		X							Plumbing		Average Fixture(s)	1	2,234	491		
	Few	Slab: 457 S.F.		Ave.			Plumbing	Average Fixture(s)	1	2,234		491						
	Large	Height to Joists: 0.0		Few							Plumbing		Average Fixture(s)	1	2,234	491		
	X	(7) Excavation		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Avg.	Basement:		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Few	0 S.F.		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Small	Slab: 457 S.F.		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Wood Sash	Height to Joists: 0.0		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Metal Sash	(8) Basement		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Vinyl Sash	Conc. Block		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Double Hung	Poured Conc.		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Horiz. Slide	Stone		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Casement	Treated Wood		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Double Glass	Concrete Floor		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Patio Doors	(9) Basement Finish		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Storms & Screens	Recreation SF		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	(3) Roof	Living SF		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
X	Gable	Walkout Doors (B)		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Hip	No Floor SF		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Gambrel	Walkout Doors (A)		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Mansard	(10) Floor Support		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
	Shed	Joists:		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Flat	Unsupported Len:		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
X	Asphalt Shingle	Cntr.Sup:		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
	Chimney: Brick	Lump Sum Items:		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
		Totals:		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
		215,650		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		
		47,439		Plumbing			Plumbing	Average Fixture(s)	1	2,234		491						
		75,902		Plumbing							Plumbing		Average Fixture(s)	1	2,234	491		

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

**BUILDING C**



**UNIT 10**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESSIG DAVID W & MARIE E H	SENF F ANDREW J & KRISTEN	109,900	01/20/2022	WD	03-ARM'S LENGTH	2022000471	PROPERTY TRANSFER	100.0
ESSIG DAVID W	ESSIG MARIE E	0	11/15/2012	AFF	07-DEATH CERTIFICATE	1177P441	DEED	0.0
LERCH RICHARD A & SUSAN A	ESSIG DAVID W & MARIE E H	69,000	10/31/1997	WD	03-ARM'S LENGTH	457:856	PROPERTY TRANSFER	0.0

Property Address: 10 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: SENFF ANDREW J & KRISTEN  
 614 OXFORD ST  
 WORTHINGTON OH 43085  
 2024 Est TCV 155,902 TCV/TFA: 113.71

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Improved	H762 PINNA	H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	
Vacant	0.00 Total Acres Total Est. Land Value =							80,000

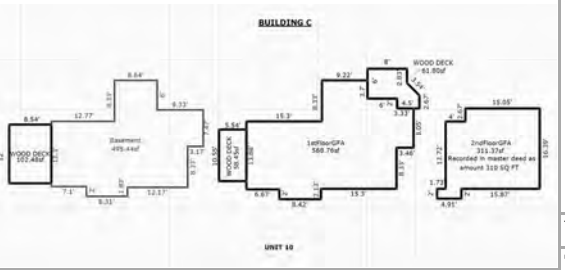
Tax Description  
 L318 P716 L457 P856/97 UNIT 10-A BLDG C  
 PINNACLE PLACE CONDOMINIUM REC IN L302  
 P549-604 SEC 14 T29N R14W.  
 Comments/Influences

THREE LEVELS  
 3BED/2.5BATH  
 THREE LEVELS

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

Topography of Site

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



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 County of Leelanau, Michigan

Who	When	What
TPC	09/22/2023	INSPECTED
TPC	11/13/2021	INSPECTED
TPC	07/13/2020	INSPECTED

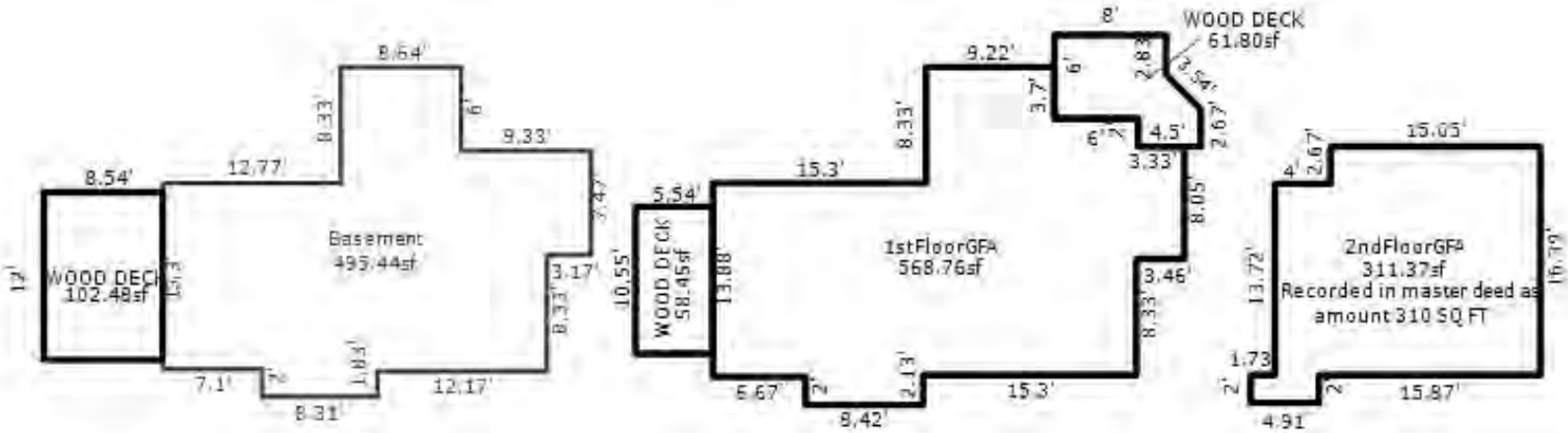
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,000	38,000	78,000			55,755C
2023	20,000	33,100	53,100			53,100S
2022	12,500	28,500	41,000			41,000S
2021	12,500	27,500	40,000			40,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 55 55	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 Ex X Ord Min Size of Closets Lg X Ord Small		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: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 47,439 Estimated T.C.V: 75,902			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 457 SF Floor Area = 1371 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 3 Story Siding Slab 457 Total: 180,869 39,788									
Yr Built 1986	Remodeled 0	Size of Closets		(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min									
Condition: Average		Size of Closets		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									
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(1) Exterior		(6) Ceilings		Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,902									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0														
	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(2) Windows		(9) Basement Finish														
X	Many Avg. Few	Large Avg. Small														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

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

**BUILDING C**



**UNIT 10**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCMAHON MICHAEL & MARY BE	MCMAHON MICHAEL & MARY BE	0	02/07/2023	WD	15-LADY BIRD	2023000707	PROPERTY TRANSFER	0.0
BAYBERRY PROP	MAHON	58,000	08/08/1992	WD	03-ARM'S LENGTH	347:746	OTHER	0.0

Property Address: 10 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: MCMAHON MICHAEL & MARY BETH  
 6674 FARMS END S E  
 GRAND RAPIDS MI 49546  
 2024 Est TCV 155,902 TCV/TFA: 113.71

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE  
 X Improved Vacant

Public Improvements: \* Factors \*  
 Description Frontage Depth Front Rate %Adj. Reason Value  
 H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L347 P746/92 UNIT 10-C BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.  
 Comments/Influences: X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric Gas Curb X Street Lights X Standard Utilities X Underground Utils.

3/2.5 1/4 INT  
 3BED/2.5BATH  
 THREE LEVELS

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S
2021	12,500	27,500	40,000			40,000S

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 County of Leelanau, Michigan

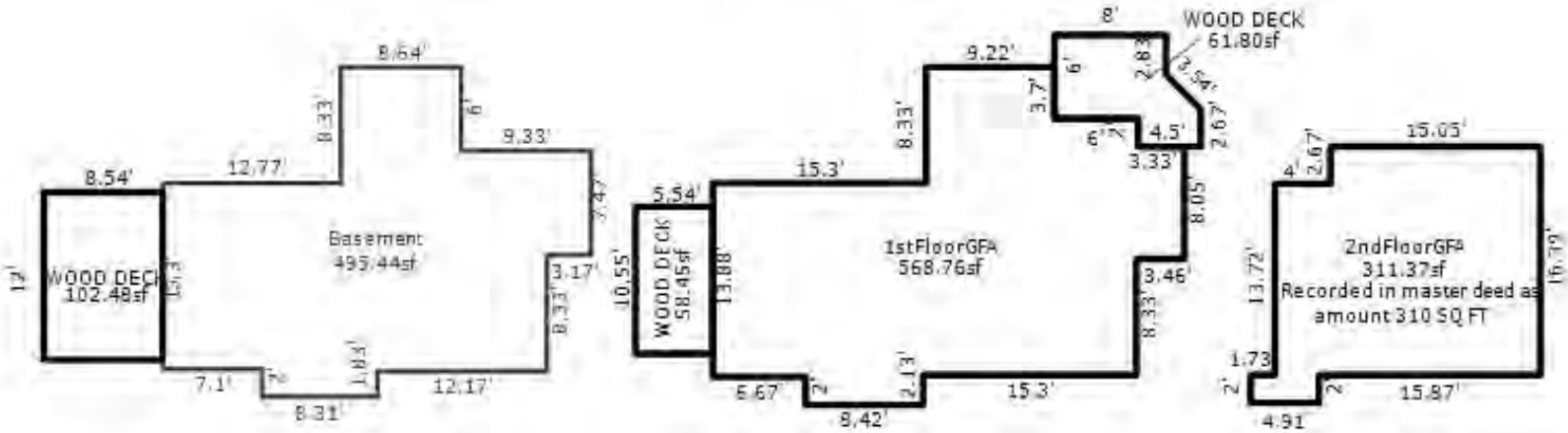
Who	When	What
TPC	09/22/2023	INSPECTED
TPC	11/13/2021	INSPECTED
TPC	07/13/2020	INSPECTED

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





**BUILDING C**



**UNIT 10**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEMPLIN DANIEL K & GIDDIN	GEHERIN PETER A & KATHLEE	174,900	03/07/2024	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
BAYBERRY PROP	TEMPLIN DANIEL K & GIDDIN	67,900	08/16/1990	WD	03-ARM'S LENGTH	314P377	OTHER	0.0

Property Address: 11 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: GEHERIN PETER A & KATHLEEN A  
 14825 LANGDON PLACE  
 EDEN PRAIRIE MN 55347

2024 Est TCV 155,902 TCV/TFA: 113.71

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Public Improvements \* Factors \*  
 Description Frontage Depth Front Rate %Adj. Reason Value  
 H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L314 P377 UNIT 11-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

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

3BED/2.5BATH  
 THREE LEVELS



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	38,000	78,000			38,367C
2023	20,000	33,100	53,100			36,540C
2022	6,300	28,500	34,800			34,800S
2021	6,300	27,400	33,700			33,700S

Who When What  
 TPC 12/02/2021 INSPECTED  
 TPC 01/22/2021 INSPECTED  
 WAS 01/01/2008 INSPECTED

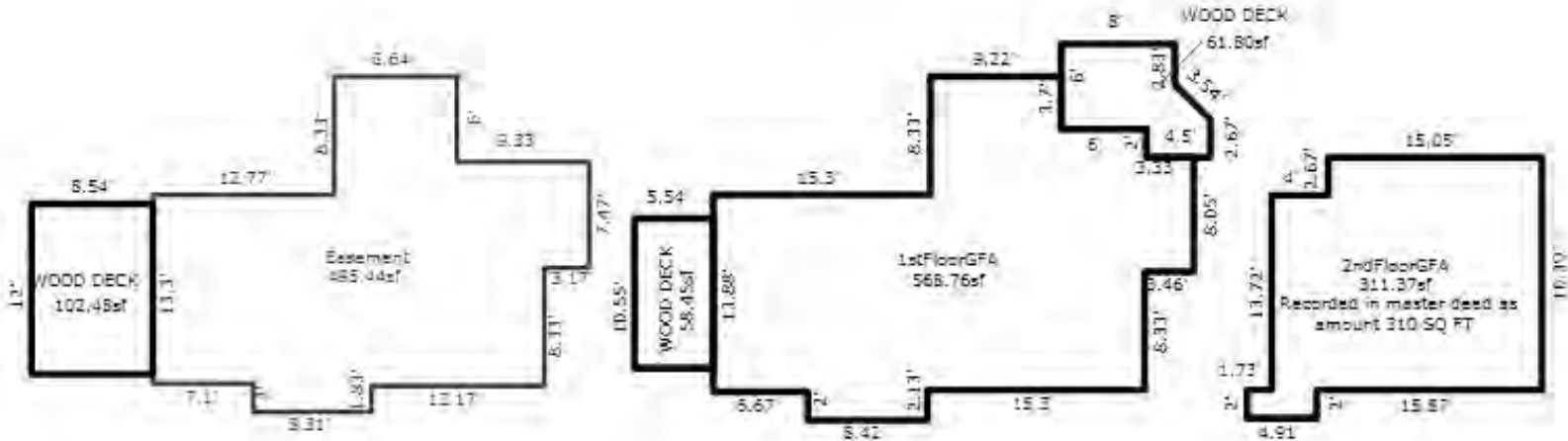
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 County of Leelanau, Michigan

\*\*\* 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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Treated Wood	Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam				Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher		2nd/Same Stack		55	Treated Wood	Class:	Exterior:	
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Garbage Disposal		Two Sided						55
	A-Frame			Forced Hot Water			Bath Heater		Exterior 1 Story				55	Treated Wood	Stone Ven.:	
X	Wood Frame	(4) Interior		Electric Baseboard			Vent Fan		Exterior 2 Story							55
		Drywall	Plaster	Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story				55	Treated Wood	Foundation:	
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)			Unvented Hood		Prefab 2 Story							55
	FRACTIONAL SHR	Trim & Decoration		Electric Wall Heat			Vented Hood		Heat Circulator				55	Treated Wood	Auto. Doors:	
	Yr Built	Ex	X	Ord	Min	Space Heater			Raised Hearth							55
	1986					Wall/Floor Furnace			Wood Stove				55	Treated Wood	Area:	
	Remodeled	Size of Closets		Forced Heat & Cool			Jacuzzi Tub		Direct-Vented Ga							55
	0	Lg	X	Ord	Small	Heat Pump			Microwave				55	Treated Wood	Storage Area:	
	Condition: Average					No Heating/Cooling			Standard Range							55
						Central Air			Self Clean Range				55	Treated Wood	Bsmnt Garage:	
	Room List	Doors		Solid	X	H.C.	Wood Furnace			Sauna						55
							(12) Electric			Trash Compactor				55	Treated Wood	
	Basement	(5) Floors		No./Qual. of Fixtures			Central Vacuum			Security System						55
	1st Floor	Kitchen:		Ex.			X	Ord.	Min	Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986			55	Treated Wood		
	2nd Floor	Other:		Many			X	Ave.	Few	Exterior Units: 1 Interior Units: 0 Roof:						55
	3 Bedrooms	Other:		No. of Elec. Outlets			(13) Plumbing			Ground Area = 457 SF Floor Area = 1371 SF.			55	Treated Wood		
				Average Fixture(s)			1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22						55
	(1) Exterior	(6) Ceilings		2 3 Fixture Bath			1 2 Fixture Bath			Building Areas			55	Treated Wood		
X	Wood/Shingle			Softener, Auto			Softener, Manual			Stories Exterior Foundation Size Cost New Depr. Cost						55
	Aluminum/Vinyl			Solar Water Heat			No Plumbing			3 Story Siding Slab 457			55	Treated Wood		
	Brick			Extra Toilet			Extra Sink			Total: 180,869 39,788						55
	Insulation			Extra Shower			Separate Shower			Other Additions/Adjustments			55	Treated Wood		
				Ceramic Tile Floor			Ceramic Tile Floor			Plumbing						55
	(2) Windows	(7) Excavation		Ceramic Tile Wains			Ceramic Tub Alcove			Average Fixture(s)			55	Treated Wood		
				Vent Fan						3 Fixture Bath						55
	Many			(14) Water/Sewer						2 Fixture Bath			55	Treated Wood		
	Avg.			1 Public Water						1 Fixture Bath						55
	Few			1 Public Sewer						2 Fixture Bath			55	Treated Wood		
	Large			1000 Gal Septic						Deck						55
	Avg.			2000 Gal Septic						Treated Wood			55	Treated Wood		
	Small			Lump Sum Items:						Treated Wood						55
	Wood Sash									Water/Sewer			55	Treated Wood		
	Metal Sash									Public Water						55
	Vinyl Sash									Public Sewer			55	Treated Wood		
	Double Hung									Appliance Allow.						55
	Horiz. Slide									Fireplaces			55	Treated Wood		
	Casement									Interior 2 Story						55
	Double Glass									Totals:			55	Treated Wood		
	Patio Doors									215,650 47,439						55
	Storms & Screens									Notes: 3 LEVELS			55	Treated Wood		
										ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:						55
	(3) Roof									75,902			55	Treated Wood		
X	Gable															55
	Hip												55	Treated Wood		
	Flat															55
	Asphalt Shingle												55	Treated Wood		
																55
	Chimney: Brick												55	Treated Wood		
																55

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

**BUILDING C**



**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.
GRASMEYER FAMILY LLC	BANNISTER RICHARD & DIANE	104,900	12/30/2021	WD	03-ARM'S LENGTH	2022000040	PROPERTY TRANSFER	100.0
GRASMEYER KARLA TRUST	GRASMEYER FAMILY LLC	1	10/12/2020	QC	09-FAMILY	2020006918	PROPERTY TRANSFER	0.0
DETERS GORDON TRUST	GRASMEYER KARLA TRUST	80,000	09/28/2016	QC	09-FAMILY	1277P125	PROPERTY TRANSFER	0.0

Property Address: 11 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: BANNISTER RICHARD & DIANE  
 1254 HMPTON PARK EAST  
 WESTERVILLE OH 43081  
 2024 Est TCV 155,902 TCV/TFA: 113.71

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Tax Description: L315 P170 UNIT 11-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.  
 Comments/Influences: 3BED/2.5BATH THREE LEVELS  
 Public Improvements: 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 Rate %Adj. Reason Value  
 H762 PINNA H762 PINNACLE 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

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



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

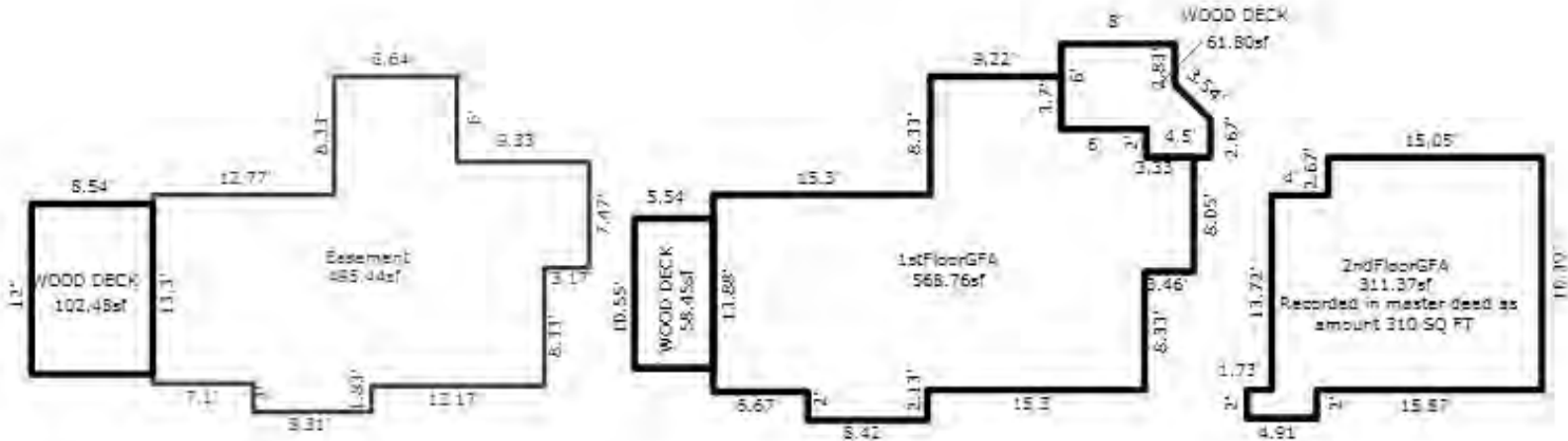
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,000	38,000	78,000			38,367C
2023	20,000	33,100	53,100			36,540C
2022	6,300	28,500	34,800			34,800S
2021	6,300	27,400	33,700			33,700S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 55 55	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: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 47,439 Estimated T.C.V: 75,902		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 457 SF Floor Area = 1371 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22				
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		(12) Electric 0 Amps Service			(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			Total: 180,869 39,788				
Room List		Doors	Solid	X	H.C.	(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 2 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Water Public Sewer		Totals: 215,650 47,439			
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV: 75,902								
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(2) Windows		(9) Basement Finish			(10) Floor Support							
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Appliance Allow. Fireplaces Interior 2 Story			Totals: 215,650 47,439					
X	Asphalt Shingle													
Chimney: Brick														

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

**BUILDING C**



**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.
MULVANEY MICHAEL F & ANN	MULVANEY MICHAEL F & ANN	0	09/28/2015	QC	09-FAMILY	1243P370	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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11 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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MULVANEY MICHAEL F & ANN E 50606 BILLENCA DR NOVI MI 48374	2024 Est TCV 76,434 TCV/TFA: 55.75					
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	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE			
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	Public Improvements		* Factors *			
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			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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			H762 PINNA	H762 PINNACLE	1 Units	320000.00000	25	Fractional	Appurtenance	
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					0.00	Total Acres		Total Est.	Land Value =	40,000
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Tax Description	Dirt Road									
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L316 P88 UNIT 11-A BLDG C PINNACLE PLACE	X Gravel Road									
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CONDOMINIUM REC IN L302 P549-604 UND 1/2	X Paved Road									
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INTEREST SEC 14 T29N R14W.	X Storm Sewer									
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Comments/Influences	X Sidewalk									
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1/4 SHARE	X Water									
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3BED/2.5BATH	X Sewer									
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THREE LEVELS	X Electric									
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1/2 INTEREST	X Gas									
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	X Curb									
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	X Street Lights									
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	X Standard Utilities									
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	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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	X 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	20,000	18,200	38,200			18,411C
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	TPC 12/02/2021	INSPECTED		2023	10,000	15,900	25,900			17,535C
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	TPC 01/20/2021	INSPECTED		2022	3,000	13,700	16,700			16,700S
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	WAS 01/01/2008	INSPECTED		2021	3,000	13,200	16,200			16,200S
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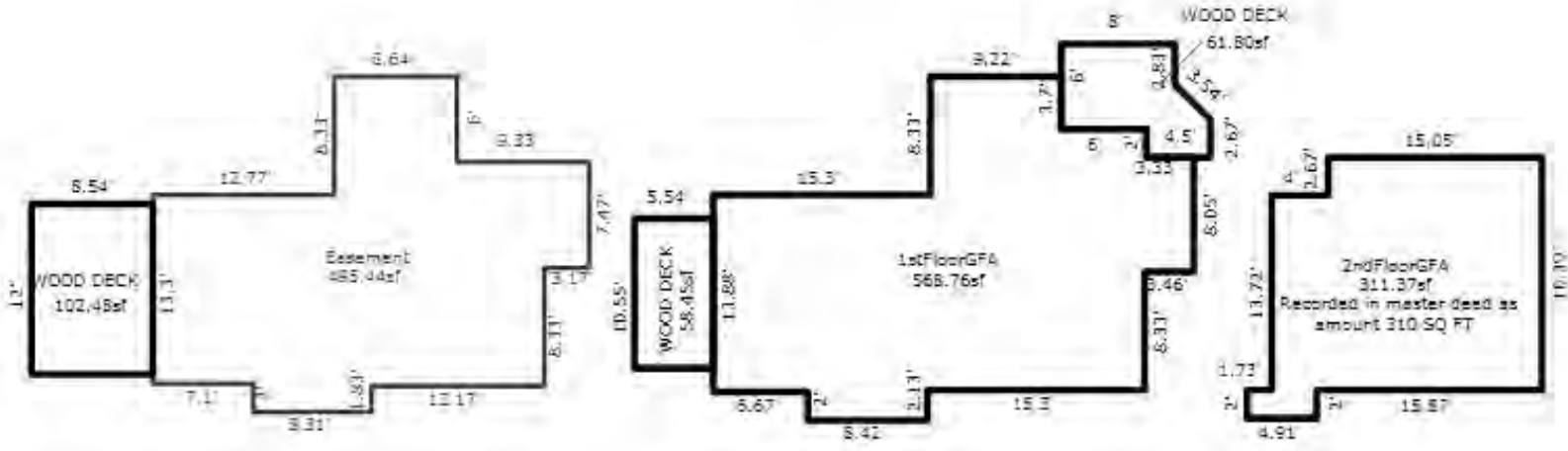
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 55 55	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 Ex X Ord Min Size of Closets Lg X Ord Small		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: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 22,771 Estimated T.C.V: 36,434		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC		Blt 1986			
Yr Built 1986		Remodeled 0		(5) Floors Kitchen: Other: Other:			(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			Ground Area = 457 SF Floor Area = 1371 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56 Economic Depreciation because of: 1/2 UNDIV INT Building Areas		Total: 180,869		19,098	
Condition: Average		Size of Closets Lg X Ord Small		(6) Ceilings			(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 2 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		Total: 2,234 7,025 4,707 2,028 2,028 1,968 1,968 4,088 8,735		236 742 497 214 214 208 208 432 922	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv:		Totals: 215,650		22,771 36,434	
(1) Exterior		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few											
(2) Windows Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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 2 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		Total: 2,234 7,025 4,707 2,028 2,028 1,968 1,968 4,088 8,735		236 742 497 214 214 208 208 432 922	
(3) Roof Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
Chimney: Brick															

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

**BUILDING C**



**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.
CLANCY JAMES M & KAY A	CLANCY JAMES M & KAY A	1	05/21/2012	WD	03-ARM'S LENGTH	L1124P763	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CLANCY JAMES M & KAY A 33521 TWICKINGHAM STERLING HEIGHTS MI 48310	MAP #: 17,19					
	2024 Est TCV 76,434 TCV/TFA: 55.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE															
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value								
L424 P348/96 L577 P634/01 UNIT 11-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 UND 1/2 INTEREST SEC 14 T29N R14W.	X		Dirt Road															
	X		Gravel Road															
	X		Paved Road															
	X		Storm Sewer															
	X		Sidewalk															
	X		Water															
	X		Sewer															
	X		Electric															
	X		Gas															
	X		Curb															
	X		Street Lights															
	X		Standard Utilities															
	X		Underground Utils.															

Comments/Influences

1/4 SHARE  
3BED/2.5BATH  
THREE LEVELS  
1/2 INTEREST



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/02/2021	INSPECTED	2024	20,000	18,200	38,200			18,411C
TPC	01/22/2021	INSPECTED	2023	10,000	15,900	25,900			17,535C
WAS	01/01/2008	INSPECTED	2022	3,000	13,700	16,700			16,700S
			2021	3,000	13,200	16,200			16,200S

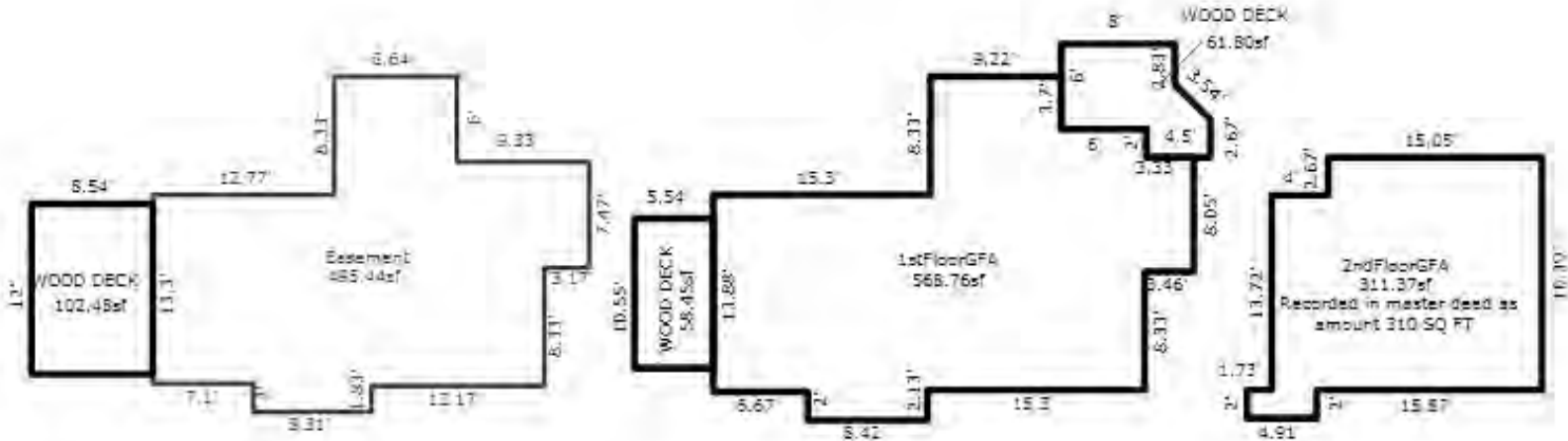
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 55 55	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			Class: BC Effec. Age: 12 Floor Area: 1,371 Total Base New : 215,650 Total Depr Cost: 22,771 Estimated T.C.V: 36,434		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:						
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986		Exterior Units: 1 Interior Units: 0 Roof:							
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures		(11) Heating System: Forced Air w/ Ducts		Ground Area = 457 SF Floor Area = 1371 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56					
Condition: Average		Size of Closets		Lg			X	Ord		Economic Depreciation because of: 1/2 UNDIV INT		Building Areas						
Room List		Doors		Solid	X	H.C.	(12) Electric		Stories Exterior Foundation		Size Cost New Depr. Cost							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service		3 Story Siding Slab		457		Total: 180,869 19,098					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		X	Ave.		Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 457 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		Other Additions/Adjustments		Average Fixture(s)		Plumbing					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing		Deck		Treated Wood		55 2,028 214		Treated Wood		55 2,028 214	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer		Build-Ins		Appliance Allow.		1 4,088 432		Fireplaces		1 8,735 922	
(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			Lump Sum Items:		Notes: 3 LEVELS		Interior 2 Story		1 8,735 922		Totals: 215,650 22,771		ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv: 36,434	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														

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

**BUILDING C**



**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.
RUHLMAN JOEL M & LISA E	SENG JOSEPH &STIMAC-SENG	86,000	02/04/2021	WD	03-ARM'S LENGTH	2021001270	PROPERTY TRANSFER	100.0
WILBERDING FRANK D & ELIZ	RUHLMAN JOEL M & LISA E	77,000	08/29/2018	WD	03-ARM'S LENGTH	1339P521	PROPERTY TRANSFER	100.0
KOUBEK JOHN J & CHRISTINE	WILBERDING FRANK D & ELIZ	120,000	12/15/2009	WD	03-ARM'S LENGTH	2009 1036-127W	DEED	100.0
KIMBER	KOUBEK	73,500	09/03/1999	WD	03-ARM'S LENGTH	522:339	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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11 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,19					
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SENG JOSEPH &STIMAC-SENG JANE TRUST 11017 PEBBLE DR HUNTLEY IL 60142	2024 Est TCV 155,902 TCV/TFA: 113.71					
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X Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE				
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
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	H762 PINNA	H762 PINNACLE	1	Units	320000.00000	25 Fractional Appurtenance	
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	0.00 Total Acres			Total Est. Land Value =		80,000	
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Tax Description	Dirt Road						
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L316 P112 L412 P885 L522 P339/99 UNIT	X Gravel Road						
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11-C BLDG C PINNACLE PLACE CONDOMINIUM	X Paved Road						
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REC IN L302 P549-604 SEC 14 T29N R14W.	X Storm Sewer						
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Comments/Influences	X Sidewalk						
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3BED/2.5BATH	X Water						
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THREE LEVELS	X Sewer						
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	X Electric						
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	Gas						
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	Curb						
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	X Street Lights						
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	X 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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	X 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
2024	40,000	38,000	78,000			38,367C
2023	20,000	33,100	53,100			36,540C
2022	6,300	28,500	34,800			34,800S
2021	6,300	27,400	33,700			33,700S

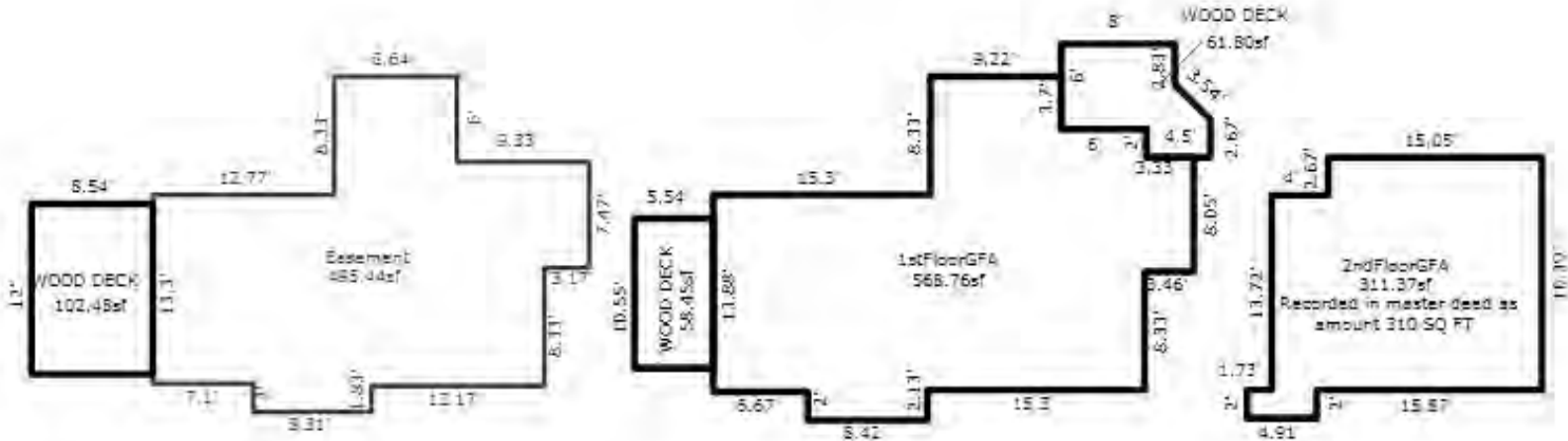
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story	55	Treated Wood	Year Built:		
	Mobile Home		Insulation		Wood	Coal		Cook Top		Interior 2 Story			Car Capacity:		
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher		2nd/Same Stack			Class:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Garbage Disposal		Two Sided			Exterior:		
	A-Frame				Forced Hot Water			Bath Heater		Exterior 1 Story			Brick Ven.:		
X	Wood Frame	(4) Interior			Electric Baseboard			Vent Fan		Exterior 2 Story			Stone Ven.:		
					Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story			Common Wall:		
	Building Style:		Drywall		Elec. Ceil. Radiant			Unvented Hood		Prefab 2 Story			Foundation:		
	FRACTIONAL SHR		Paneled		Electric Wall Heat			Vented Hood		Heat Circulator			Finished ?:		
			Plaster		Space Heater			Intercom		Raised Hearth			Auto. Doors:		
	Yr Built		Wood T&G		Wall/Floor Furnace			Jacuzzi Tub		Wood Stove			Mech. Doors:		
	1986	0	Trim & Decoration		Forced Heat & Cool			Jacuzzi repl.Tub		Direct-Vented Ga			Area:		
	Condition:		Size of Closets		Heat Pump			Oven		Class: BC			% Good:		
	Average		Ex X Ord Min		No Heating/Cooling			Microwave		Effec. Age: 12			Storage Area:		
			Lg X Ord Small		Central Air			Standard Range		Floor Area: 1,371			No Conc. Floor:		
	Room List		Doors Solid X H.C.		Wood Furnace			Self Clean Range		Total Base New : 215,650		E.C.F.	Bsmnt Garage:		
	Basement		(5) Floors		(12) Electric			Sauna		Total Depr Cost: 47,439		X 1.600	Carport Area:		
	1st Floor		Kitchen:		0 Amps Service			Trash Compactor		Estimated T.C.V: 75,902			Roof:		
	2nd Floor		Other:		No./Qual. of Fixtures			Central Vacuum		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
	3 Bedrooms		Other:		Ex. X Ord. Min			Security System		Exterior Units: 1 Interior Units: 0 Roof:					
(1)	Exterior				No. of Elec. Outlets					(11) Heating System: Forced Air w/ Ducts					
X	Wood/Shingle		(6) Ceilings		Many X Ave. Few					Ground Area = 457 SF Floor Area = 1371 SF.					
	Aluminum/Vinyl				(13) Plumbing					Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22					
	Brick				1 Average Fixture(s)					Building Areas					
	Insulation		(7) Excavation		2 3 Fixture Bath					Stories Exterior Foundation Size Cost New Depr. Cost					
(2)	Windows		Basement: 0 S.F.		1 2 Fixture Bath					3 Story Siding Slab 457					
			Crawl: 0 S.F.		Softener, Auto					Total: 180,869 39,788					
			Slab: 457 S.F.		Softener, Manual					Other Additions/Adjustments					
			Height to Joists: 0.0		Solar Water Heat					Plumbing					
X	Many	X	(8) Basement		No Plumbing					Average Fixture(s) 1 2,234 491					
	Avg.		Conc. Block		Extra Toilet					3 Fixture Bath 1 7,025 1,545					
	X		Poured Conc.		Extra Sink					2 Fixture Bath 1 4,707 1,036					
	Few		Stone		Separate Shower					Deck					
	Large		Treated Wood		Ceramic Tile Floor					Treated Wood 55 2,028 446					
	Small		Concrete Floor		Ceramic Tile Wains					Treated Wood 55 2,028 446					
			(9) Basement Finish		Ceramic Tub Alcove					Water/Sewer					
					Vent Fan					Public Water 1 1,968 433					
					(14) Water/Sewer					Public Sewer 1 1,968 433					
(3)	Roof				1 Public Water					Built-Ins					
X	Gable				1 Public Sewer					Appliance Allow. 1 4,088 899					
	Hip				Water Well					Fireplaces					
	Flat				1000 Gal Septic					Interior 2 Story 1 8,735 1,922					
X	Asphalt Shingle		(10) Floor Support		2000 Gal Septic					Totals: 215,650 47,439					
					Lump Sum Items:					Notes: 3 LEVELS					
	Chimney: Brick									ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv: 75,902					

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

**BUILDING C**



**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.
COSTELLO TIMOTHY C & KIMB	CLARK CHELSEA & BRET	176,000	08/29/2023	WD	03-ARM'S LENGTH	2023003761	PROPERTY TRANSFER	100.0
SHEA MICHAEL J & JULIANNE	COSTELLO TIMOTHY C & KIMB	91,000	09/17/2020	WD	03-ARM'S LENGTH	2020006479	PROPERTY TRANSFER	100.0
SHEA MICHAEL J & JULIANNE	SHEA MICHAEL J & JULIANNE	0	06/23/2020	QC	09-FAMILY	2020004772	PROPERTY TRANSFER	0.0
BLESI FRED J & SALLY B	SHEA MICHAEL & JULIANNE	99,000	11/16/2018	WD	03-ARM'S LENGTH	1347P18	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
12 PINNACLE PL	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CLARK CHELSEA & BRET 8614 BOYNE ST KALAMAZOO MI 49009	MAP #: 17,19					
	2024 Est TCV 154,909 TCV/TFA: 115.00					

X	Improved	Vacant	Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
			H762 PINNA END VIEW			1 Units	320000.00000	25 Fractional	Appurtenance
					0.00	Total Acres		Total Est. Land Value =	80,000

Tax Description  
L315 P134 L340 P162/91 UNIT 12-D BLDG C  
PINNACLE PLACE CONDOMINIUM REC IN L302  
P549-604 SEC 14 T29N R14W.

Comments/Influences  
3BED/2.5 BATH  
THREE LEVELS

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



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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who When What	2024	40,000	37,500	77,500			77,500S
TPC 07/08/2023 INSPECTED	2023	22,500	32,700	55,200			47,985C
TPC 12/17/2019 INSPECTED	2022	17,500	28,200	45,700			45,700S
WAS 01/01/2008 INSPECTED	2021	17,500	27,100	44,600			44,600S

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,347 Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 449 SF Floor Area = 1347 SF.			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
	Insulation	(7) Excavation		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 449 S.F. Height to Joists: 0.0		(13) Plumbing			Building Areas			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Story Siding Slab 449			Total: 178,077 39,167		Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:
(3) Roof		Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:	
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Total: 178,077 39,167		Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Deck			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
							Treated Wood 55 2,028 446 Treated Wood 55 2,028 446 Water/Sewer Public Water 1 1,968 433 Public Sewer 1 1,968 433 Built-Ins Appliance Allow. 1 4,088 899 Fireplaces Interior 2 Story 1 8,735 1,922 Totals: 212,858 46,818			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		
							Notes: 3 LEVELS ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv: 74,909			Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		E.C.F. X 1.600		Storage Area: No Conc. Floor:		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINS KENNETH & KATHERIN	FILIPOVIC FILIP & JAMIE	177,500	10/20/2023	WD	03-ARM'S LENGTH	2023004729	PROPERTY TRANSFER	100.0
FURLONG MICHAEL G & CAROL	ROBINS KENNETH & KATHERIN	99,500	03/10/2017	WD	03-ARM'S LENGTH	1290P207	PROPERTY TRANSFER	100.0
FIRST MERIT BANK F/K/A CI	FURLONG MICHAEL G & CAROL	97,000	05/30/2014	WD	11-FROM LENDING INSTITUT	1199P730	PROPERTY TRANSFER	100.0
PHH MORTGAGE CORPORATION	CITIZENS BANK	0	07/02/2013	QC	11-FROM LENDING INSTITUT	1171P440	DEED	0.0

Property Address: 12 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: FILIPOVIC FILIP & JAMIE  
 505 RIDGE RD  
 KENILWORTH IL 60043  
 2024 Est TCV 154,909 TCV/TFA: 115.00

2024 Est TCV 154,909 TCV/TFA: 115.00

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

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

H762 PINNA END VIEW 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L315 P172 L442 P387 L520 P466/99 L714  
 P725/03 UNIT 12-A BLDG C PINNACLE PLACE  
 CONDOMINIUM REC IN L302 P549-604 SEC 14  
 T29N R14W.

Comments/Influences: 3BED/2.5 BATH  
 THREE LEVELS

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	40,000	37,500	77,500			77,500S
2023	22,500	32,700	55,200			47,985C
2022	17,500	28,200	45,700			45,700S
2021	17,500	27,100	44,600			44,600S

Who When What

TPC 07/08/2023 INSPECTED

TPC 12/17/2019 INSPECTED

WAS 01/01/2008 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	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story	55	Treated Wood	Year Built:		
	Mobile Home		Insulation		Wood	Coal		Cook Top		Interior 2 Story			Car Capacity:		
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Garbage Disposal		2nd/Same Stack			Class:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Bath Heater		Two Sided			Exterior:		
	A-Frame				Forced Hot Water			Vent Fan		Exterior 1 Story			Brick Ven.:		
X	Wood Frame	(4) Interior			Electric Baseboard			Hot Tub		Exterior 2 Story			Stone Ven.:		
					Elec. Ceil. Radiant			Unvented Hood		Prefab 1 Story			Common Wall:		
	Building Style:		Drywall		Radiant (in-floor)			Vented Hood		Prefab 2 Story			Foundation:		
	FRACTIONAL SHR		Paneled		Electric Wall Heat			Intercom		Heat Circulator			Finished ?:		
			Plaster		Space Heater			Jacuzzi Tub		Raised Hearth			Auto. Doors:		
	Yr Built		Wood T&G		Wall/Floor Furnace			Jacuzzi repl.Tub		Wood Stove			Mech. Doors:		
	1986	0	Trim & Decoration		Forced Heat & Cool			Oven		Direct-Vented Ga			Area:		
	Condition:		Ex	X	Ord	Min	Microwave		Class: BC				% Good:		
	Average		Size of Closets		No Heating/Cooling			Standard Range	Effec. Age: 12				Storage Area:		
			Lg	X	Ord	Small	Self Clean Range	Floor Area: 1,347	Total Base New : 212,858				No Conc. Floor:		
	Room List		Doors		Solid	X	Sauna	Total Depr Cost: 46,818	Estimated T.C.V: 74,909				Bsmnt Garage:		
	Basement		(5) Floors		Central Air			Trash Compactor					Carport Area:		
	1st Floor		Kitchen:		Wood Furnace			Central Vacuum					Roof:		
	2nd Floor		Other:		(12) Electric			Security System							
	3 Bedrooms		Other:		0 Amps Service										
	(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets										
X	Wood/Shingle		Ex.	X	Ord.	Min									
	Aluminum/Vinyl		(6) Ceilings		Many										
	Brick				X										
	Insulation				Ave.										
					Few										
	(2) Windows		(7) Excavation		(13) Plumbing										
X	Many		Basement: 0 S.F.		1 Average Fixture(s)										
	Avg.	X	Crawl: 0 S.F.		2 3 Fixture Bath										
	Few		Slab: 449 S.F.		1 2 Fixture Bath										
	Large		Height to Joists: 0.0		Softener, Auto										
	Avg.				Softener, Manual										
	Small				Solar Water Heat										
	Wood Sash		(8) Basement		No Plumbing										
	Metal Sash		Conc. Block		Extra Toilet										
	Vinyl Sash		Poured Conc.		Extra Sink										
	Double Hung		Stone		Separate Shower										
	Horiz. Slide		Treated Wood		Ceramic Tile Floor										
	Casement		Concrete Floor		Ceramic Tile Wains										
	Double Glass		(9) Basement Finish		Ceramic Tub Alcove										
	Patio Doors				Vent Fan										
	Storms & Screens				(14) Water/Sewer										
X	Gable		Recreation SF		1 Public Water										
	Hip		Living SF		1 Public Sewer										
	Flat		Walkout Doors (B)		Water Well										
	Gambrel		No Floor SF		1000 Gal Septic										
	Mansard		Walkout Doors (A)		2000 Gal Septic										
	Shed		(10) Floor Support		Lump Sum Items:										
X	Asphalt Shingle		Joists:												
			Unsupported Len:												
	Chimney: Brick		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.
GAVIN ROBERT F & SUCH MAR	OKEEFE SEAN	109,000	08/20/2021	WD	03-ARM'S LENGTH	2021006827	PROPERTY TRANSFER	100.0
DALTON ARTHUR L JR & MARY	GAVIN ROBERT F & SUCH MAR	50,000	03/21/2013	WD	09-FAMILY	1159P436	PROPERTY TRANSFER	50.0
LAMNECK	GAVIN & DALTON	125,000	02/27/2001	WD	03-ARM'S LENGTH	571:517	PROPERTY TRANSFER	0.0
STOVER	LAMNECK	80,000	07/15/1998	WD	03-ARM'S LENGTH	481:176	OTHER	0.0

Property Address: 12 PINNACLE PL C  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19  
 2024 Est TCV 154,909 TCV/TFA: 115.00

Owner's Name/Address: OKEEFE SEAN  
 2697 NELSON RD  
 TRAVERSE CITY MI 49686

2024 Est TCV 154,909 TCV/TFA: 115.00

X Improved Vacant Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

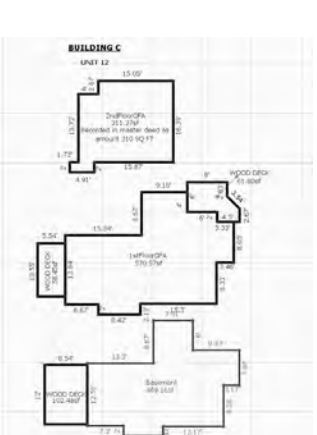
Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 H762 PINNA END VIEW 1 Units 320000.00000 25 Fractional Appurtenance  
 0.00 Total Acres Total Est. Land Value = 80,000

Tax Description: L316 P96 L481 P176/98 L571 P517/01 UNIT  
 12-C BLDG C PINNACLE PLACE CONDOMINIUM  
 REC IN L302 P549-604 SEC 14 T29N R14W.

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

3BED/2.5 BATH  
 THREE LEVELS

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	37,500	77,500			50,384C
2023	22,500	32,700	55,200			47,985C
2022	17,500	28,200	45,700			45,700S
2021	17,500	27,100	44,600			44,600S

Who When What  
 TPC 07/08/2023 INSPECTED  
 TPC 06/30/2021 INSPECTED  
 TPC 12/17/2019 INSPECTED

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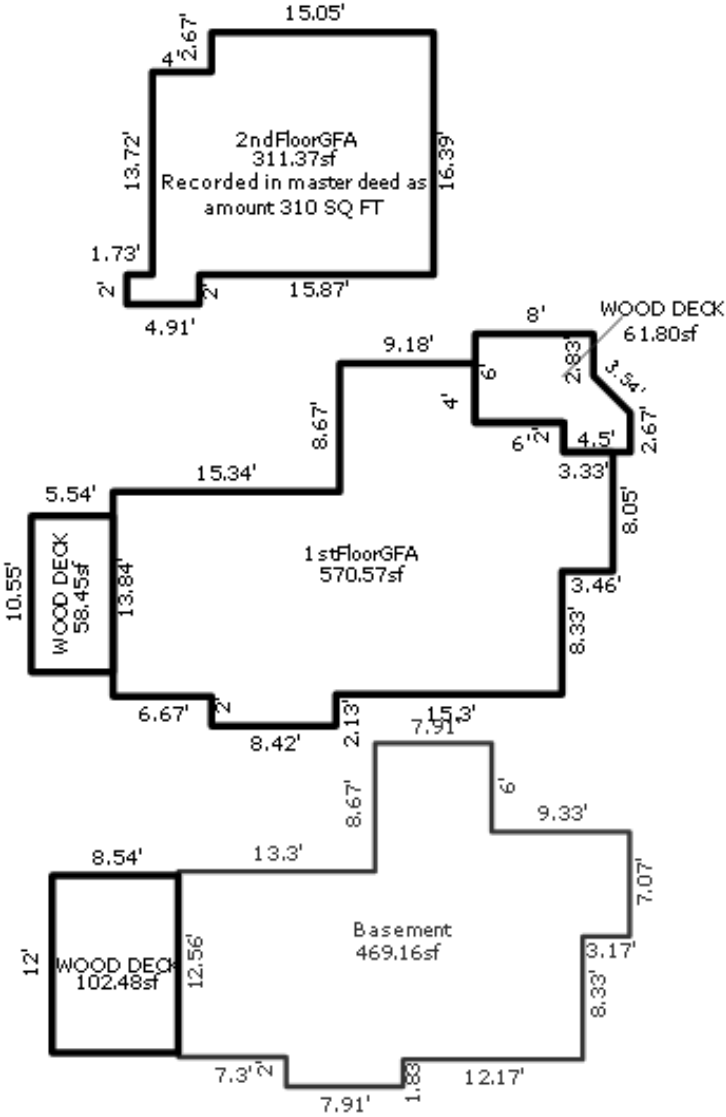
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Mobile Home			0	Wood	Coal	Steam				Interior 2 Story				55	Treated Wood	Treated Wood
	Town Home			0							2nd/Same Stack				55		
	Duplex	(4) Interior		X	Forced Air w/o Ducts			Garbage Disposal			Two Sided		Exterior 1 Story	Exterior 2 Story			
	A-Frame	Drywall Panelled			Forced Air w/ Ducts			Bath Heater			Prefab 1 Story				Prefab 2 Story	Heat Circulator	
X	Wood Frame	Plaster Wood T&G		Forced Hot Water			Vent Fan			Raised Hearth		Wood Stove		Direct-Vented Ga			Class: BC Effec. Age: 12 Floor Area: 1,347 Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909
Building Style: FRACTIONAL SHR		Trim & Decoration		Electric Baseboard			Hot Tub			Heat Riser		E.C.F. X 1.600			Bsmnt Garage:		
Yr Built	Remodeled	Size of Closets		Elec. Ceil. Radiant			Unvented Hood							Carport Area: Roof:			
1986	0	Lg X Ord		Radiant (in-floor)			Vented Hood										
Condition: Average		Ex X Ord Min		Electric Wall Heat			Intercom										
Room List		Lg X Ord Small		Space Heater			Jacuzzi Tub										
	Basement	Size of Closets		Wall/Floor Furnace			Jacuzzi repl.Tub										
	1st Floor	Ex X Ord Min		Forced Heat & Cool			Oven										
	2nd Floor	Lg X Ord Small		Heat Pump			Microwave										
	3 Bedrooms	Ex X Ord Min		No Heating/Cooling			Standard Range										
(1) Exterior		Ex X Ord Min		Central Air			Self Clean Range										
X	Wood/Shingle	Ex X Ord Min		Wood Furnace			Sauna										
	Aluminum/Vinyl	Ex X Ord Min		(12) Electric			Trash Compactor										
	Brick	Ex X Ord Min		0 Amps Service			Central Vacuum										
	Insulation	Ex X Ord Min		No./Qual. of Fixtures			Security System										
(2) Windows		Ex X Ord Min		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR			Cls BC		Blt 1986					
		Ex X Ord Min		Many X Ave. Few			Exterior Units: 1 Interior Units: 0 Roof:										
		Ex X Ord Min		(13) Plumbing			(11) Heating System: Forced Air w/ Ducts										
		Ex X Ord Min		Average Fixture(s)			Ground Area = 449 SF Floor Area = 1347 SF.										
		Ex X Ord Min		1 3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22										
		Ex X Ord Min		2 2 Fixture Bath			Building Areas										
		Ex X Ord Min		1 2 Fixture Bath			Stories Exterior Foundation Size										
		Ex X Ord Min		Softener, Auto			3 Story Siding Slab 449										
		Ex X Ord Min		Softener, Manual			Other Additions/Adjustments										
		Ex X Ord Min		Solar Water Heat			Plumbing										
		Ex X Ord Min		No Plumbing			Average Fixture(s)										
		Ex X Ord Min		Extra Toilet			3 Fixture Bath										
		Ex X Ord Min		Extra Sink			2 Fixture Bath										
		Ex X Ord Min		Separate Shower			Deck										
		Ex X Ord Min		Ceramic Tile Floor			Treated Wood										
		Ex X Ord Min		Ceramic Tile Wains			Treated Wood										
		Ex X Ord Min		Ceramic Tub Alcove			Water/Sewer										
		Ex X Ord Min		Vent Fan			Public Water										
		Ex X Ord Min		(14) Water/Sewer			Public Sewer										
		Ex X Ord Min		1 Public Water			Appliance Allow.										
		Ex X Ord Min		1 Public Sewer			Fireplaces										
		Ex X Ord Min		Water Well			Interior 2 Story										
		Ex X Ord Min		1000 Gal Septic			Totals:										
		Ex X Ord Min		2000 Gal Septic			212,858										
		Ex X Ord Min		Lump Sum Items:			46,818										
		Ex X Ord Min					Notes: 3 LEVELS										
		Ex X Ord Min					ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCv:										
		Ex X Ord Min					74,909										
		Ex X Ord Min															
		Ex X Ord Min															
		Ex X Ord Min															
		Ex X Ord Min															

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

**BUILDING C**

**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.
NIMS STEVEN S & MARY J	VANDEVEN SARAH K	93,000	08/14/2020	WD	03-ARM'S LENGTH	2020005143	PROPERTY TRANSFER	100.0

Property Address: 12 PINNACLE PL  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 17,19

Owner's Name/Address: VANDEVEN SARAH K  
 906 CAMBRIDGE DR SE  
 GRAND RAPIDS MI 49506

2024 Est TCV 154,909 TCV/TFA: 115.00  
 Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			H762 PINNA END VIEW			1 Units	320000.00000	25	Fractional Appurtenance	
			0.00 Total Acres						Total Est. Land Value =	80,000

Tax Description: L316 P104 UNIT 12-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences: 3BED/2.5 BATH THREE LEVELS

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	40,000	37,500	77,500			50,384C
2023	22,500	32,700	55,200			47,985C
2022	17,500	28,200	45,700			45,700S
2021	17,500	27,100	44,600			44,600S

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 County of Leelanau, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 1,347 Total Base New : 212,858 Total Depr Cost: 46,818 Estimated T.C.V: 74,909		55	Treated Wood				
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986					
Condition: Average		Lg	X	Ord	Small	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Total: 178,077		39,167			
Room List		Doors	Solid	X	H.C.	0 Amps Service			(11) Heating System: Forced Air w/ Ducts		Total: 178,077		39,167			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Ground Area = 449 SF Floor Area = 1347 SF.		Total: 178,077		39,167		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22			Building Areas		Total: 178,077		39,167		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex.			X	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost		Total: 178,077		39,167		
Insulation		(8) Basement		Many			X	Ave.	Few	3 Story Siding Slab 449		Total: 178,077		39,167		
(2) Windows		(9) Basement Finish		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments		Total: 178,077		39,167		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 449 S.F. Height to Joists: 0.0		1			2 Fixture Bath			Plumbing		Total: 178,077		39,167	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		2			3 Fixture Bath			Deck		Total: 178,077		39,167		
(3) Roof		(14) Water/Sewer		1			2 Fixture Bath			Treated Wood		Total: 178,077		39,167		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Total: 178,077		39,167		
X	Asphalt Shingle	(15) Fireplaces		1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water		Total: 178,077		39,167		
Chimney: Brick		(16) Porches/Decks		1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer		Total: 178,077		39,167		
		(17) Garage		1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.		Total: 178,077		39,167		
				1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces		Total: 178,077		39,167		
				1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Interior 2 Story		Total: 178,077		39,167		
				1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: 3 LEVELS		Total: 178,077		39,167		
				1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.600 => TCV:		Total: 178,077		39,167		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERN JAMES W & SUE C	KERN JAMES W & KERN SUE C	0	10/14/2004	QC	09-FAMILY	839:19	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 RIDGE TOP	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,15					
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KERN JAMES W & KERN SUE C TRUST 318 S THAYER ST ANN ARBOR MI 48104-1608	2024 Est TCV 548,551 TCV/TFA: 527.45					
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X	Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO 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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H763 RIDGE RIDGE TOP 260K	1 Units	260000.00000	100				260,0
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	0.00 Total Acres		Total Est. Land Value =				260,000
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Tax Description	Dirt Road						
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L212 P682/79 L839 P19/05 UNIT 1 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES	Gravel Road						
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909-943 SEC 14 T29N R14W.	Paved Road						
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Comments/Influences	Storm Sewer						
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2BED/2BATH	Sidewalk						
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LOWER LEVEL	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	130,000	144,300	274,300	119,567C
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WAS 06/10/2007 INSPECTED			2023	90,000	119,400	209,400	113,874C
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			2022	30,000	155,100	185,100	108,452C
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			2021	30,000	123,800	153,800	104,988C
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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 55 60	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			Class: BC Effec. Age: 20 Floor Area: 1,040 Total Base New : 200,383 Total Depr Cost: 160,306 Estimated T.C.V: 288,551		E.C.F. X 1.800		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			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 = 520 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 1979				
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Total Base New : 200,383 Total Depr Cost: 160,306 Estimated T.C.V: 288,551		E.C.F. X 1.800				
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size 2 Story Siding Basement 520		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			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Water Public Sewer			1 1 1		2,234 4,707		1,787 3,766		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Fireplaces Interior 2 Story			1 1		8,735		6,988		
(1) Exterior		(6) Ceilings		Lump Sum Items:			Notes: ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV:			Totals:		200,383		160,306		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								1		2,028		1,622		
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								1		2,132		1,706		
X	Many Avg. X Large Avg. Small	(9) Basement Finish								1		4,088		3,270		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens										1		8,735		6,988		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								1		200,383		160,306		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support								1		288,551			
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														
Chimney: Brick																

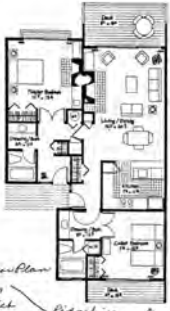
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THOMSON SUZANNE E	THOMSON SUZANNE E TRUST	1	10/17/2022	QC	09-FAMILY	2022006108	DEED	0.0			
THOMSON SUZANNE E & GUNN	THOMSON SUZANNE E UNMARRI	0	09/26/2014	WD	03-ARM'S LENGTH	1212P599	DEED	0.0			
KOBETZ RICHARD W TRUST	THOMSON SUZANNE ET AL	408,000	09/21/2006	WD	03-ARM'S LENGTH	915:610	OTHER	100.0			
JARDINE	KOBETZ	199,000	04/30/1999	WD	03-ARM'S LENGTH	511:200	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status			
5 RIDGE TOP		School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION		03/31/2009	PB09-0030	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Electrical		03/02/2009	PE09-0039				
THOMSON SUZANNE E TRUST 122 E 42ND ST STE 1507 NEW YORK NY 10168		MAP #: 17,15		2024 Est TCV 548,551 TCV/TFA: 527.45							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD							
L212 P574 L511 P200&211/99 L648 P299&318 L728 P685&707/03 L915 P610/06 UNIT 2 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 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
MLS 1658924 \$419,900 2BED/2BATH LOWER LEVEL		Topography of Site		H763 RIDGE RIDGE TOP 260K	1 Units	260000.00000	100				260,0
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est. Land Value =					260,000
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who When What		2024	130,000	144,300	274,300			175,158C	
		WAS 12/18/2009 INSPECTED		2023	90,000	119,400	209,400			166,818C	
		WAS 06/10/2007 INSPECTED		2022	30,000	155,100	185,100			158,875C	
				2021	30,000	123,800	153,800			153,800S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 55 60	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			Class: BC Effec. Age: 20 Floor Area: 1,040 Total Base New : 200,383 Total Depr Cost: 160,306 Estimated T.C.V: 288,551		E.C.F. X 1.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
Yr Built Remodeled 1979 200 1999		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			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 = 520 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1979	
(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding			Building Areas Stories Exterior Foundation Size 2 Story Siding Basement 520 Total: 172,523 138,019		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 2 Fixture Bath 1 4,707 3,766 Deck Treated Wood 55 2,028 1,622 Treated Wood 60 2,132 1,706 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 2 Story 1 8,735 6,988 Totals: 200,383 160,306		Notes: ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCY: 288,551	
X		(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 520 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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.			
GREAT LAKES 41 LLC	FERRY JOHN K & ALVARO CHR	532,000	07/31/2023	WD	03-ARM'S LENGTH	2023003298	PROPERTY TRANSFER	100.0			
RICE MANDY S & MICHAEL	GREAT LAKES 41 LLC	1	11/04/2022	QC	09-FAMILY	2022006311	PROPERTY TRANSFER	100.0			
RIDGETOP LLC	RICE MANDY S & MICHAEL	540,000	05/27/2022	WD	03-ARM'S LENGTH	2022003135	PROPERTY TRANSFER	100.0			
WATCKE RONALD R & LYNDIA	RIDGETOP LLC	0	01/24/2007	QC	09-FAMILY	929:61	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status			
9 RIDGE TOP		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		03/11/2019	PB18-0168	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Electrical		04/18/2018	PE18-0183	REVIEWED			
FERRY JOHN K & ALVARO CHRISTINA L 6024 WESTWOODS DR EMPIRE MI 49630		MAP #: 17,15		Plumbing		03/21/2018	PP18-0080	REVIEWED			
		2024 Est TCV 548,551 TCV/TFA: 527.45									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD							
L270 P562 L392 P246 L433 P324/96 L929 P91/07 UNIT 3 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 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
2BED/2BATH LOWER LEVEL		Topography of Site		H763 RIDGE	RIDGE TOP	260K	1	Units	260000.00000	100	260,0
		Level		0.00 Total Acres Total Est. Land Value = 260,000							
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Low		2024	130,000	144,300	274,300			274,300S	
		High		2023	90,000	119,400	209,400			209,400S	
		Landscaped		2022	30,000	155,100	185,100			115,983C	
		Swamp		2021	30,000	123,800	153,800			112,278C	
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	05/12/2023	INSPECTED							
		TPC	04/21/2022	INSPECTED							
		WAS	06/10/2007	INSPECTED							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 55 Treated Wood 60 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:	
	Town Home			Wood Frame										
Duplex A-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: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration										
Yr Built 1979	Remodeled 2019	Ex	X	Ord		Min								
Condition: Average		Size of Closets												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace							
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			(12) Electric									
(1) Exterior		Kitchen: Other: Other:			0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures									
Insulation					Ex. X Ord. Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(13) Plumbing									
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 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									
(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 Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support			Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 520 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 520 Total: 172,523 138,019 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 2 Fixture Bath 1 4,707 3,766 Deck Treated Wood 55 2,028 1,622 Treated Wood 60 2,132 1,706 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 2 Story 1 8,735 6,988 Totals: 200,383 160,306 Notes: ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV: 288,551										Class: BC Effec. Age: 20 Floor Area: 1,040 Total Base New : 200,383 Total Depr Cost: 160,306 Estimated T.C.V: 288,551 E.C.F. X 1.800 Bsmnt Garage: Carport 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.
CRAWMER ROBERT W & ANDREA	CALLEWAERT JOHN H & KELLE	345,000	04/02/2018	WD	03-ARM'S LENGTH	1325P200	PROPERTY TRANSFER	100.0
LEWRY THOMAS A & RITA D	CRAWMER ROBERT W & ANDREA	262,000	01/29/2014	WD	03-ARM'S LENGTH	1191P50	PROPERTY TRANSFER	100.0
STEPHENS	LEWRY	120,000	11/30/1991	WD	03-ARM'S LENGTH	332:828	PROPERTY TRANSFER	0.0

Property Address: 13 RIDGE TOP  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: CALLEWAERT JOHN H & KELLENBERG JOAN  
 1265 BARDSTOWN TRL  
 ANN ARBOR MI 48105  
 2024 Est TCV 551,888 TCV/TFA: 530.66

X Improved Vacant Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Public Improvements: \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 H763 RIDGE RIDGE TOP 260K 1 Units 260000.00000 100 260,0  
 0.00 Total Acres Total Est. Land Value = 260,000

Tax Description: L266 P967 L331 P761 L332 P828/91 UNIT 4  
 RIDGE TOP CONDOMINIUM REC IN LIBER 207  
 PAGES 909-943 SEC 14 T29N R14W.  
 Comments/Influences: 2BED/2BATH  
 LOWER LEVEL

- 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	130,000	145,900	275,900			176,867C
2023	90,000	120,800	210,800			168,445C
2022	30,000	156,900	186,900			160,424C
2021	30,000	125,300	155,300			155,300S



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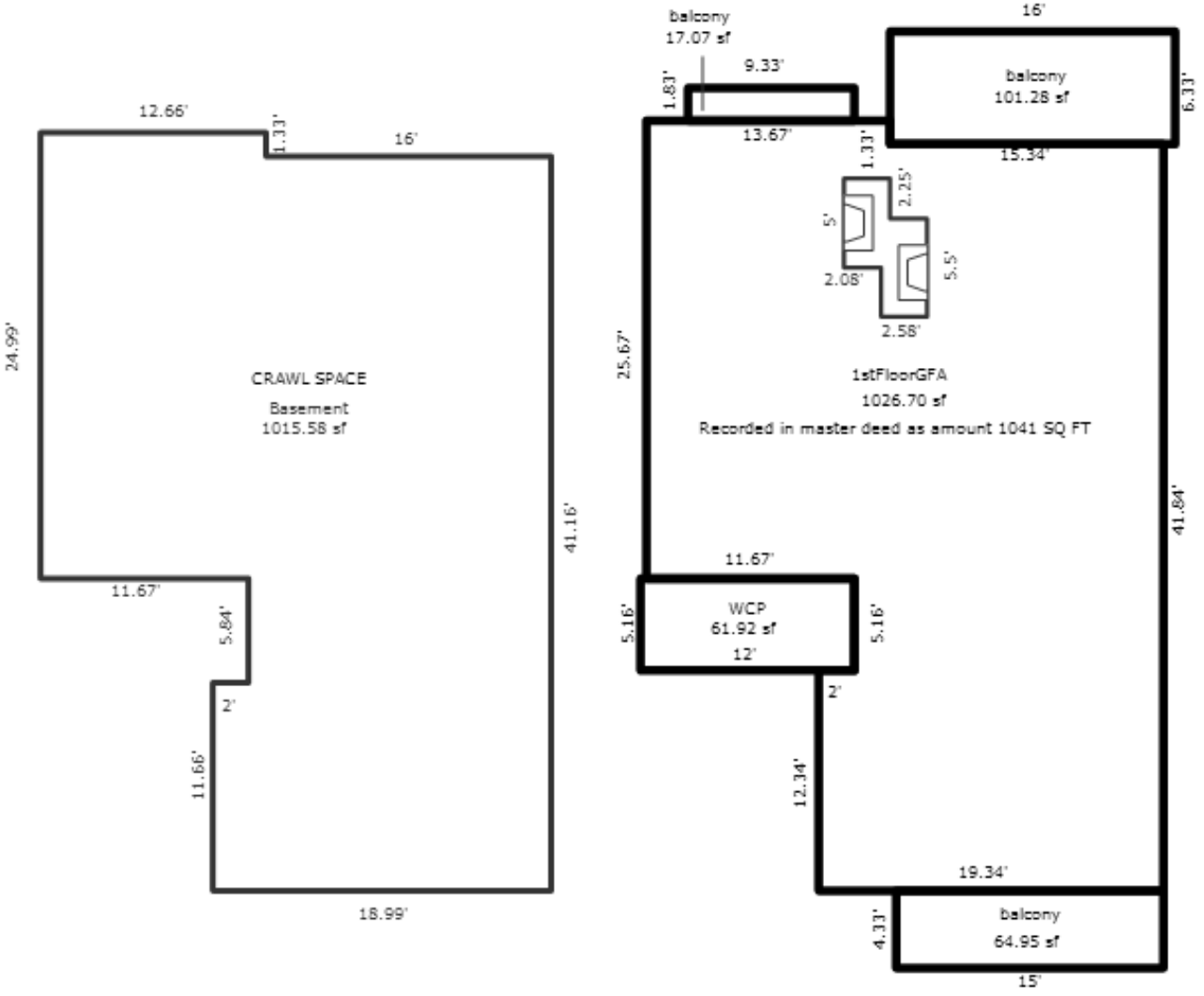
Who When What  
 TPC 11/14/2017 INSPECTED  
 TPC 09/15/2011 INSPECTED  
 WAS 06/10/2007 INSPECTED

\*\*\* 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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,040 Total Base New : 202,701 Total Depr Cost: 162,160 Estimated T.C.V: 291,888		55 60	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 1.800		Bsmnt Garage: Carport Area: Roof:						
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1979					
1979	2015	Size of Closets			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof:		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 520 SF Floor Area = 1040 SF.		2 Story Siding Basement		520		Total: 172,523 138,019			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 1,787			
Basement	1st Floor	(5) Floors			1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost		Deck		Treated Wood 55 2,028 1,622		Treated Wood 60 2,132 1,706		Water/Sewer		
2 Bedrooms	2 Bedrooms	Kitchen: Other: Other:			2 3 Fixture Bath			2 Story Siding Basement		Public Water 1 1,968 1,574		Public Sewer 1 1,968 1,574		Built-Ins		Appliance Allow. 1 4,088 3,270		
(1) Exterior		(6) Ceilings			2 Fixture Bath			Other Additions/Adjustments		Fireplaces		Interior 2 Story 1 8,735 6,988		Totals: 202,701 162,160		Notes:		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV: 291,888				
Insulation		Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Deck		Treated Wood 55 2,028 1,622		Treated Wood 60 2,132 1,706		Water/Sewer		Public Water 1 1,968 1,574		
(2) Windows		(8) Basement			2 Fixture Bath			Other Additions/Adjustments		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622		
Many	X	Large	Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622	
Avg.	X	Avg.	Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622	
Few		Small	Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622	
X Asphalt Shingle		(10) Floor Support			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622		
		Lump Sum Items:			2 Fixture Bath			Plumbing		Average Fixture(s)		3 Fixture Bath 1 7,025 5,620		Deck		Treated Wood 55 2,028 1,622		

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



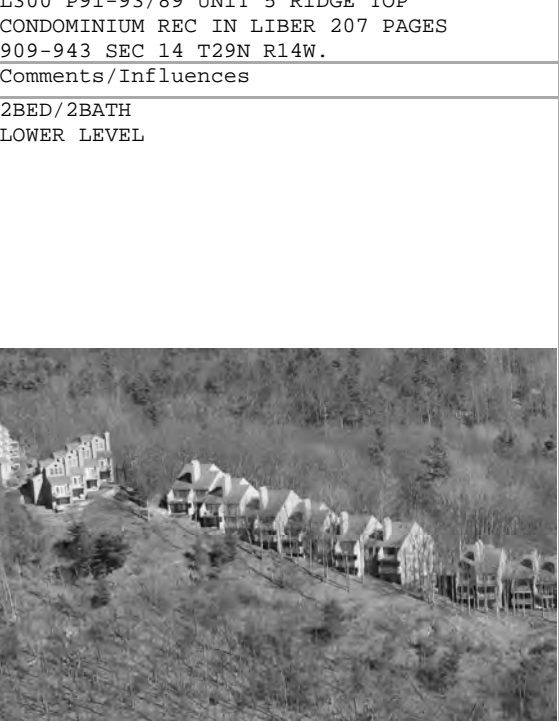
**UNIT 4**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLENDER J EDWARD TRUST	HOLLENDER MICHIGAN TRUST	1	01/21/2020	QC	09-FAMILY	2020000583	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
17 RIDGE TOP	School: GLEN LAKE COMMUNITY SCH DIST		REPAIR	10/02/2014	2014-0024	100% FINIS
Owner's Name/Address	P.R.E. 0%					
HOLLENDER MICHIGAN TRUST C/U SODIKOFF ROBERT M 1458 S SANGAMON ST CHICAGO IL 60608	MAP #: 17,15					
	2024 Est TCV 548,551 TCV/TFA: 527.45					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
L300 P91-93/89 UNIT 5 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. Comments/Influences 2BED/2BATH LOWER LEVEL			H763 RIDGE RIDGE TOP 260K	1 Units	260000.00000	100	260,0
			0.00 Total Acres			Total Est. Land Value =	260,000



- 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	130,000	144,300	274,300			175,158C
2023	90,000	119,400	209,400			166,818C
2022	30,000	155,100	185,100			158,875C
2021	30,000	123,800	153,800			153,800S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINEGARDNER JOHN D & KRAM	TER HAAR DOUGLAS J& KAREN	550,000	09/27/2023	WD	03-ARM'S LENGTH	2023004330	PROPERTY TRANSFER	100.0
NIGG LOUIS K & EADDY MICH	WINEGARDNER JOHN D & KRAM	500,000	08/08/2021	WD	03-ARM'S LENGTH	2021006768	PROPERTY TRANSFER	100.0
BROWN PATRICK & ROBERTA	NIGG LOUIS K & EADDY MICH	415,000	01/31/2006	WD	03-ARM'S LENGTH	890:8	OTHER	100.0
NAVALEZA FLORENDO & LINDA	BROWN PATRICK & ROBERTA	355,000	08/10/2005	WD	03-ARM'S LENGTH	866:188	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
21 RIDGE TOP	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17,15					
TER HAAR DOUGLAS J& KAREN J TRUST 6210 CHICKALOAN DR MCHENRY IL 60050	2024 Est TCV 570,135 TCV/TFA: 548.21					

X	Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H763 RIDGE RIDGE TOP 260K			1	Units	260000.00000 100	260,0
			0.00	Total Acres	Total Est. Land Value =	260,000

Tax Description  
L212 P555/79 L866 P188/05 UNIT 6 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W.

Comments/Influences  
2BED/2BATH  
LOWER LEVEL

- 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	130,000	155,100	285,100			285,100S
2023	90,000	128,300	218,300			206,535C
2022	30,000	166,700	196,700			196,700S
2021	30,000	123,800	153,800			153,800S

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 1,040 Total Base New : 202,701 Total Depr Cost: 172,297 Estimated T.C.V: 310,135		55 60	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 1.800		Bsmnt Garage:		Carport Area: Roof:		
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1979			
1979	2016	Lg	X	Ord	Small	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:		Total: 172,523		Depr. Cost 146,645			
Condition: Average		Doors			Solid	H.C.	(12) Electric			Ground Area = 520 SF Floor Area = 1040 SF.		Total: 2,234		1,899		
Room List		(5) Floors			Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Total: 7,025		5,971	
Basement	1st Floor	Kitchens:			No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 2,234 1,899	
2nd Floor	2 Bedrooms	Other:			Many			Plumbing			Deck		3 Fixture Bath		1 7,025 5,971	
(1) Exterior		(6) Ceilings			X			Ave. Fixture(s)			Treated Wood		2 3 Fixture Bath		1 2,028 1,724	
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			X			Softener, Auto			Treated Wood		2 2 Fixture Bath		1 2,132 1,812	
Insulation		No. of Elec. Outlets			X			Softener, Manual			Water/Sewer		3 Fixture Bath		1 1,968 1,673	
(2) Windows		(7) Excavation			X			Solar Water Heat			Public Water		No Plumbing		1 1,968 1,673	
Many	X	Large	Basement: 520 S.F.			No Plumbing			Built-Ins		Exterior		Extra Toilet		1 4,088 3,475	
Avg.	X	Avg.	Crawl: 0 S.F.			Extra Toilet			Fireplaces		Foundation		Extra Sink		1 8,735 7,425	
Few		Small	Slab: 0 S.F.			Extra Sink			Interior 2 Story		Basement		Separate Shower		1 202,701 172,297	
Wood Sash		(8) Basement			X			No Plumbing			Notes:		Ceramic Tile Floor		ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV: 310,135	
Metal Sash		Conc. Block			X			Solar Water Heat					Ceramic Tile Wains			
Vinyl Sash		Poured Conc.			X			No Plumbing					Ceramic Tub Alcove			
Double Hung		Stone			X			Extra Toilet					Vent Fan			
Horiz. Slide		Treated Wood			X			Extra Toilet								
Casement		Concrete Floor			X			Extra Sink								
Double Glass		(9) Basement Finish			X			Separate Shower								
Patio Doors		Recreation SF			X			Ceramic Tile Floor								
Storms & Screens		Living SF			X			Ceramic Tile Wains								
(3) Roof		Walkout Doors (B)			X			Ceramic Tub Alcove								
X	Gable	Gambrel	No Floor SF			X			Vent Fan							
Hip		Mansard	Walkout Doors (A)			X			No Heating/Cooling							
Flat		Shed	(10) Floor Support			X			Central Air							
Asphalt Shingle		Joists:			X			Wood Furnace								
Chimney: Brick		Unsupported Len:			X			No Heating/Cooling								
		Cntr.Sup:			X			Central Vacuum								
		Lump Sum Items:			X			Security System								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WODETZKI STACY L TRUST	WODETZKI THOMAS W & STACY	0	05/14/2004	QC	09-FAMILY	805:291	OTHER	0.0
V & N ESTATES	WODETZKI	255,000	01/28/2000	WD	03-ARM'S LENGTH	535:201	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 RIDGE TOP	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/06/2017	PE17-0111	
Owner's Name/Address	P.R.E. 0%		Plumbing	02/21/2017	PP17-0044	
WODETZKI THOMAS W & STACY L 3306 PARK HAVEN BLVD DANVILLE IL 61832	MAP #: 17,15		Commercial/Residential	02/07/2017	PB17-0039	100% FINIS
	2024 Est TCV 570,135 TCV/TFA: 548.21					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L212 P537 L535 P201/00 L564 P969/01 L618 P553&576/01 L805 P291/04 UNIT 7 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W			H763 RIDGE RIDGE TOP 260K	1	Units	260000.00000	100	260,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 260,000					

2BED/2BATH  
UPPER LEVEL



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	130,000	155,100	285,100			155,791C
2023	90,000	128,300	218,300			148,373C
2022	30,000	166,700	196,700			141,308C
2021	30,000	133,100	163,100			136,794C

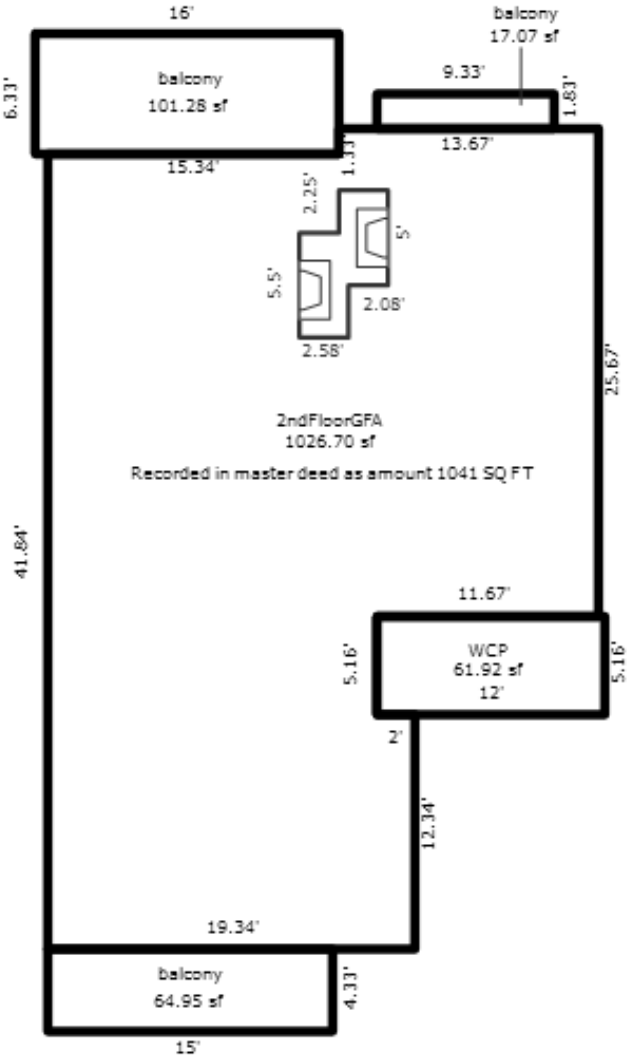
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 55 60	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			Class: BC Effec. Age: 15 Floor Area: 1,040 Total Base New : 202,701 Total Depr Cost: 172,297 Estimated T.C.V: 310,135		E.C.F. X 1.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
Yr Built Remodeled 1979 199 2017		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			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 = 520 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls BC		Blt 1979	
(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			2 Story Siding			Building Areas Stories Exterior Foundation Size 2 Story Siding Basement 520 Total: 172,523 146,645		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 1 7,025 5,971 Deck Treated Wood 55 2,028 1,724 Treated Wood 60 2,132 1,812 Water/Sewer Public Water 1 1,968 1,673 Public Sewer 1 1,968 1,673 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Interior 2 Story 1 8,735 7,425 Totals: 202,701 172,297		Notes: ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV: 310,135	
X		(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 520 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X		(3) Roof Gable Gambrel Hip Mansard Flat Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Asphalt Shingle			Chimney: Brick					

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





UNIT 7

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TINKER BRENDA	TINKER BRENDA TRUST	0	06/02/2020	QC	09-FAMILY	2020004207	PROPERTY TRANSFER	0.0
KREMIN & VELDE TRUST	TINKER BRENDA	328,000	05/25/2018	WD	03-ARM'S LENGTH	1330P316	PROPERTY TRANSFER	100.0
KREMIN LEE A & VELDE MARJ	KREMIN & VELDE TRUST	0	02/13/2017	WD	09-FAMILY	1287P670	PROPERTY TRANSFER	0.0
WERTZ DANIEL C & LINDA B	KREMIN LEE A &	341,200	05/21/2004	WD	03-ARM'S LENGTH	805:309	OTHER	100.0

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

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

Owner's Name/Address: TINKER BRENDA TRUST  
 765 GARRETT AVE  
 CHULA VISTA CA 91910  
 2024 Est TCV 548,551 TCV/TFA: 527.45

Tax Description: L284 P50 L394 P278 L450 P906/97 L805  
 P309/04 UNIT 8 RIDGE TOP CONDOMINIUM REC  
 IN LIBER 207 PAGES 909-943 SEC 14 T29N  
 R14W.

Comments/Influences: MLS\$439,000 1665925  
 2BED/2BATH  
 UPPER LEVEL

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

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

\* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 H763 RIDGE RIDGE TOP 260K 1 Units 260000.00000 100 260,0

0.00 Total Acres Total Est. Land Value = 260,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	130,000	144,300	274,300			175,158C
2023	90,000	119,400	209,400			166,818C
2022	30,000	155,100	185,100			158,875C
2021	30,000	123,800	153,800			153,800S

Who When What

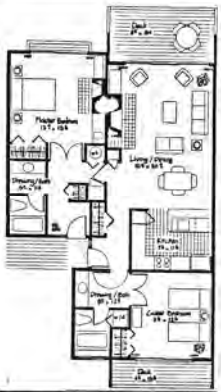
TPC 06/06/2018 INSPECTED

WAS 06/10/2007 INSPECTED

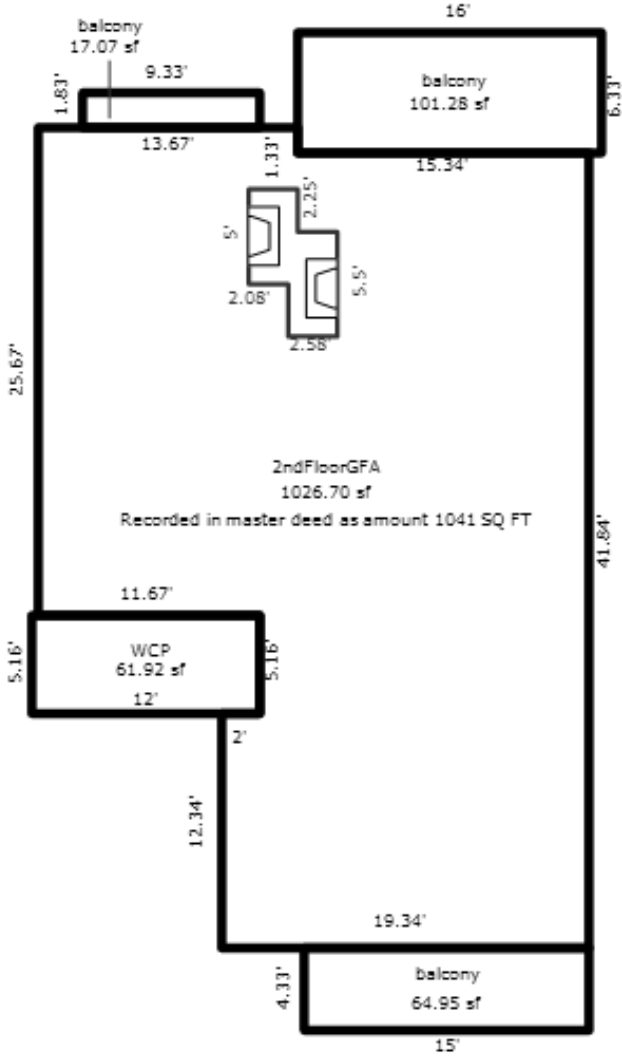
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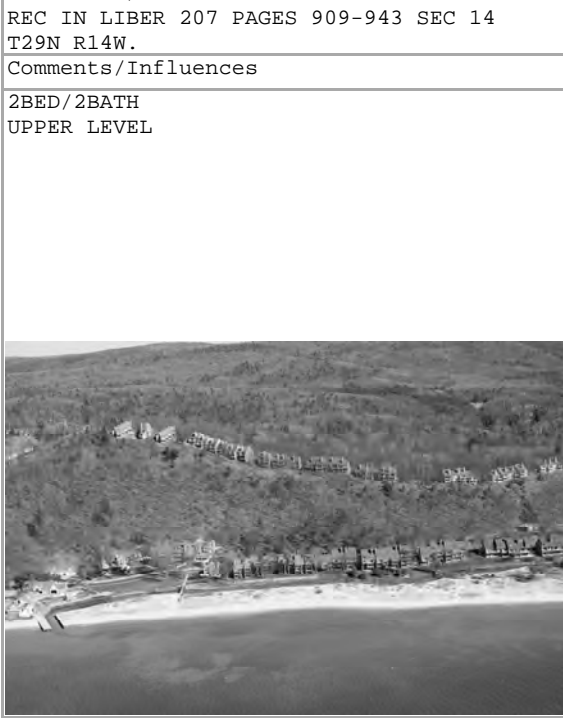
UNIT 8

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SITKO JAMES R & JANE E	SITKO FAMILY TRUST	1	01/16/2014	QC	09-FAMILY	1190P232	DEED	0.0
KURAS PROPERTIES	SITKO JAMES R & JANE E	83,900	10/05/1979	WD	03-ARM'S LENGTH	212P302	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 RIDGE TOP	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SITKO FAMILY TRUST 9507 WHIPPLE SHORES DR CLARKSTON MI 48348-2165	MAP #: 17,15					
	2024 Est TCV 548,551 TCV/TFA: 527.45					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD				
			Description	Frontage	Depth	Front	Rate %Adj. Reason
L212 P302/79 UNIT 9 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W.			H763 RIDGE RIDGE TOP 260K	1 Units	260000.00000	100	260,0
Comments/Influences			0.00 Total Acres Total Est. Land Value =				260,000



Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Rolling	2024	130,000	144,300	274,300			119,567C
			2023	90,000	119,400	209,400			113,874C
			2022	30,000	155,100	185,100			108,452C
			2021	30,000	123,800	153,800			104,988C

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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 55 60	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,040 Total Base New : 200,383 Total Depr Cost: 160,306 Estimated T.C.V: 288,551		E.C.F. X 1.800		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 Cls BC Blt 1979		
Yr Built 1979	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		2 Story Siding Basement 520		Total: 172,523 138,019	
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 1,787		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			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			Deck		Treated Wood 55 2,028 1,622		Treated Wood 60 2,132 1,706	
(1) Exterior		(6) Ceilings		Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer		Public Water 1 1,968 1,574		Public Sewer 1 1,968 1,574	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		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			Built-Ins		Appliance Allow. 1 4,088 3,270		Fireplaces	
	Insulation	(8) Basement		(9) Basement Finish			(10) Floor Support			Interior 2 Story 1 8,735 6,988		Totals: 200,383 160,306		Notes:	
(2) Windows		Many Avg.	X	Large Avg.	Small	Lump Sum Items:			ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV: 288,551		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANNIFORD LINDA JOY		0	07/08/2010	AFF	07-DEATH CERTIFICATE	2010 1054-209D	DEED	0.0
MANSOUR DALE K & MARTHA E	HANNIFORD PATRICK M ET AL	345,000	07/28/2003	WD	03-ARM'S LENGTH	751:78	OTHER	100.0
KOUCHERKAVICH	MANSOUR	230,000	08/20/1999	WD	03-ARM'S LENGTH	521:169	PROPERTY TRANSFER	0.0
COMSTOCK	KOUCHNERKAVICH	138,000	05/24/1995	WD	03-ARM'S LENGTH	406:50	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
15 RIDGE TOP	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 08/17/2022					
Owner's Name/Address	MAP #: 17,15					
HANNIFORD PATRICK M ET AL C/O HANNIFORD LINDA PO BOX 591 GLEN ARBOR MI 49636	2024 Est TCV 548,551 TCV/TFA: 527.45					

X	Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H763 RIDGE RIDGE TOP 260K			1	Units	260000.00000	100	260,0
			0.00	Total Acres	Total Est. Land Value =		260,000

Tax Description  
L404 P941&942 L406 P50 L521 P169/99 L751 P78/03 UNIT 10 RIDGE TOP CONDOMINIUM REC IN L207 P909-943 PATRICK M HANNIFORD, LINDA J HANNIFORD & PATRICK L HANNIFORD AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 14 T29N R14W.

Comments/Influences  
2BED/2BATH  
UPPER LEVEL



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	130,000	144,300	274,300			144,946C
2023	90,000	119,400	209,400			138,044C
2022	30,000	155,100	185,100		185,100W	131,471C
2021	30,000	123,800	153,800			127,272C

Who When What  
WAS 06/10/2007 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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		55	Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher		2nd/Same Stack		60	Class:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Garbage Disposal		Two Sided			Exterior:		
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater		Exterior 1 Story		Exterior 2 Story		Exterior Ven.:		
X	Wood Frame	Drywall		Electric Baseboard			Vent Fan		Prefab 1 Story		Prefab 2 Story		Stone Ven.:		
Building Style:		Paneled		Elec. Ceil. Radiant			Hot Tub		Heat Circulator		Raised Hearth		Common Wall:		
CONDOMINIUM		Plaster		Radiant (in-floor)			Unvented Hood		Wood Stove		Direct-Vented Ga		Foundation:		
Yr Built		Trim & Decoration		Electric Wall Heat			Vented Hood		Heat Circulator		Raised Hearth		Finished ?		
1979	Remodeled	Ex		Space Heater			Intercom		Wood Stove		Auto. Doors:		Mech. Doors:		
0		X		Wall/Floor Furnace			Jacuzzi Tub		Direct-Vented Ga		Area:		% Good:		
Condition: Average		Ord		Forced Heat & Cool			Jacuzzi repl.Tub		Class: BC		E.C.F.		Storage Area:		
		Min		Heat Pump			Oven		Effec. Age: 20		X 1.800		No Conc. Floor:		
Room List		Size of Closets		No Heating/Cooling			Microwave		Floor Area: 1,040				Bsmnt Garage:		
Basement		Lg		Central Air			Standard Range		Total Base New : 200,383				Carport Area:		
1st Floor		X		Wood Furnace			Self Clean Range		Total Depr Cost: 160,306				Roof:		
2nd Floor		Ord		(12) Electric			Sauna		Estimated T.C.V: 288,551						
2 Bedrooms		Small		0 Amps Service			Trash Compactor								
(1) Exterior		H.C.		No./Qual. of Fixtures			Central Vacuum								
Wood/Shingle		(5) Floors		Ex.			Security System								
Aluminum/Vinyl		Kitchen:		X											
Brick		Other:		Ord.											
Insulation		Other:		Min											
(2) Windows		(6) Ceilings		No. of Elec. Outlets											
Many				Many											
Avg.				X											
Large				Ave.											
Avg.				Few											
Few				(13) Plumbing											
Small				1 Average Fixture(s)											
Wood Sash		(7) Excavation		1 3 Fixture Bath											
Metal Sash		Basement: 520 S.F.		1 2 Fixture Bath											
Vinyl Sash		Crawl: 0 S.F.		Softener, Auto											
Double Hung		Slab: 0 S.F.		Softener, Manual											
Horiz. Slide		Height to Joists: 0.0		Solar Water Heat											
Casement				No Plumbing											
Double Glass		(8) Basement		Extra Toilet											
Patio Doors		Conc. Block		Extra Sink											
Storms & Screens		Poured Conc.		Separate Shower											
		Stone		Ceramic Tile Floor											
		Treated Wood		Ceramic Tile Wains											
		Concrete Floor		Ceramic Tub Alcove											
		(9) Basement Finish		Vent Fan											
(3) Roof				(14) Water/Sewer											
X		Recreation SF		1 Public Water											
Gable		Living SF		1 Public Sewer											
Hip		Walkout Doors (B)		Water Well											
Flat		No Floor SF		1000 Gal Septic											
Asphalt Shingle		Walkout Doors (A)		2000 Gal Septic											
Chimney: Brick		(10) Floor Support		Lump Sum Items:											
		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOJCIK ANTHONY S & PAULA	WOJCIK ANTHONY S & PAULA	1	07/14/2011	QC	09-FAMILY	1091/127	PROPERTY TRANSFER	0.0

Property Address: 19 RIDGE TOP  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s):  
 Date: Number: Status:

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

Owner's Name/Address: WOJCIK ANTHONY S & PAULA J TRUSTEES  
 233 KATHERINE WAY  
 DEXTER MI 48130  
 2024 Est TCV 548,551 TCV/TFA: 527.45

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 H763 RIDGE RIDGE TOP 260K 1 Units 260000.00000 100 260,0  
 0.00 Total Acres Total Est. Land Value = 260,000

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

Tax Description: L306 P330/89 UNIT 11 RIDGE TOP  
 CONDOMINIUM REC IN LIBER 207 PAGES  
 909-943 SEC 14 T29N R14W.  
 Comments/Influences: DOOR 19-20  
 3BED/2.5BATH  
 THREE LEVELS

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	130,000	144,300	274,300			119,567C
2023	90,000	119,400	209,400			113,874C
2022	30,000	155,100	185,100			108,452C
2021	30,000	123,800	153,800			104,988C

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

Building Type		(3) Roof (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		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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:	
	0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,040 Total Base New : 200,383 Total Depr Cost: 160,306 Estimated T.C.V: 288,551		55 Treated Wood 60 Treated Wood	E.C.F. X 1.800	Bsmnt Garage: Carport Area: Roof:			
X	Wood Frame	Drywall Paneled		Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC Blt 1979		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:		Ground Area = 520 SF Floor Area = 1040 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	
Yr Built 1979	Remodeled 0	Lg X Ord Small		Central Air Wood Furnace			(12) Electric			Plumbing Areas		Stories Exterior Foundation Size		Cost New Depr. Cost	
Condition: Average		Doors Solid X H.C.		(5) Floors			0 Amps Service			Building Areas		2 Story Siding Basement		Total: 172,523 138,019	
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:			No./Qual. of Fixtures			Other Additions/Adjustments		Plumbing		Average Fixture(s)	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Deck		Treated Wood		55 2,028 1,622	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Water/Sewer		Public Water		1 1,968 1,574	
(2) Windows		Many Avg. X Large Avg. Small		Basement Finish			(14) Water/Sewer			Fireplaces		Interior 2 Story		1 8,735 6,988	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Notes:		ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV:		288,551	
(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			Totals:		200,383 160,306			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIKAILA JUOZAS J & RAMUNE	MIKAILA JUOZAS J & RAMUNE	0	04/06/2017	QC	09-FAMILY	1312P824	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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25 RIDGE TOP	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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MIKAILA JUOZAS J & RAMUNE	MAP #: 17,15					
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2643 LAKE CHARNWOOD	2024 Est TCV 548,551 TCV/TFA: 527.45					
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X	Improved	Vacant	Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO 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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H763 RIDGE RIDGE TOP 260K			1	Units	260000.00000	100	260,0
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0.00 Total Acres						Total Est. Land Value =	260,000
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Tax Description	Dirt Road						
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L212 P549/79 UNIT 12 RIDGE TOP	Gravel Road						
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CONDOMINIUM REC IN LIBER 207 PAGES	Paved Road						
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909-943 SEC 14 T29N R14W.	Storm Sewer						
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Comments/Influences	Sidewalk						
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3BED/2.5BATH	Water						
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THREE LEVELS	Sewer						
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	Electric						
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	Gas						
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	Curb						
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	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	130,000	144,300	274,300			119,567C
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2023	90,000	119,400	209,400			113,874C
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2022	30,000	155,100	185,100			108,452C
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2021	30,000	123,800	153,800			104,988C
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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 55 60	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			Class: BC Effec. Age: 20 Floor Area: 1,040 Total Base New : 200,383 Total Depr Cost: 160,306 Estimated T.C.V: 288,551		E.C.F. X 1.800		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			(12) Electric		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 = 520 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1979				
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets Lg X Ord Small		0 Amps Service			(13) Plumbing		Stories Exterior Foundation		Total:		172,523		138,019		
Room List		Doors Solid X H.C.		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		2 Story Siding Basement		1		8,735		6,988		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		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		Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		1		4,088		3,270		
(1) Exterior		(6) Ceilings		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer		Notes: ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.800 => TCV:		1		8,735		6,988		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			(14) Water/Sewer		Totals:		200,383		160,306		288,551		
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			(14) Water/Sewer		Totals:		200,383		160,306		288,551		
X	Many Avg. Few Large Avg. Small	(9) Basement Finish		Lump Sum Items:			(14) Water/Sewer		Totals:		200,383		160,306		288,551		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			(14) Water/Sewer		Totals:		200,383		160,306		288,551		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			(14) Water/Sewer		Totals:		200,383		160,306		288,551	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(14) Water/Sewer		Totals:		200,383		160,306		288,551		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAUERLAND PAUL & CONE TER	CONE TERI TRUST	0	09/29/2021	QC	09-FAMILY	2021008088	PROPERTY TRANSFER	0.0
CARROLL TOM WENTWORTH EST	SAUERLAND PAUL	542,250	04/30/2018	WD	03-ARM'S LENGTH	1328P474	PROPERTY TRANSFER	100.0
CARROLL AMY TRUST	SAUERLAND PAUL	0	04/30/2018	QC	03-ARM'S LENGTH	1328P472	PROPERTY TRANSFER	100.0
SAUERLAND PAUL	SAUERLAND PAUL & CONE TER	0	04/27/2018	QC	09-FAMILY	1328P477	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	03/03/2022	PB22-0024	100% FINIS
	P.R.E. 0%		Plumbing	02/03/2022	PP22-0037	100% FINIS
Owner's Name/Address	MAP #: 16,38		Electrical	02/01/2022	PE22-0070	100% FINIS
CONE TERI TRUST 2881 SOUTHTON RD SHAKER HEIGHTS OH 44120	2024 Est TCV 802,156 TCV/TFA: 670.70		Res. Condo	10/25/2010	PB10-0287	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD							
			Description	Frontage	Depth	Rate %Adj.	Reason	Value		
L442 P234 L540 P650 L541 P187 L663 P375 APARTMENT 1 SAND PIPER CONDOMINIUM. REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		Dirt Road							
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							
			* Factors *							
			1 Units 340000.00000 100							
			0.00 Total Acres Total Est. Land Value = 340,000							

Comments/Influences

1ST FLOOR END 2 BD 2 BA  
3BED/2BATH  
FLAT

5/2016 1817216 \$549,000 WTD WHOLE OWNERSHIP. SANDPIPER 1 IS A TWO BEDROOM, TWO BATHROOM CONDOMINIUM LOCATED ON A BEAUTIFUL STRETCH OF LAKE MICHIGAN BEACH

CONDOMINIUM WAS UNIT, WHICH TE UNITS 2) THAT CAN ONNECTED, AS A ATELY AS TWO S. THERE ARE KITCHEN, A ED BATHROOMS FORTABLY R AND AIR E IN BEAUTIFUL E AS FAR AS ORT JOURNEY WITH ALL ITS LLERIES (LESS ITAGE BIKING



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	170,000	231,100	401,100			307,623C
2023	100,000	207,200	307,200			292,975C
2022	80,000	200,800	280,800			271,215C
2021	80,000	184,300	264,300			262,551C

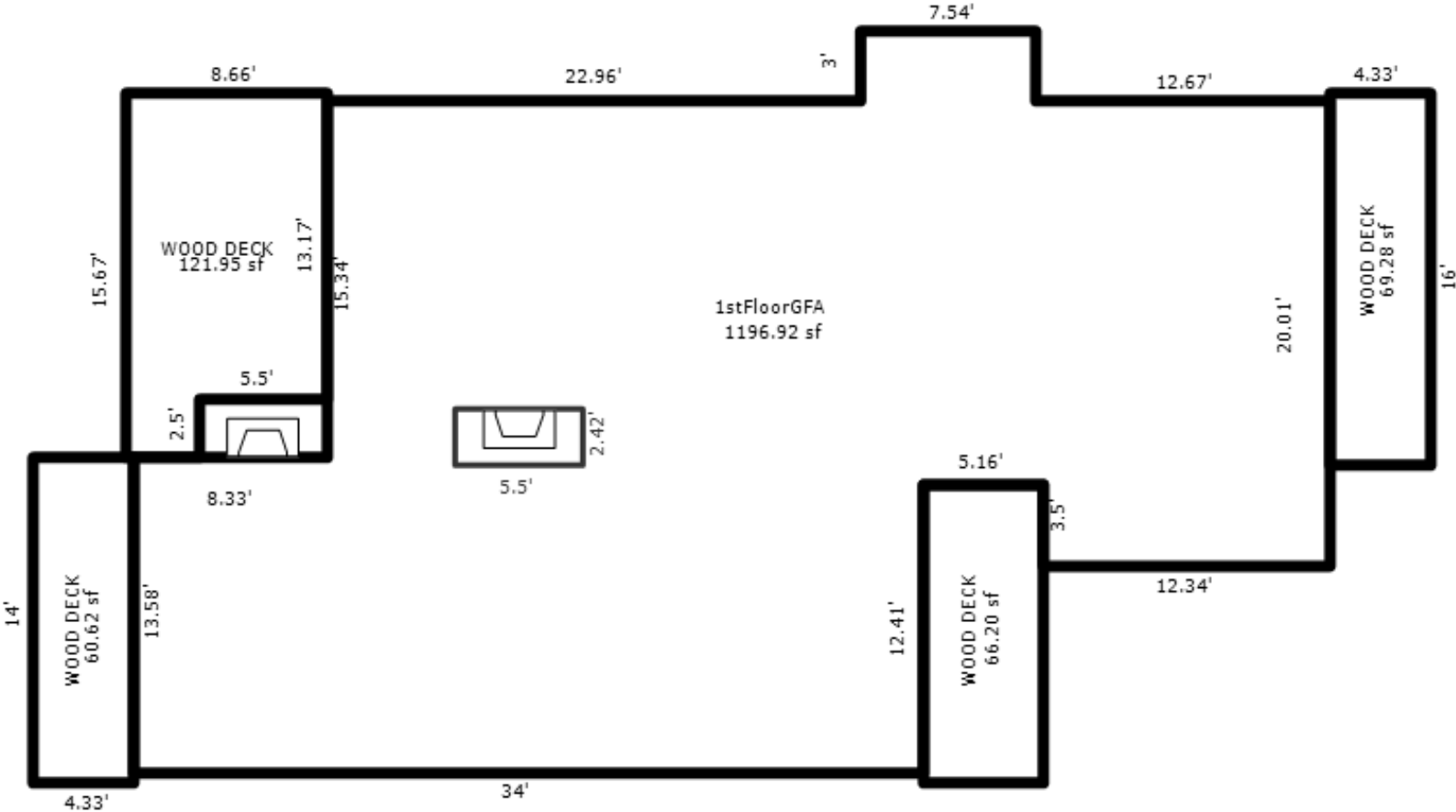
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 121 60 69 66	Type Treated Wood 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			2	Class: BC Effec. Age: 22 Floor Area: 1,196 Total Base New : 219,445 Total Depr Cost: 171,169 Estimated T.C.V: 462,156	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		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 = 1196 SF Floor Area = 1196 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78		Cls BC		Blt 1979									
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1979	201	2022				Ex. X Ord. Min			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Plumbing		Deck		Water/Sewer		Built-Ins		Fireplaces		Notes:		Lump Sum Items:	
Room List		Doors	X	Ord	Small	Many X Ave. Few			Average Fixture(s)		Treated Wood		Public Water		Appliance Allow.		Prefab 2 Story		ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV:		462,156	
Basement	1st Floor	(5) Floors		(12) Electric			1		3 Fixture Bath		Treated Wood		Public Sewer		Fireplaces		2000 Gal Septic					
2 Bedrooms	2 Bedrooms	Kitchen: Other: Other:		0 Amps Service			2		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		1000 Gal Septic					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. X Ord. Min			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1196 S.F. Height to Joists: 0.0		No. of Elec. Outlets			2		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic					
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Many X Ave. Few			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			2		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic					
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic				
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Treated Wood		Water Well		Fireplaces		2000 Gal Septic					

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

**BUILDING 1**



**APT.1**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEWTON JO ANN TRUST	NEWTON PAUL C	0	11/07/2023	QC	09-FAMILY	2023004975	PROPERTY TRANSFER	0.0
NEWTON PAUL C	NEWTON PAUL C TRUST	0	11/07/2023	QC	09-FAMILY	2023004976	PROPERTY TRANSFER	0.0
NEWTON JO ANN TRUST	NEWTON JO ANN TRUST	0	09/06/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
NEWTON JO ANN	NEWTON JO ANN TRUST	0	06/24/1992	QC	09-FAMILY	347P238	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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5 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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NEWTON PAUL C TRUST	MAP #: 16,38					
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6125 LAKE WALDON DR	2024 Est TCV 680,975 TCV/TFA: 654.15					
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CLARKSTON MI 48346	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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		H765 SANDP <1050SQFT			1 Units	300000.00000	100	300,0
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			0.00	Total Acres	Total Est. Land Value =			300,000
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Tax Description	X	Dirt Road						
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L291 P01 L327 P718-719 L347 P238/92	X	Gravel Road						
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APARTMENT 2 SAND PIPER CONDOMINIUM REC IN	X	Paved Road						
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LIBER 198 PAGES 381-416/AMEND L713	X	Storm Sewer						
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P424-439 SECS 14 & 23 T29N R14W.	X	Sidewalk						
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Comments/Influences	X	Water						
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1ST FLOOR 2 BD 1.5 BA	X	Sewer						
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2BED/2BATH	X	Electric						
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GROUND FLOOR	X	Gas						
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	X	Curb						
--	---	------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

	X	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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	Who	When	What	2024	150,000	190,500	340,500		157,845C
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				2023	70,000	170,800	240,800		150,329C
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				2022	45,000	172,200	217,200	217,200W	143,171C
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				2021	45,000	158,000	203,000		138,598C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 138 60 69	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: BC Effec. Age: 25 Floor Area: 1,041 Total Base New : 188,142 Total Depr Cost: 141,102 Estimated T.C.V: 380,975	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			(12) Electric 0 Amps Service			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 = 1041 SF Floor Area = 1041 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls BC		Blt 1979		
Yr Built 1979	Remodeled 0	Ex	X	Ord	Min	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		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,041 Total: 155,001 116,248		
Condition: Average		Size of Closets Lg X Ord Small		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 2 Fixture Bath 1 4,707 3,530 Deck Treated Wood 138 3,538 2,653 Treated Wood 60 2,132 1,599 Treated Wood 69 2,287 1,715 Water/Sewer Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476 Built-Ins Appliance Allow. 1 4,088 3,066 Fireplaces 2nd on Same Stack 1 5,558 4,168 Prefab 2 Story 1 4,661 3,496 Totals: 188,142 141,102			Notes: ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV: 380,975						
Room List		Doors	Solid	X	H.C.	(5) Floors Kitchen: Other: Other:			(6) Ceilings			(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1041 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		
Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		(2) Windows Many Avg. X Large Avg. Small			(3) Roof X Gable Hip Flat X Gambrel Mansard Shed			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:	
Insulation		(2) Windows Many Avg. X Large Avg. Small			(3) Roof X Gable Hip Flat X Gambrel Mansard Shed			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK GEORGE L & DORIS W	COOK DORIS TRUST AGREEMEN	0	09/15/2004	QC	09-FAMILY	823:106	OTHER	0.0
ROY	COOK	170,000	12/06/1991	WD	03-ARM'S LENGTH	333:2	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
9 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
COOK DORIS TRUST AGREEMENT 334 BEECHVIEW DRIVE S ROCHESTER MI 48306-2807	MAP #: 16,38					
	2024 Est TCV 654,729 TCV/TFA: 725.86					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD
L333 P2/91 L823 P106/04 L831 P843/04 APARTMENT 3 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		
Comments/Influences	X		
1ST FLOOR 2 BD 1.5 BA 2BED/2BATH FLAT	X		

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	150,000	177,400	327,400			157,845C
2023	70,000	159,000	229,000			150,329C
2022	45,000	160,300	205,300			143,171C
2021	45,000	147,200	192,200			138,598C

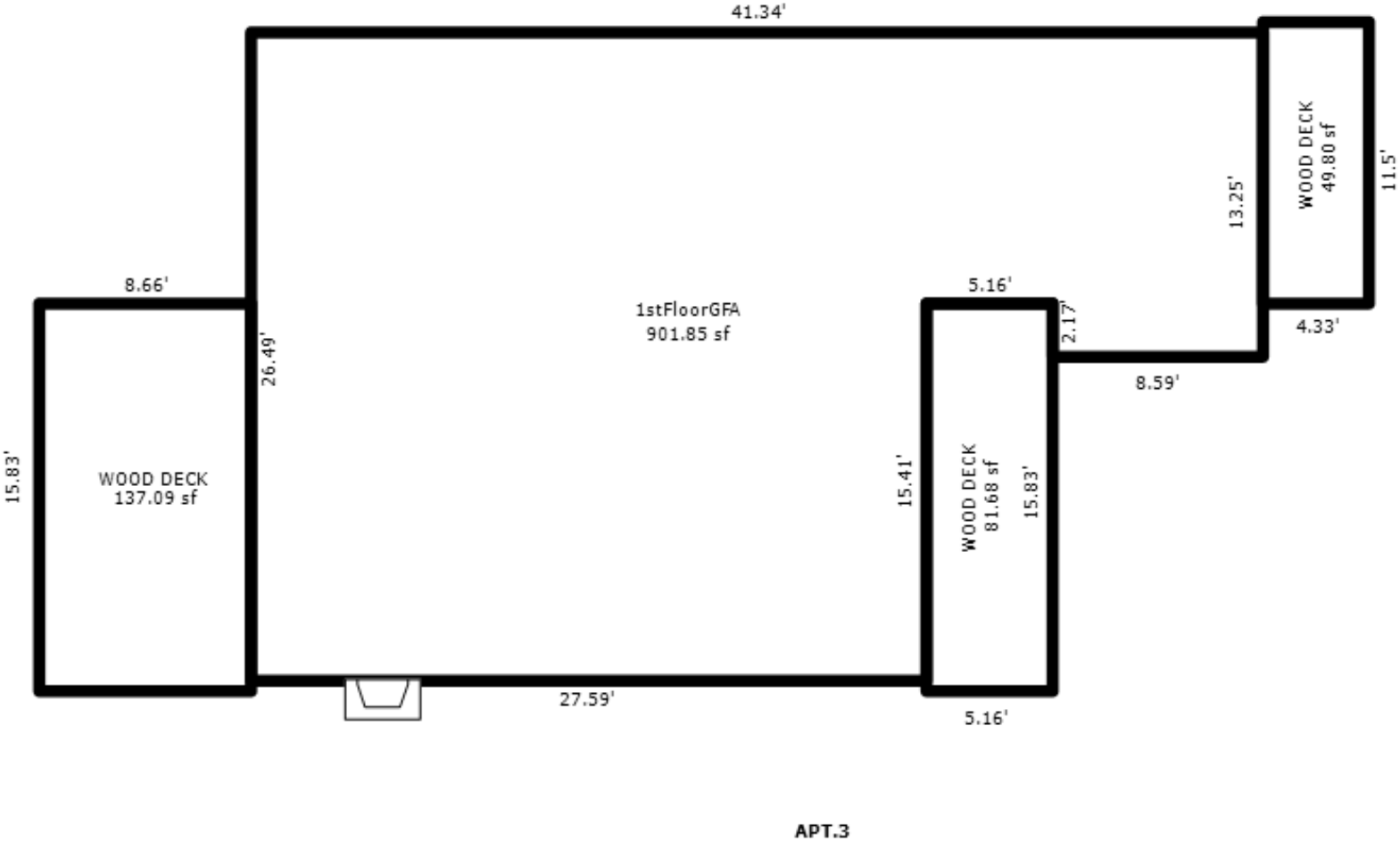
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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: BC Effec. Age: 20 Floor Area: 902 Total Base New : 164,227 Total Depr Cost: 131,381 Estimated T.C.V: 354,729		137 49 81	Treated Wood 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							
Yr Built 1979	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures								
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM								
Room List		Doors		Solid	X	H.C.	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(13) Plumbing			Ground Area = 902 SF Floor Area = 902 SF.			Cls BC		Blt 1979				
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few	Building Areas						
	Insulation				1			Average Fixture(s)	1 Story			Size 902		Depr. Cost			
(2) Windows		(7) Excavation			1			3 Fixture Bath	Other Additions/Adjustments			Total:		136,698 109,359			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 902 S.F. Height to Joists: 0.0			1			Plumbing			Average Fixture(s)		1 2,234 1,787		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Deck			2 Fixture Bath		1 4,707 3,766			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Water/Sewer			Water/Sewer			Public Water		1 1,968 1,574	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water	Appliance Allow.			1		4,088 3,270		
X	Asphalt Shingle	(10) Floor Support			1			Public Sewer	Fireplaces			1		4,661 3,729			
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			1			Water Well 1000 Gal Septic 2000 Gal Septic	Prefab 2 Story			Totals:		164,227 131,381			
														Notes:		ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV: 354,729	

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

**BUILDING 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.
DRIKER EUGENE & ELAINE C	DRIKER ELAINE C	0	10/13/2022	WD	09-FAMILY	2022006181	PROPERTY TRANSFER	0.0
DRIKER ELAINE C	DRIKER ELAINE C TRUST	0	10/13/2022	WD	09-FAMILY	202206182	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
13 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DRIKER ELAINE C TRUST 1525 WELLESLEY DR DETROIT MI 48203	MAP #: 16,38					
	2024 Est TCV 741,582 TCV/TFA: 633.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L267 P897/86 APARTMENT 4 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		H765 SANDP < 1300SQFT	0.00	1 Units	340000.00000 100	340,000
Comments/Influences	X		* Factors * 0.00 Total Acres Total Est. Land Value = 340,000				

Public Improvements	X	Description	Frontage	Depth	Rate %Adj. Reason	Value
Gravel Road						
Paved Road	X					
Storm Sewer						
Sidewalk						
Water	X					
Sewer	X					
Electric	X					
Gas						
Curb						
Street Lights						
Standard Utilities	X					
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	170,000	200,800	370,800			175,894C
2023	100,000	180,000	280,000			167,519C
2022	80,000	181,500	261,500			159,542C
2021	80,000	166,600	246,600			154,446C

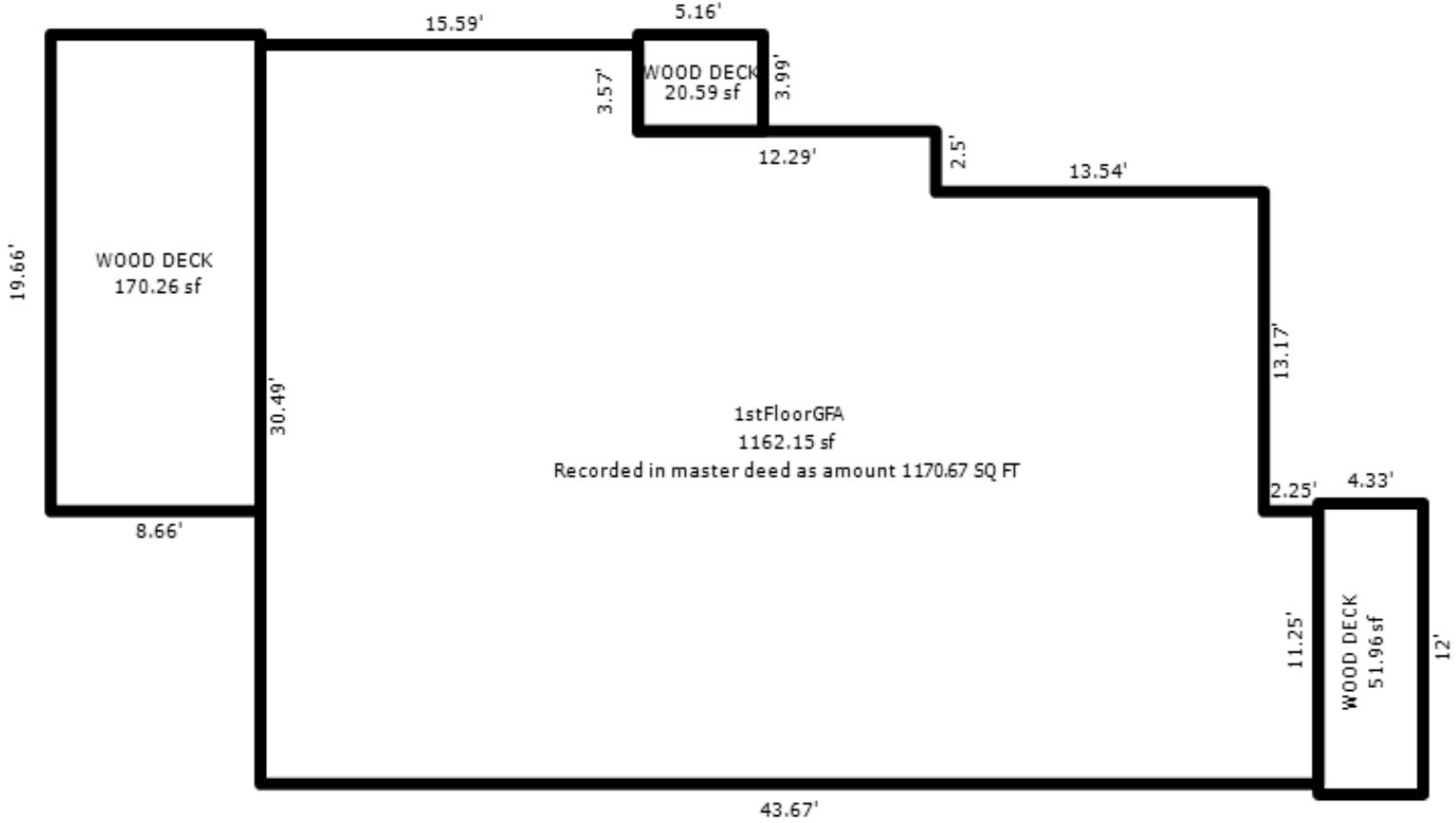
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	170	Treated Wood
	Town Home	0		Forced Air w/o Ducts	Forced Air w/ Ducts			Dishwasher	2nd/Same Stack	20	Treated Wood	Class:			
	Duplex	0		Forced Hot Water	Electric Baseboard			Garbage Disposal	Exterior 1 Story	51	Treated Wood	Exterior:			
	A-Frame	(4) Interior		Elec. Ceil. Radiant			Bath Heater	Exterior 2 Story			Stone Ven.:				
X	Wood Frame	Drywall		Radiant (in-floor)			Vent Fan	Prefab 1 Story			Common Wall:				
		Paneled		Electric Wall Heat			Hot Tub	Prefab 2 Story			Foundation:				
	Building Style:	Plaster		Space Heater			Unvented Hood	Heat Circulator			Finished ?				
	CONDOMINIUM	Wood T&G		Wall/Floor Furnace			Vented Hood	Raised Hearth			Auto. Doors:				
		Trim & Decoration		Forced Heat & Cool			Intercom	Wood Stove			Mech. Doors:				
Yr Built	Remodeled	Ex	X	Ord		Min	Jacuzzi Tub	Direct-Vented Ga			Area:				
1979	0						Jacuzzi repl.Tub					% Good:			
Condition: Average		Size of Closets		No Heating/Cooling			Oven					Storage Area:			
		Lg	X	Ord		Small	Microwave					No Conc. Floor:			
Room List		Doors		Solid	X	H.C.	Standard Range					Bsmnt Garage:			
	Basement	(5) Floors		Central Air			Self Clean Range					Roof:			
	1st Floor	Kitchen:		Wood Furnace			Sauna								
	2nd Floor	Other:		(12) Electric			Trash Compactor								
	2 Bedrooms	Other:		0 Amps Service			Central Vacuum								
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Security System								
		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1979				
X	Wood/Shingle	(6) Ceilings		Many			Exterior Units: 1 Interior Units: 0 Roof:								
	Aluminum/Vinyl			X			(11) Heating System: Forced Air w/ Ducts								
	Brick			Ave.			Ground Area = 1171 SF Floor Area = 1171 SF.								
	Insulation			Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas								
		Basement: 0 S.F.		1			Stories Exterior Foundation Size		Cost New		Depr. Cost				
		Crawl: 0 S.F.		1			1 Story Siding Slab		1,171						
		Slab: 1171 S.F.		1			Other Additions/Adjustments		Total:		171,707 128,779				
		Height to Joists: 0.0		1			Plumbing								
		(8) Basement		1			Average Fixture(s)		1		2,234 1,675				
X	Many			1			2 Fixture Bath		1		4,707 3,530				
	Avg.	X		1			Softener, Auto								
	Few			1			Softener, Manual								
	Large			1			Solar Water Heat								
	Avg.			1			No Plumbing								
	Small			1			Extra Toilet								
		Conc. Block		1			Extra Sink								
		Poured Conc.		1			Separate Shower								
		Stone		1			Ceramic Tile Floor								
		Treated Wood		1			Ceramic Tile Wains								
		Concrete Floor		1			Ceramic Tub Alcove								
		(9) Basement Finish		1			Vent Fan								
(3) Roof		(14) Water/Sewer		1			Public Water								
X	Gable			1			Public Sewer								
	Hip			1			Water Well								
	Flat			1			1000 Gal Septic								
				1			2000 Gal Septic								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:								
		Joists:					ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV:				401,582				
		Unsupported Len:													
		Cntr.Sup:													

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

**BUILDING 1**



**APT.4**

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

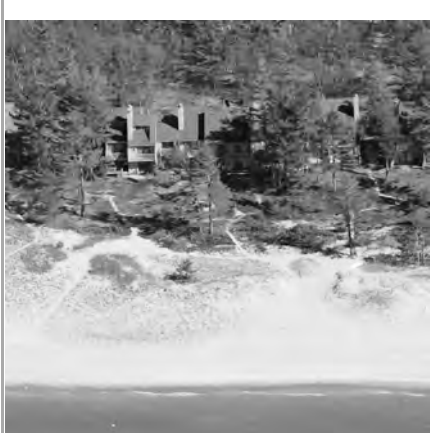


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENDRICKS LYNNE R TRUST	HENDRICKS LYNNE R	1	03/07/2017	QC	09-FAMILY	1289P635	PROPERTY TRANSFER	0.0
HENDRICKS LYNNE R	HENDRICKS DENNIS J & LYNNE	1	03/07/2017	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
HENDRICKS LYNNE R TRUST		0	09/30/2008	QC	33-TO BE DETERMINED	2008 992/976	DEED	0.0
OLSON	HENDRICKS	186,500	03/01/1993	WD	03-ARM'S LENGTH	359:260	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
15 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 16,38					
HENDRICKS DENNIS J & LYNNE R TRUST 1724 WAUKAZOO DR HOLLAND MI 49424	2024 Est TCV 770,458 TCV/TFA: 632.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L359 P260 L474 P505/98 APARTMENT 5 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		H765 SANDP < 1300SQFT	1 Units	340000.00000	100	340,0
			0.00 Total Acres	Total Est. Land Value =			340,000

Comments/Influences	X	Public Improvements
2 FLOORS, 2 DB 2.5 BA 2BED/2.5BATH TOWNHOUSE	X	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	X	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					X					X					2024	170,000	215,200	385,200			166,869C
															2023	100,000	193,000	293,000			158,923C
															2022	80,000	194,500	274,500			151,356C
															2021	80,000	178,500	258,500			146,521C

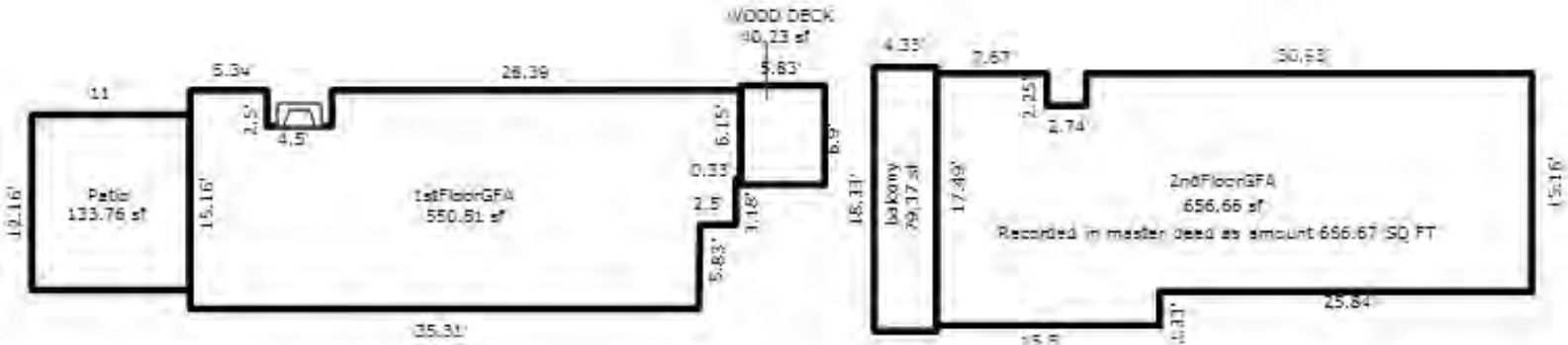
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 133 40 79	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: BC Effec. Age: 25 Floor Area: 1,218 Total Base New : 212,574 Total Depr Cost: 159,429 Estimated T.C.V: 430,458	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 1979	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:		Cls BC		Blt 1979									
Condition: Average		Size of Closets		Lg			X	Ord	Small	Ground Area = 609 SF Floor Area = 1218 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		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)			2 Story Siding Slab		609		Total: 171,156 128,366								
2 Bedrooms	2 Bedrooms	Kitchen:		Other:			2 Fixture Bath			Other Additions/Adjustments		Plumbing		Average Fixture(s)								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.	Few	3 Fixture Bath			Softener, Auto						
Wood/Shingle	Aluminum/Vinyl	Brick		Insulation			(14) Water/Sewer			1			Public Water			1						
(2) Windows		(7) Excavation		Basement: 0 S.F.			2			3 Fixture Bath			1			2 Fixture Bath			Softener, Manual			
Many	X	Avg.	X	Avg.	Small	Crawl: 0 S.F.			1			2 Fixture Bath			Softener, Manual			Solar Water Heat				
Few	Large	Small		Slab: 609 S.F.			Height to Joists: 0.0			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			
Wood Sash	Metal Sash	Vinyl Sash		(8) Basement			Conc. Block			Poured Conc.			Stone			Ceramic Tile Floor			Ceramic Tile Wains			
Double Hung	Horiz. Slide	Casement		Double Glass			Patio Doors			Storms & Screens			(9) Basement Finish			Vent Fan			Ceramic Tub Alcove			
(3) Roof		(10) Floor Support		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			1000 Gal Septic		2000 Gal Septic	
X	Gable	Gambrel	Mansard		Flat			Shed			Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		
Asphalt Shingle		Chimney: Brick		Lump Sum Items:			Notes:			ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV:			430,458		Totals: 212,574 159,429							

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

**BUILDING 1**



**APT. 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.
HARTWIG ROBERT H & BEVERL	HARTWIG PROPERTIES LLC	0	09/24/2012	WD	03-ARM'S LENGTH	1141P14	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
16 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	12/31/2010	PB10-7566	100% FINIS
Owner's Name/Address	P.R.E. 0%					
HARTWIG PROPERTIES LLC 9481 FOX CREEK LN MASON OH 45040-7550	MAP #: 16,38					
	2024 Est TCV 991,773 TCV/TFA: 644.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L223 P838/81 L293 P974/88 APARTMENT 6 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		H765 SANDP <1650SQFT	1 Units	420000.00000	100	420,000
			0.00 Total Acres Total Est. Land Value = 420,000				

Comments/Influences	X Water	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
2 FLOORS END UNIT 2 BD 2.5 BA 2BED/2.5BATH TOWNHOUSE	X	Wood Frame	32.13	224 50	3,598
		Total Estimated Land Improvements True Cash Value = 3,598			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Landscaped	2024	210,000	285,900	495,900			197,862C
	X	Swamp	2023	120,000	256,400	376,400			188,440C
	X	Wooded	2022	100,000	258,300	358,300			179,467C
	X	Pond	2021	100,000	237,100	337,100			173,734C
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

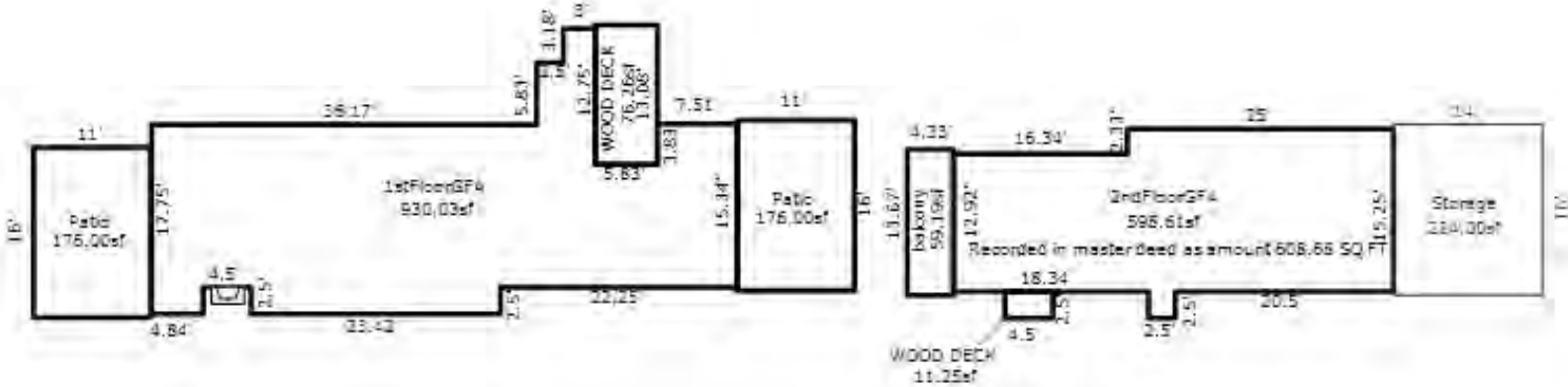


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								176 Treated Wood 176 Treated Wood 76 Treated Wood 11 Treated Wood 59 Wood Balcony	
Building Style: CONDOMINIUM			Drywall Paneled												
Yr Built 1979			Plaster Wood T&G												
Remodeled 2011			Trim & Decoration												
Condition: Average			Ex	X	Ord		Min								
Room List			Size of Closets												
	Basement 1st Floor 2nd Floor 2 Bedrooms		Lg	X	Ord		Small								
(1) Exterior			Doors		Solid	X	H.C.								
X		Wood/Shingle Aluminum/Vinyl Brick	(5) Floors												
		Insulation	Kitchen: Other: Other:												
(2) Windows			(6) Ceilings												
X		Many Avg. Few	(7) Excavation												
		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 769 S.F. Height to Joists: 0.0												
(3) Roof			(8) Basement												
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												
(3) Roof			(10) Floor Support												
X		Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
		Gambrel Mansard Shed	(14) Water/Sewer												
X		Asphalt Shingle	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Chimney: Brick	Lump Sum Items:												
			(13) Plumbing												
			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
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			(14) Water/Sewer												

**BUILDING 1**



**APT. 6**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARKER MARION A INTER-VIV	SKINNER SHARON A TRUST	0	05/08/2012	QC	03-ARM'S LENGTH	1125P944	PROPERTY TRANSFER	100.0
HENRY FORD HEALTH SYSTEMS	PARKER MARION A INTER-VIV	575,000	09/11/2009	WD	03-ARM'S LENGTH	2009 1027-134W	DEED	100.0
VALADE GARY C & MARGARET	HENRY FORD HEALTH SYSTEMS	1,100,000	10/23/2008	PTA	33-TO BE DETERMINED		PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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4 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 06/16/2020					

Owner's Name/Address	MAP #: 16,38	2024 Est TCV 818,232 TCV/TFA: 683.00
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X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		H765 SANDP < 1300SQFT			1	Units	340000.00000	100		340,0
			0.00	Total Acres			Total Est. Land Value =			340,000

Tax Description	X	Improvements
L248 P209/84 APARTMENT 7 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

Comments/Influences	X	Water
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2ND FLOOR 2BDRM 2.5 BA 3BED/2BATH FLAT	X	Sewer
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	X	Electric
--	---	----------

	X	Gas
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	X	Curb
--	---	------

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

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

	X	Underground Utils.
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Topography of Site	X	Level
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	X	Rolling
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	X	Low
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	X	High
--	---	------

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

	X	Swamp
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	X	Wooded
--	---	--------

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

	X	Waterfront
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	X	Ravine
--	---	--------

	X	Wetland
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	X	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	170,000	239,100	409,100			314,548C
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2023	100,000	214,400	314,400			299,570C
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2022	80,000	216,100	296,100			285,305C
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2021	80,000	198,400	278,400			276,191C
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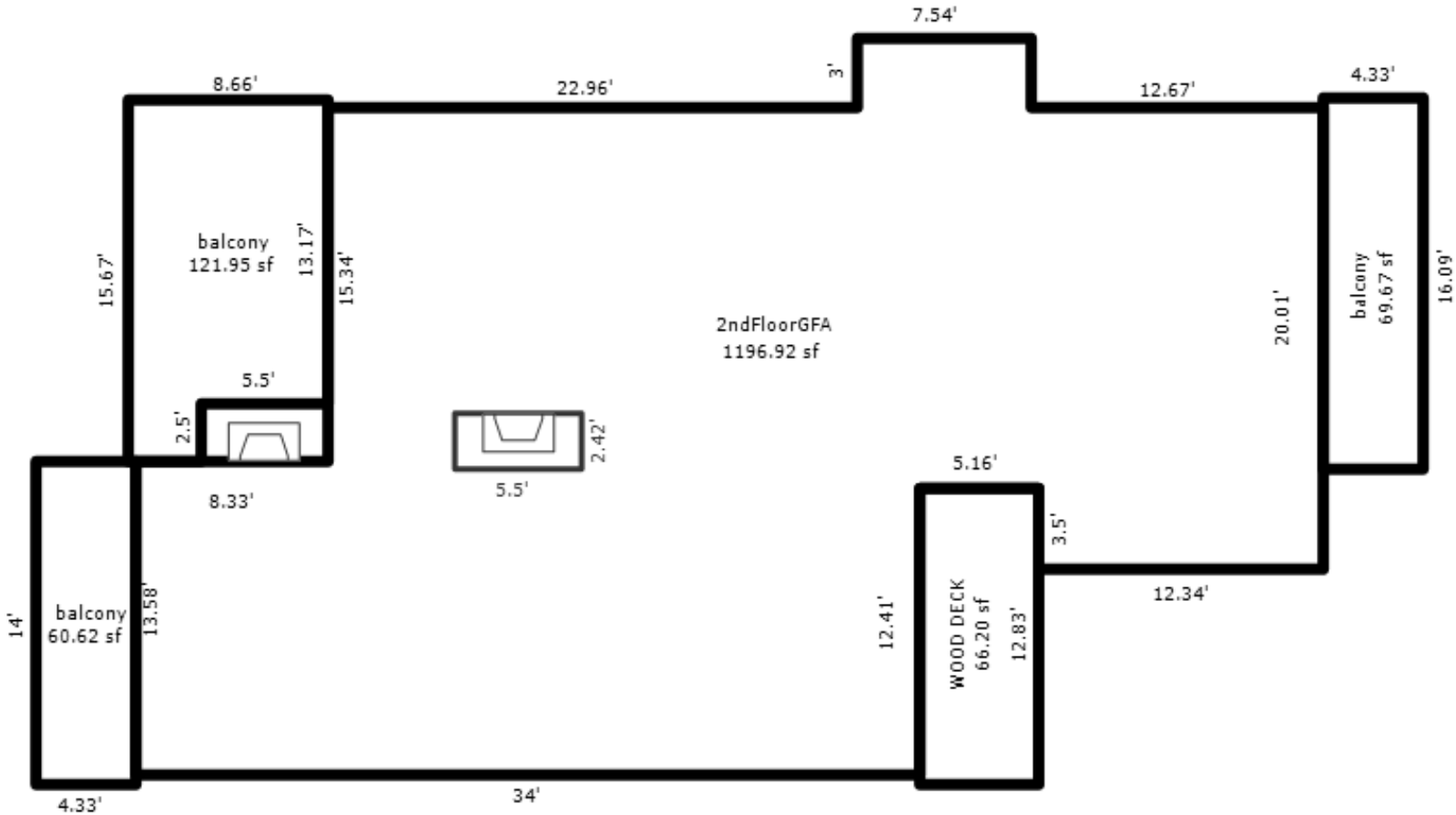
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Prefab 1 Story 1 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: BC Effec. Age: 20 Floor Area: 1,198 Total Base New : 221,403 Total Depr Cost: 177,123 Estimated T.C.V: 478,232	66 181 69	Treated Wood Wood Balcony Wood Balcony	Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1979				
1979	2005	Size of Closets			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:		Total Area = 1198 SF Floor Area = 1198 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size		Cost New		Depr. Cost				
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 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 Slab		1,198		Total: 175,138 140,112				
Basement	1st Floor	(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 2,234 1,787			
2 Bedrooms	2 Bedrooms	Kitchen: Other: Other:		0 Amps Service			Plumbing			3 Fixture Bath		1 7,025 5,620		2 Fixture Bath		1 4,707 3,766	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Deck			Treated Wood		66		2,240 1,792			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. X Ord. Min			Balcony			Wood Balcony		181		9,200 7,360			
Insulation		(8) Basement		Many X Ave. Few			Water/Sewer			Wood Balcony		69		3,507 2,806			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1198 S.F. Height to Joists: 0.0		(14) Water/Sewer			Built-Ins			Public Water		1		1,968 1,574			
X	Many Avg. X Few	Large Avg. Small	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			Appliance Allow.			1		4,088 3,270			
(3) Roof		(9) Basement Finish		Lump Sum Items:			Fireplaces			2nd on Same Stack		1		5,558 4,446			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Notes:			Prefab 1 Story			Public Sewer		1		3,770 3,016			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCY:			Totals:			221,403		177,123		478,232			

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



**BUILDING 1**



**APT.7**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUSSEY RONALD J & LINDA	YANNANTUONO DANIEL & WRIG	425,000	01/15/2016	WD	03-ARM'S LENGTH	1250P719	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
YANNANTUONO DANIEL & WRIGHT LAUREL 11920 SE PLUTUS AVE HOBE SOUND FL 33455	MAP #: 16,38					
	2024 Est TCV 693,377 TCV/TFA: 666.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD							
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value	
APARTMENT 8 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		H765 SANDP <1050SQFT			1 Units	300000.00000	100		300,0
Comments/Influences	X			0.00	Total Acres	Total Est. Land Value =				300,000

2BDRM 2 BATH  
2BED/2BATH  
FLAT



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Who	When	What
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

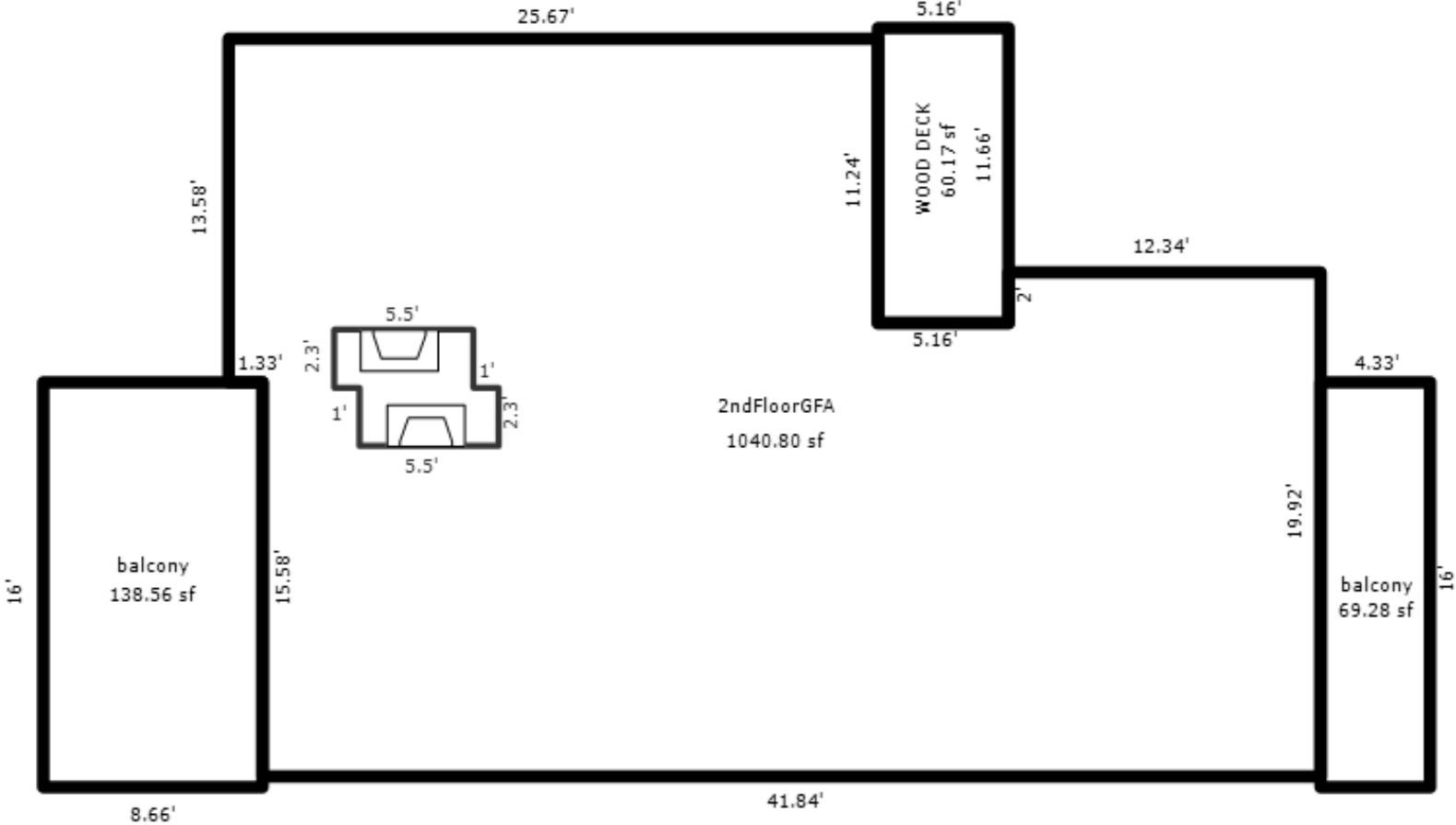
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	150,000	196,700	346,700			234,291C
2023	70,000	176,400	246,400			223,135C
2022	45,000	177,800	222,800			212,510C
2021	45,000	163,200	208,200			205,722C

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

Building Type		(3) Roof (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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 1,041 Total Base New : 194,266 Total Depr Cost: 145,695 Estimated T.C.V: 393,377		60 138 69	Treated Wood Wood Balcony Wood Balcony	Bsmnt Garage: Carport Area: Roof:										
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700													
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1979									
Condition: Average		Size of Closets					0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof:													
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1041 SF Floor Area = 1041 SF.													
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:			Many			X	Ave.		Few	Building Areas										
(1) Exterior		(6) Ceilings				(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1041 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		Slab		1,041		Total:		155,001		116,248	
(2) Windows		(8) Basement				(14) Water/Sewer			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		2,234		1,675			
X	Many Avg. X Few	Large Avg. Small	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			Deck			Treated Wood		60		2,132		1,599					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish				Lump Sum Items:			Balcony			Wood Balcony		138		7,015		5,261					
(3) Roof		(10) Floor Support							Water/Sewer			Wood Balcony		69		3,507		2,630					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:						Built-Ins			Appliance Allow.		1		4,088		3,066					
X	Asphalt Shingle							Fireplaces			2nd on Same Stack		1		5,558		4,168						
Chimney: Brick								Notes:			Prefab 1 Story		1		3,770		2,827						
								Totals:					194,266		145,695								
								ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV:							393,377								

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

**BUILDING 1**



**APT.8**

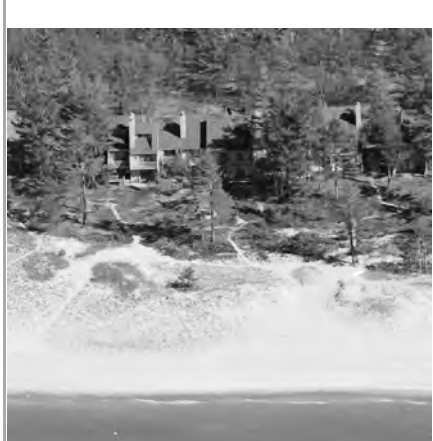
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROCKMAN ET AL	PHILLIPS	185,000	11/12/1992	WD	03-ARM'S LENGTH	353:81	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
PHILLIPS THOMAS C & DEBORAH J 205 SAMUEL OAKS DR OKEMOS MI 48864	MAP #: 16,38					
	2024 Est TCV 643,618 TCV/TFA: 713.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
L281 P422 L303 P341 L353 P81-82/92 APARTMENT 9 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		H765 SANDP <1050SQFT	1 Units	300000.00000	100		300,0
Comments/Influences	X		0.00 Total Acres Total Est. Land Value =				300,000	

Comments/Influences	X	Public Improvements	* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
2ND FL 2 BD 2 BA 2BED/2BATH FLAT	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	X Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2024	150,000	171,800	321,800			157,845C
													2023	70,000	154,000	224,000			150,329C
													2022	45,000	155,300	200,300			143,171C
													2021	45,000	142,500	187,500			138,598C

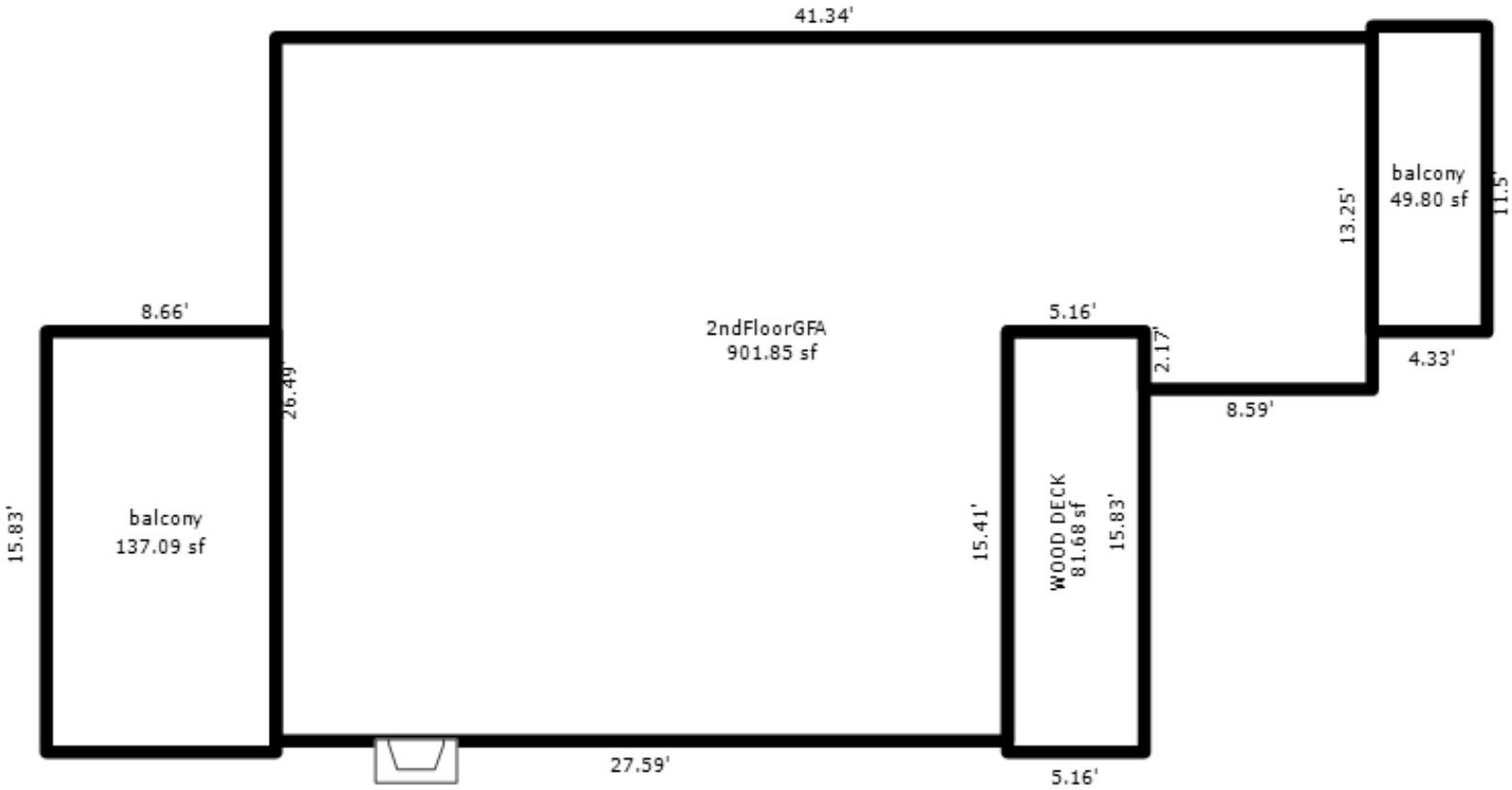
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: 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		81 137 49	Treated Wood Wood Balcony Wood Balcony	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 902 Total Base New : 169,690 Total Depr Cost: 127,266 Estimated T.C.V: 343,618		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1979	Remodeled 0	Ex	X	Ord	Min	Size of Closets			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 = 902 SF Floor Area = 902 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 902 Total: 136,698 102,523			Cls BC		Blt 1979		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Other Additions/Adjustments							
Room List		Doors	Solid	X	H.C.	(12) Electric			Plumbing							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Built-Ins						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 902 S.F. Height to Joists: 0.0			(13) Plumbing			Appliance Allow. Fireplaces Prefab 1 Story						
(2) Windows		Many Avg. X Large Avg. Small		Basement			(14) Water/Sewer			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			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCv:						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Lump Sum Items:			Totals:			169,690		127,266	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						3,770		2,827		343,618	
X	Asphalt Shingle															
Chimney: Brick																

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

**BUILDING 1**



**APT.9**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CANEPA JOHN C & MARIE O	AGNELLO MILISSA L	300,000	06/16/2017	WD	09-FAMILY	1299P8	PROPERTY TRANSFER	0.0
AGNELLO MILISSA L	AGNELLO MILISSA L & MICHA	0	06/16/2017	WD	09-FAMILY	1299P10	PROPERTY TRANSFER	0.0
CANEPA MARIE O	CANEPA JOHN C & MARIE O	1	05/20/2015	WD	03-ARM'S LENGTH	1229P883	DEED	0.0
ROSE	CANEPA	175,000	08/30/1990	WD	03-ARM'S LENGTH	314:925	PROPERTY TRANSFER	0.0

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

14 SAND PIPER      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 0%      MAP #: 16,38

Owner's Name/Address      2024 Est TCV 760,965 TCV/TFA: 649.84

X Improved      Vacant      Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

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

L272 P44/87 L314 P925/90 APARTMENT 10 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.      X Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      H765 SANDP < 1300SQFT      1 Units      340000.00000      100      340,0

Comments/Influences      X Water      X Sewer      0.00 Total Acres      Total Est. Land Value =      340,000

2ND FL 2 BD 2 BA      X Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.

FLAT      Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	170,000	210,500	380,500			175,894C
2023	100,000	188,700	288,700			167,519C
2022	80,000	190,200	270,200			159,542C
2021	80,000	174,600	254,600			154,446C

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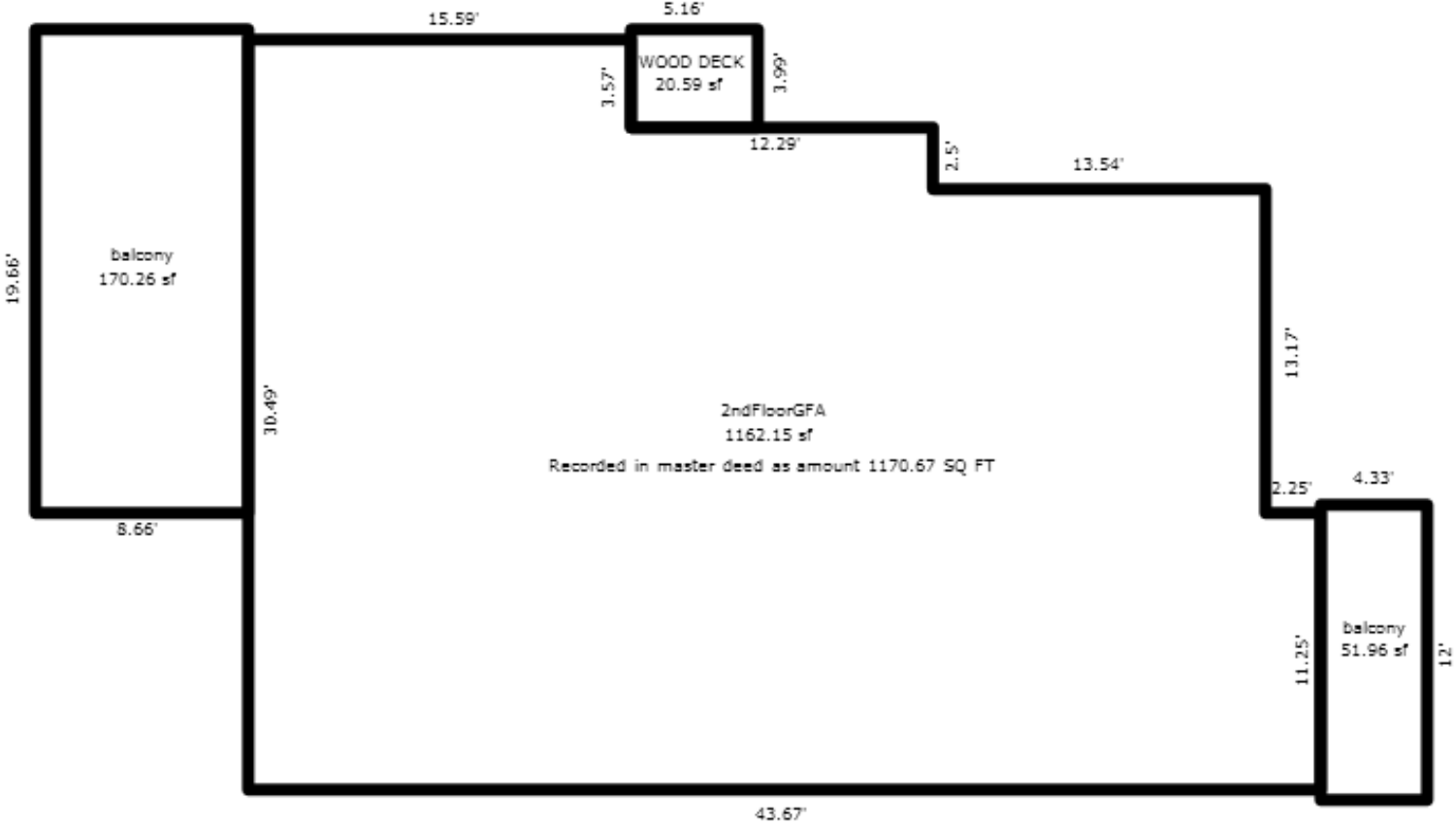
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Mobile Home		Insulation		Wood										Coal
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	2nd/Same Stack	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts										Garbage Disposal
	A-Frame	(4) Interior		Forced Hot Water			Hot Tub	Unvented Hood	Exterior 1 Story	Exterior 2 Story	Class: BC Effec. Age: 20 Floor Area: 1,171 Total Base New : 194,892 Total Depr Cost: 155,913 Estimated T.C.V: 420,965				
X	Wood Frame	Drywall		Electric Baseboard											Vented Hood
	Building Style: CONDOMINIUM	Paneled		Elec. Ceil. Radiant			Jacuzzi Tub	Jacuzzi repl.Tub	Heat Circulator	Raised Hearth					
	Yr Built	Ex	X	Ord	Electric Wall Heat										Oven
	Remodeled				Space Heater			Sauna	Trash Compactor	Central Vacuum					
	1979	0	Size of Closets		Wall/Floor Furnace										Security System
	Condition: Average	Lg	X	Ord	Forced Heat & Cool			No Heating/Cooling	Exterior Units: 1	Interior Units: 0	Roof:				
	Room List				Heat Pump										Central Air
	Basement	(5) Floors		No./Qual. of Fixtures			Wood Furnace	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
	1st Floor	Kitchen:		Ex.	X	Ord.									
	2nd Floor	Other:					Amps Service	Other Additions/Adjustments	Plumbing	Average Fixture(s)	1	2,234	1,787		
	2 Bedrooms	Other:		No. of Elec. Outlets											
(1)	Exterior	(6) Ceilings		Many	X	Ave.	Plumbing	Water/Sewer	Public Water	Ceramic Tile Floor	1	1,968	1,574		
X	Wood/Shingle	Insulation													
	Aluminum/Vinyl	(7) Excavation		(13) Plumbing			Vent Fan	Fireplaces	Prefab 1 Story	Vent Fan	1	3,770	3,016		
	Brick	Basement: 0 S.F.		Plumbing											
	Insulation	Crawl: 0 S.F.		Average Fixture(s)			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
(2)	Windows	Slab: 1171 S.F.		Average Fixture Bath											Water Well
X	Many	X	Large	2 Fixture Bath			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Avg.		Avg.	Softener, Auto											Water Well
	Few		Small	Softener, Manual			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Wood Sash	(8) Basement		No Plumbing											Water Well
	Metal Sash	Conc. Block		Extra Toilet			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Vinyl Sash	Poured Conc.		Extra Sink											Water Well
	Double Hung	Stone		Separate Shower			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Horiz. Slide	Treated Wood		Ceramic Tile Floor											Water Well
	Casement	Concrete Floor		Ceramic Tile Wains			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Double Glass	(9) Basement Finish		Ceramic Tub Alcove											Water Well
	Patio Doors	Recreation SF		Vent Fan			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Storms & Screens	Living SF		No Plumbing											Water Well
(3)	Roof	Walkout Doors (B)		Extra Toilet			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
X	Gable	No Floor SF		Extra Sink											Water Well
	Hip	Walkout Doors (A)		Separate Shower			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Flat	Recreation SF		Ceramic Tile Floor											Water Well
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Wains			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
	Chimney: Brick	Joists:		Vent Fan											Water Well
		Unsupported Len:		Ceramic Tub Alcove			Water Well	1000 Gal Septic	2000 Gal Septic	Total:	171,707	137,366			
		Cntr.Sup:		Vent Fan											Water Well

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

**BUILDING 1**



**APT.10**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HURWITZ SUSAN S TRUST	HURWITZ SUSAN S & MARTIN	0	01/27/2021	QC	09-FAMILY	2022000075	DEED	0.0
HURWITX SUSAN S & MARTIN	HURWITZ SUSAN S TRUST	0	01/27/2021	QC	09-FAMILY	2022000078	DEED	0.0
HURWITZ MARTIN E & SUSAN	HURWITZ SUSAN S TRUST	0	06/05/2014	WD	03-ARM'S LENGTH	1200P148	PROPERTY TRANSFER	0.0
IRWIN	HURWITZ	235,000	09/29/1993	WD	03-ARM'S LENGTH	371:692	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
18 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/23/2019	PE19-0036	100% FINIS
	P.R.E. 0%		Plumbing	01/02/2019	PP19-0001	100% FINIS
Owner's Name/Address	MAP #: 16,38		Commercial/Residential	11/19/2018	PB18-0645	100% FINIS
HURWITZ SUSAN S TRUST 1520 CAMBRIDGE RD ANN ARBOR MI 48104	2024 Est TCV 941,523 TCV/TFA: 612.17					

X Improved		Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H765 SANDP <1650SQFT			1	Units	420000.00000	100 420,0
			0.00	Total Acres	Total Est. Land Value =	420,000

X Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		32.15	222 50	3,568
			Total Estimated Land Improvements True Cash Value =	3,568

X Electric		Topography of Site	
Level	Rolling	Year	Land Value
Gas		2024	210,000
Curb		2023	120,000
Street Lights		2022	100,000
Standard Utilities		2021	100,000
Underground Utils.			



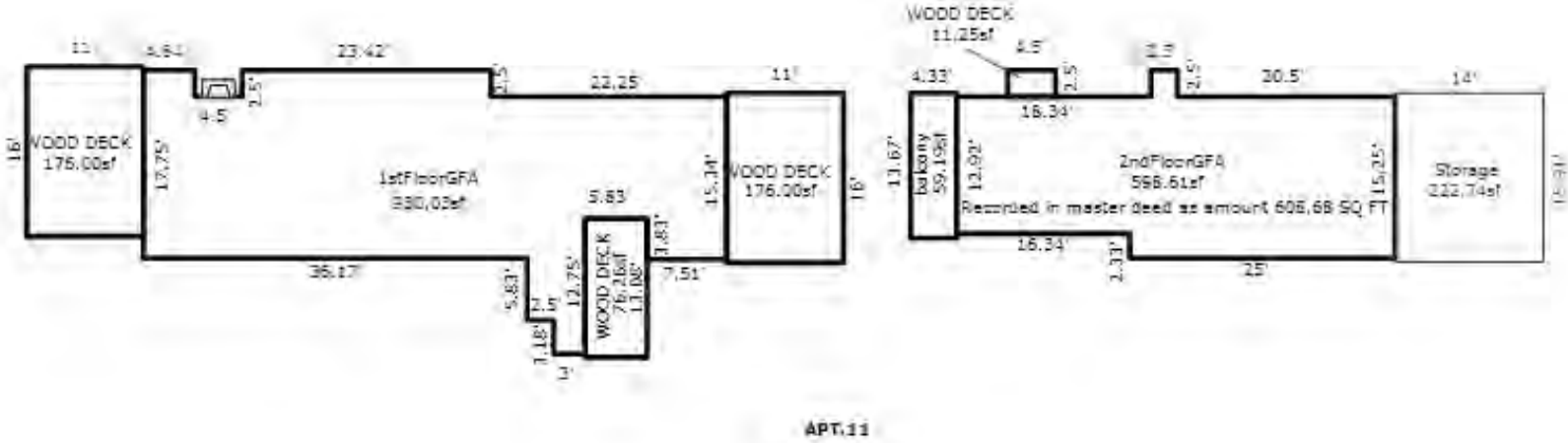
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/19/2016	INSPECTED	2024	210,000	260,800	470,800			181,642C
WAS	01/03/2008	INSPECTED	2023	120,000	233,900	353,900			172,993C
			2022	100,000	235,600	335,600			164,756C
			2021	100,000	216,200	316,200			159,493C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built:	
	Mobile Home			Wood	Coal	Steam	Cook Top				Interior 2 Story	Car Capacity:		
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	176	Treated Wood	Class:	
	Duplex	0	Other Overhang		Forced Air w/ Ducts						1	Garbage Disposal	1	176
	A-Frame	(4) Interior		Forced Hot Water			1	Vent Fan	1	76				Treated Wood
X	Wood Frame	Drywall		Electric Baseboard							1	Hot Tub	1	11
	Building Style: CONDOMINIUM	Paneled		Elec. Ceil. Radiant			1	Unvented Hood	1	59				
		Plaster		Radiant (in-floor)							1	Vented Hood	1	Heat Circulator
	Wood T&G		Electric Wall Heat			1	Intercom	1	Raised Hearth	Finished ?:				
	Trim & Decoration		Space Heater							1	Jacuzzi Tub	1	Wood Stove	Auto. Doors:
	Yr Built	Remodeled	Ex	X	Ord	Min	Wall/Floor Furnace	1	Direct-Vented Ga					Mech. Doors:
	1979	0					Forced Heat & Cool			1	Class: BC	Area:		
	Condition: Average		Size of Closets			Heat Pump			1			Effec. Age: 25	% Good:	
	Lg	X	Ord	Small	No Heating/Cooling			1		Floor Area: 1,538	Storage Area:			
	Room List		Doors	Solid	X	H.C.	Central Air		1		Total Base New : 255,784	X 2.700		Bsmnt Garage:
	Basement	(5) Floors		(12) Electric			Wood Furnace	1		Total Depr Cost: 191,835		X		Roof:
	1st Floor	Kitchen:		0			Amps Service		1		Estimated T.C.V: 517,955	E.C.F.		Carport Area:
	2nd Floor	Other:		No./Qual. of Fixtures				1		E.C.F.		X		Roof:
	3 Bedrooms	Other:		Ex.			X		Ord.		Min	Cls BC		Blt 1979
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1979		
X	Wood/Shingle			Many			X	Ave.	Few	Exterior Units: 1 Interior Units: 0 Roof:				
	Aluminum/Vinyl			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 769 SF Floor Area = 1538 SF.				
	Brick			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas				
	Insulation			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			2 Story Siding Slab 769				
	(2) Windows	(7) Excavation		1			Average Fixture(s)			Total: 209,350 157,012				
X	Many	X	Large	Basement: 0 S.F.			2			Other Additions/Adjustments				
	Avg.	X	Avg.	Crawl: 0 S.F.			3			Plumbing				
	Few	X	Small	Slab: 769 S.F.			1			Average Fixture(s)				
	Wood Sash	Height to Joists: 0.0		(8) Basement			2			3 Fixture Bath				
	Metal Sash			Conc. Block			1			2 Fixture Bath				
	Vinyl Sash			Poured Conc.			1			Softener, Auto				
	Double Hung			Stone			1			Softener, Manual				
	Horiz. Slide			Treated Wood			1			Solar Water Heat				
	Casement			Concrete Floor			1			No Plumbing				
	Double Glass			(9) Basement Finish			1			Extra Toilet				
	Patio Doors						1			Extra Sink				
	Storms & Screens						1			Separate Shower				
	(3) Roof						1			Ceramic Tile Floor				
X	Gable						1			Ceramic Tile Wains				
	Hip						1			Ceramic Tub Alcove				
	Flat						1			Vent Fan				
	Asphalt Shingle			(10) Floor Support			1			Water/Sewer				
	Chimney: Brick			Joists:			1			Public Water				
				Unsupported Len:			1			Public Sewer				
				Cntr.Sup:			1			Water Well				
							1			1000 Gal Septic				
							1			2000 Gal Septic				
							1			Lump Sum Items:				
							1			Public Water				
							1			Public Sewer				
							1			Water Well				
							1			1000 Gal Septic				
							1			2000 Gal Septic				
							1			Lump Sum Items:				
							1			Public Water				
							1			Public Sewer				
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							1			Public Water				
							1			Public Sewer				
							1			Water Well				
							1			1000 Gal Septic				
							1			2000 Gal Septic				
							1			Lump Sum Items:				
							1			Public Water				
							1			Public Sewer				
							1			Water Well				

**BUILDING 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.
LOSH J MICHAEL TRUST FBO	WILLINS MAREN	1	03/10/2011	QC	08-ESTATE	1081-676	PROPERTY TRANSFER	0.0
LOSH J MICHAEL TRUST FBO	LOSH ADRIENNE	1	03/08/2011	QC	08-ESTATE	1081-674	PROPERTY TRANSFER	0.0
LOSH J MICHAEL QPR TRUST	LOSH J M TRUST FBO LOSH A	1	03/07/2011	QC	08-ESTATE	1081-672	PROPERTY TRANSFER	100.0
SAND PIPER CONDOMINIUM	LOSH	0	11/30/2010	OTH	33-TO BE DETERMINED	1073-579	DEED	0.0

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

Owner's Name/Address	MAP #: 16,38
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LOSH ADRIENNE & WILLINS MAREN 1711 HERON RIDGE DR BLOOMFIELD HILLS MI 48302	2024 Est TCV 770,458 TCV/TFA: 632.56
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X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		H765 SANDP < 1300SQFT			1 Units	340000.00000	100		340,0
			0.00	Total Acres		Total Est. Land Value =			340,000

Tax Description	X	Topography of Site
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L240 P608 L392 P395/94 APARTMENT 12 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk
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Comments/Influences	X	Water
---------------------	---	-------

2 FLOORS, 3 BD 2.5 BA 2BED/2.5BATH TOWNHOUSE	X	Sewer
--	---	-------

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

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

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

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

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

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

	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
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Who	When	What	2024	170,000	215,200	385,200			292,542C
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		TPC 09/19/2016 INSPECTED	2023	100,000	193,000	293,000			278,612C
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		TPC 01/12/2011 INSPECTED	2022	80,000	194,500	274,500			265,345C
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		WAS 01/03/2008 INSPECTED	2021	80,000	178,500	258,500			256,869C
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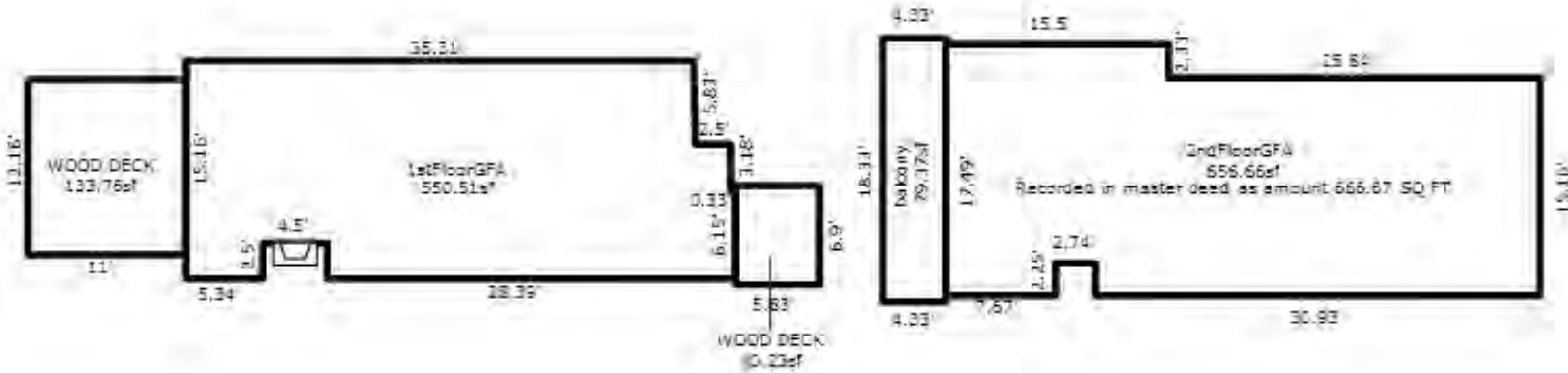
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 133 40 79	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: BC Effec. Age: 25 Floor Area: 1,218 Total Base New : 212,574 Total Depr Cost: 159,429 Estimated T.C.V: 430,458	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 1979	Remodeled 0	Ex	X	Ord	Min	Size of Closets			0 Amps Service			Ex. X Ord. Min		Exterior Units: 1 Interior Units: 0 Roof:				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Ground Area = 609 SF Floor Area = 1218 SF.				
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas			Stories Exterior Foundation Size		Cost New Depr. Cost				
Basement	1st Floor	(5) Floors		(12) Electric			2 Story Siding Slab			Total: 171,156 128,366			Other Additions/Adjustments					
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1 2,234 1,675 1 7,025 5,269 1 4,707 3,530			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Deck			Treated Wood 133 3,453 2,590 Treated Wood 40 1,740 1,305			Balcony		Wood Balcony 79 4,016 3,012			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Water/Sewer			Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476			Built-Ins		Appliance Allow. 1 4,088 3,066			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 609 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			(14) Water/Sewer			Fireplaces			2nd on Same Stack 1 5,558 4,168 Prefab 2 Story 1 4,661 3,496		Totals: 212,574 159,429			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476		Built-Ins		Appliance Allow. 1 4,088 3,066			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Fireplaces			2nd on Same Stack 1 5,558 4,168 Prefab 2 Story 1 4,661 3,496		Totals: 212,574 159,429		Notes:		ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCY: 430,458		
(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			Notes:			Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476		Built-Ins		Appliance Allow. 1 4,088 3,066		Fireplaces		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Notes:			Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476		Built-Ins		Appliance Allow. 1 4,088 3,066		Fireplaces	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476		Built-Ins		Appliance Allow. 1 4,088 3,066		Fireplaces		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476		Built-Ins		Appliance Allow. 1 4,088 3,066		Fireplaces		

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

**BUILDING 2**



APT. 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.
WALTON JOHN D	GERBER GLORIA M REVOC LIV	587,500	08/31/2005	WD	03-ARM'S LENGTH	871:525	OTHER	100.0
WALTON JOHN D		0	07/01/2004	LC	16-LC PAYOFF	01 812/483	REALTOR	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
21 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GERBER GLORIA M REVOC LIVING TRUST 41220 FOX RUN RD #107 NOVI MI 48377	MAP #: 16,38					
	2024 Est TCV 659,735 TCV/TFA: 731.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD																					
L235 P771 L457 P700 L812 P493/04 L871 P523&525/05 APARTMENT 13 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>H765 SANDP &lt;1050SQFT</td> <td></td> <td></td> <td>1 Units</td> <td>300000.00000</td> <td>100</td> <td>300,0</td> </tr> <tr> <td colspan="6">0.00 Total Acres Total Est. Land Value =</td> <td>300,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value	H765 SANDP <1050SQFT			1 Units	300000.00000	100	300,0	0.00 Total Acres Total Est. Land Value =						300,000
Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value																		
H765 SANDP <1050SQFT			1 Units	300000.00000	100	300,0																		
0.00 Total Acres Total Est. Land Value =						300,000																		

1ST FL 2 BD 2 BA  
2BED/2BATH  
FLAT

- 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
- X Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	150,000	179,900	329,900			218,760C
2023	70,000	161,300	231,300			208,343C
2022	45,000	162,600	207,600			198,422C
2021	45,000	149,200	194,200			192,084C

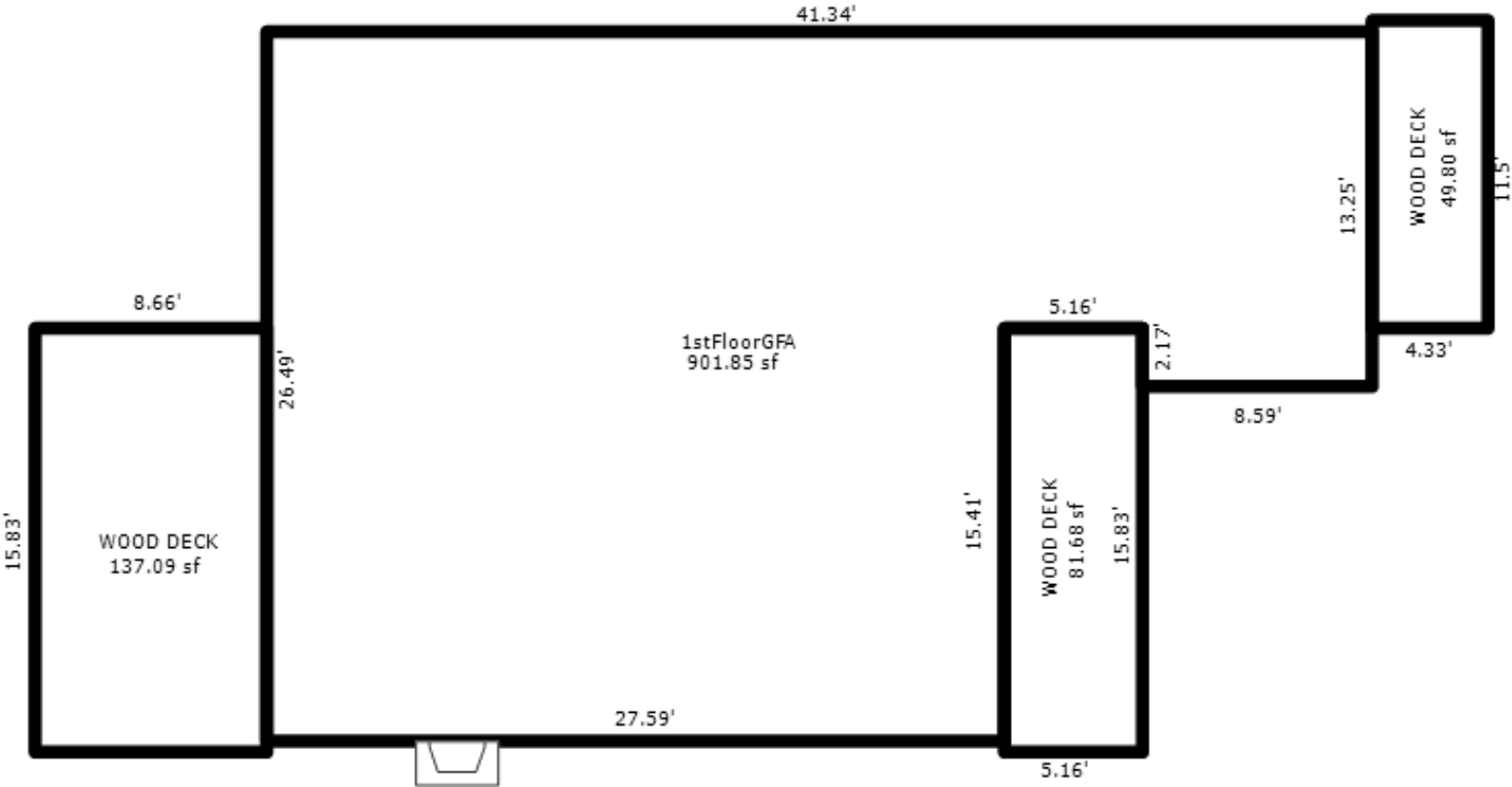
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	137	Treated Wood
	Town Home	0	X	Forced Air w/o Ducts			1	Dishwasher	2nd/Same Stack	49	Treated Wood	Exterior:	Exterior Ven.:		
	Duplex	0		Forced Air w/ Ducts				Bath Heater	Two Sided	81	Treated Wood	Exterior 1 Story	Stone Ven.:	Common Wall:	
	A-Frame	(4) Interior		Forced Hot Water			Vent Fan	Exterior 2 Story		Prefab 1 Story	Foundation:	Finished ?:			
X	Wood Frame	Drywall	Plaster			Elec. Ceil. Radiant			1		Prefab 2 Story	Auto. Doors:	Mech. Doors:		
Building Style: CONDOMINIUM		Paneled	Wood T&G			Electric Wall Heat					Heat Circulator	Area:	% Good:		
Yr Built		Trim & Decoration		Space Heater			Wall/Floor Furnace					Estimated T.C.V:	Storage Area:		
1979	Remodeled 2004	Ex	X	Ord	Min	Forced Heat & Cool					166,545	No Conc. Floor:			
Condition: Average		Size of Closets		Heat Pump			No Heating/Cooling					133,235	Bsmnt Garage:		
Room List		Lg	X	Ord	Small	Central Air					359,735	Carport Area:			
Basement		Doors		Solid X H.C.		Wood Furnace						Roof:			
1st Floor		(5) Floors		(12) Electric			Trash Compactor						Roof:		
2nd Floor		Kitchen:		0			Central Vacuum						Roof:		
3 Bedrooms		Other:		Amps Service			Security System						Roof:		
(1) Exterior		Other:		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1979			
X		Ex.		X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof:								
Wood/Shingle		(6) Ceilings		No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
Aluminum/Vinyl				Many			X	Ave.	Few	Ground Area = 902 SF Floor Area = 902 SF.					
Brick				(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
Insulation				1			Average Fixture(s)								
(2) Windows		(7) Excavation		2			3 Fixture Bath								
X		Basement: 0 S.F.		2			2 Fixture Bath								
Many		Crawl: 0 S.F.		Softener, Auto			Softener, Manual								
Avg.		Slab: 902 S.F.		Softener, Manual			Solar Water Heat								
X		Height to Joists: 0.0		No Plumbing			No Plumbing								
Large		(8) Basement		Extra Toilet			Extra Toilet								
Avg.		Conc. Block		Extra Sink			Extra Sink								
X		Poured Conc.		Separate Shower			Separate Shower								
Few		Stone		Ceramic Tile Floor			Ceramic Tile Floor								
Wood Sash		Treated Wood		Ceramic Tile Wains			Ceramic Tile Wains								
Metal Sash		Concrete Floor		Ceramic Tub Alcove			Ceramic Tub Alcove								
Vinyl Sash		(9) Basement Finish		Vent Fan			Vent Fan								
Double Hung				(14) Water/Sewer			1								
Horiz. Slide				1			Public Water								
Casement				1			Public Sewer								
Double Glass				1			Water Well								
Patio Doors				1			1000 Gal Septic								
Storms & Screens				1			2000 Gal Septic								
(3) Roof		(10) Floor Support		Lump Sum Items:											
X		Joists:													
Gable		Unsupported Len:													
Hip		Cntr.Sup:													
X															
Flat															
Gambrel															
Mansard															
X															
Asphalt Shingle															
Chimney: Brick															

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

**BUILDING 2**



**APT.13**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GHERLAN IRENE C ESTATE	GHERLAN ALEXANDER JR	0	02/02/2016	QC	09-FAMILY	1251P940	PROPERTY TRANSFER	0.0		
GHERLAN ALEXANDER JR	GHERLAN ALEXANDER JR TRUS	0	02/02/2016	QC	09-FAMILY	2023005133	PROPERTY TRANSFER	0.0		
SAND PIPER 14 CONDOMINIUM	GHERLAN IRENE C	1	07/02/2004	QC	09-FAMILY	828:7	OTHER	100.0		
FAJANS STEFAN S TRUST	SAND PIPER 14 CONDOMINIUM	625,000	01/08/2004	WD	03-ARM'S LENGTH	783:947	OTHER	100.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
25 SAND PIPER		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
GHERLAN ALEXANDER JR TRUST 2099 RIDGE RD WHITE LAKE MI 48383		MAP #: 16,38								
		2024 Est TCV 746,023 TCV/TFA: 637.63								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				H765 SANDP < 1300SQFT	1	Units	340000.00000	100		340,0
				0.00 Total Acres Total Est. Land Value = 340,000						
L310 P191 L337 P827&836 L377 P909&918/93 L783 P947/04 L828 P7/04 APARTMENT 14 SAND PIPER CONDOMINIUM REC IN L198 P381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.		X	Dirt Road							
Comments/Influences		X	Gravel Road							
1ST FL 3 BD 2 BA 3BED/2BATH FLAT		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								
		X	Landscaped							
		Swamp								
		Wooded								
		Pond								
		X	Waterfront							
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	170,000	203,000	373,000	281,245C	
		TPC 09/19/2016 INSPECTED		2023	100,000	182,000	282,000	267,853C		
		WAS 01/03/2008 INSPECTED		2022	80,000	183,500	263,500	255,099C		
				2021	80,000	168,400	248,400	246,950C		

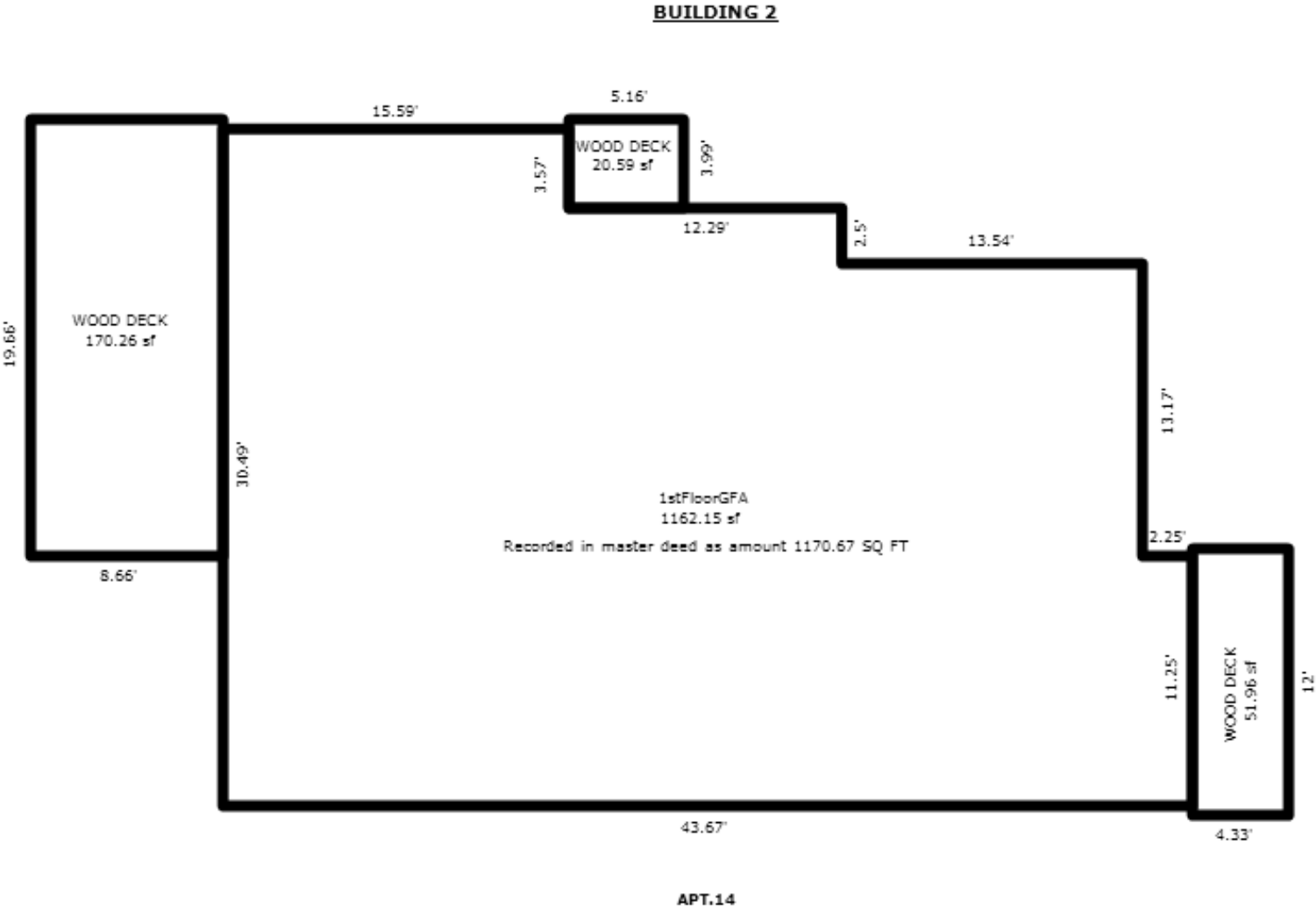


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	170	Treated Wood
	Town Home	0		Forced Air w/o Ducts	Forced Air w/ Ducts			Garbage Disposal	2nd/Same Stack	20	Treated Wood	Class:			
	Duplex	0		Forced Hot Water	Electric Baseboard			Bath Heater	Exterior 1 Story	51	Treated Wood	Exterior:			
	A-Frame	(4) Interior		Forced Hot Water	Elec. Ceil. Radiant			Vent Fan	Exterior 2 Story			Brick Ven.:			
X	Wood Frame	Drywall		Electric Baseboard	Radiant (in-floor)			Hot Tub	Prefab 1 Story			Stone Ven.:			
		Paneled		Elec. Ceil. Radiant	Electric Wall Heat			Unvented Hood	Prefab 2 Story			Common Wall:			
	Building Style:	Trim & Decoration		Space Heater	Wall/Floor Furnace			Vented Hood	Heat Circulator			Foundation:			
	CONDOMINIUM	Ex	X	Ord	Forced Heat & Cool			Intercom	Raised Hearth			Finished ?:			
	Yr Built	Remodeled		Min	Heat Pump			Jacuzzi Tub	Wood Stove			Auto. Doors:			
	1979	0			No Heating/Cooling			Jacuzzi repl.Tub	Direct-Vented Ga			Mech. Doors:			
	Condition:	Size of Closets		Lg	X	Ord		Oven	Class: BC			Area:			
	Average			Small				Microwave	Effec. Age: 25			% Good:			
	Room List	Doors		Solid	X	H.C.		Standard Range	Floor Area: 1,170			Storage Area:			
	Basement	(5) Floors		Central Air				Self Clean Range	Total Base New : 200,508		E.C.F.	No Conc. Floor:			
	1st Floor	Kitchen:		Wood Furnace				Sauna	Total Depr Cost: 150,379		X	2.700	Bsmnt Garage:		
	2nd Floor	Other:		(12) Electric				Trash Compactor	Estimated T.C.V: 406,023				Carport Area:		
	3 Bedrooms	Other:		0 Amps Service				Central Vacuum					Roof:		
	(1) Exterior	No./Qual. of Fixtures						Security System	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls	BC	Blt 1979		
		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						
	Aluminum/Vinyl								Ground Area = 1170 SF Floor Area = 1170 SF.						
	Brick								Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
	Insulation								Building Areas						
	(2) Windows	(7) Excavation		(13) Plumbing					Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
	Many	Basement: 0 S.F.		1 Average Fixture(s)					1 Story	Siding	Slab	1,170			
	Avg.	Crawl: 0 S.F.		2 3 Fixture Bath					Other Additions/Adjustments						
	Few	Slab: 1170 S.F.		2 Fixture Bath					Plumbing						
	Large	Height to Joists: 0.0		Softener, Auto					Average Fixture(s)		1	2,234	1,675		
	Avg.			Softener, Manual					3 Fixture Bath		1	7,025	5,269		
	Small			No Plumbing					Deck						
	Wood Sash	(8) Basement		Extra Toilet					Treated Wood		170	4,055	3,041		
	Metal Sash	Conc. Block		Extra Sink					Treated Wood		51	1,934	1,450		
	Vinyl Sash	Poured Conc.		Separate Shower					Treated Wood		20	993	745		
	Double Hung	Stone		Ceramic Tile Floor					Water/Sewer						
	Horiz. Slide	Treated Wood		Ceramic Tile Wains					Public Water		1	1,968	1,476		
	Casement	Concrete Floor		Ceramic Tub Alcove					Public Sewer		1	1,968	1,476		
	Double Glass	(9) Basement Finish		Vent Fan					Built-Ins						
	Patio Doors			(14) Water/Sewer					Appliance Allow.		1	4,088	3,066		
	Storms & Screens			1 Public Water					Fireplaces						
	(3) Roof			1 Public Sewer					Prefab 2 Story		1	4,661	3,496		
X	Gable			1 Water Well					Notes:						
	Hip			1000 Gal Septic					ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV:					406,023	
	Flat			2000 Gal Septic					Totals:		200,508		150,379		
	Gambrel			Lump Sum Items:											
	Mansard														
	Shed														
X	Asphalt Shingle	(10) Floor Support													
		Joists:													
	Chimney: Brick	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.
STINSON PHILLIP G & SUSAN	STINSON G PHILLIP LIVING	1	08/08/2013	QC	09-FAMILY	1174P390	DEED	0.0
HUGHES TRUST	STINSON	389,000	05/18/2001	WD	03-ARM'S LENGTH	583:417	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
27 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/19/2022	PM22-0049	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	01/07/2022	PP22-0014	100% FINIS
STINSON G PHILLIP LIVING TRUST 44712 BROADMOOR CIRCLE N NORTHVILLE MI 48168	MAP #: 16,38		Electrical	01/03/2022	PE22-0004	100% FINIS
	2024 Est TCV 799,154 TCV/TFA: 656.12		Res. Add/Alter/Repair	11/08/2021	PB21-0542	100% FINIS

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD					
L234 P49 L404 P247/95 L583 P417/01 APARTMENT 15 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 AS TENANTS IN COMMON SECS 14 & 23 T29N R14W.	X		* Factors *					
Comments/Influences	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
2 FLOORS 2 BD 2.5 BA 2BED/2.5BATH TOWNHOUSE	X		H765 SANDP < 1300SQFT			1 Units	340000.00000 100	340,0
	X			0.00	Total Acres	Total Est. Land Value =		340,000

Public Improvements

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

Gas

Curb

Street Lights

X Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

High

X Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain



Year

Land Value

Building Value

Assessed Value

Board of Review

Tribunal/Other

Taxable Value

Who

When

What

2024

170,000

229,600

399,600

2023

100,000

205,800

305,800

2022

80,000

194,500

274,500

2021

80,000

178,500

258,500

180,834C

172,223C

151,356C

146,521C

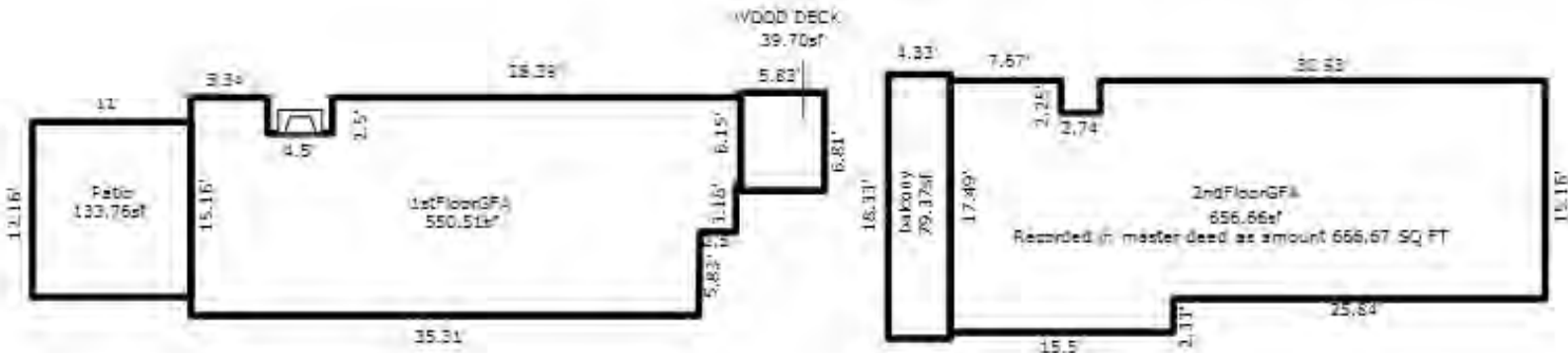
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (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 133 40 79	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: BC Effec. Age: 20 Floor Area: 1,218 Total Base New : 212,574 Total Depr Cost: 170,057 Estimated T.C.V: 459,154	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 1979	Remodeled 2022	Ex	X	Ord	Min	No. of Elec. Outlets			Exterior Units: 1		Interior Units: 0		Roof:							
Condition: Average		Size of Closets		Lg			X	Ord	Small	Ground Area = 609 SF		Floor Area = 1218 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
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	Slab	609	171,156	136,924				
2 Bedrooms	Other:		Other:			2 3 Fixture Bath			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	2,234	1,787			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.	Few	(14) Water/Sewer		3 Fixture Bath		Softener, Auto			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(7) Excavation			1			2 Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 609 S.F. Height to Joists: 0.0		(8) Basement			1			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Ceramic Tub Alcove Vent Fan		Deck		Treated Wood		133	3,453	2,762		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			1			Public Water		Treated Wood		40	1,740	1,392	Balcony			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
X	Asphalt Shingle	(10) Floor Support		Notes:			1			Public Water		Appliance Allow.		1	4,088	3,270	Fireplaces			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Notes:			1			2nd on Same Stack		1	5,558	4,446	1		4,661	3,729	Prefab 2 Story	
				Totals:			212,574		170,057		ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCY:		459,154							

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



**BUILDING 2**



**APT. 15**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANBORN JOHN R & AMY L	SANBORN JOHN R	0	02/26/2019	WD	09-FAMILY	1358P381	OTHER	0.0
VARGO	SANBORN	250,000	06/29/1993	WD	03-ARM'S LENGTH	365:730	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
28 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SANBORN JOHN 741 SUFFIELD BIRMINGHAM MI 48009	MAP #: 16,38					
	2024 Est TCV 956,457 TCV/TFA: 589.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD			
			Description	Frontage	Depth	Value
L313 P609 L365 P730/93 APARTMENT 16 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.	X		Dirt Road			
			Gravel Road			
	X		Paved Road			
			Storm Sewer			
			Sidewalk			
Comments/Influences	X		Water			
2 FLOORS 3 BD 2.5 BA 3BED/2.5BATH TOWNHOUSE	X		Sewer			
	X		Electric			
			Gas			
			Curb			
	X		Street Lights			
			Standard Utilities			
			Underground Utils.			

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		32.13	224 50	3,598
Total Estimated Land Improvements True Cash Value =				3,598

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	210,000	268,200	478,200			180,487C
	Rolling							
	Low							
	High							
X	Landscaped	2023	120,000	240,500	360,500			171,893C
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2022	100,000	242,300	342,300			163,708C
	Ravine							
	Wetland							
	Flood Plain	2021	100,000	222,400	322,400			158,479C

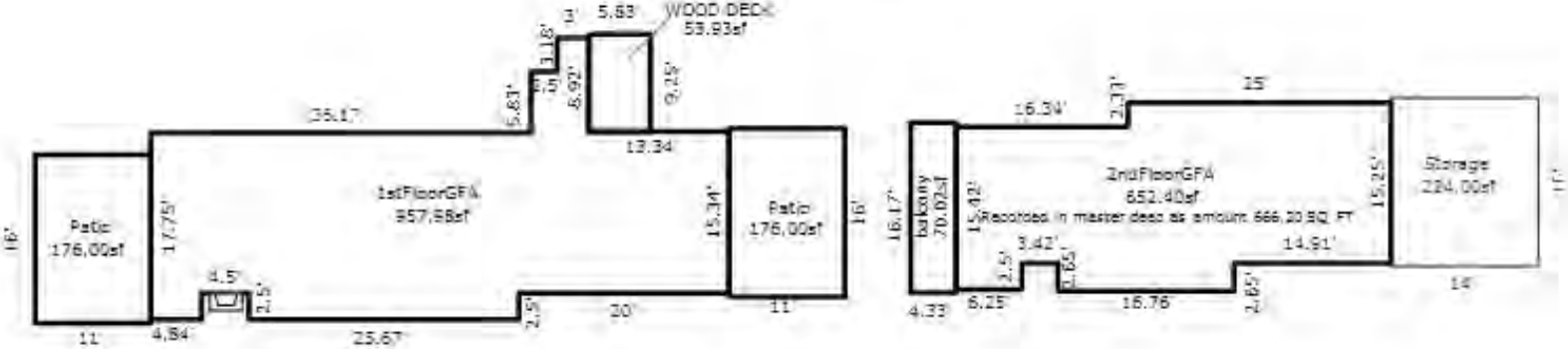


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**BUILDING 2**



**APT. 16**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRYE JAMES R & SUSAN A	23-24 SANDPIPER LLC	400,000	11/30/2016	WD	03-ARM'S LENGTH	1280P542	PROPERTY TRANSFER	100.0
LYMAN SUSAN POUR-OVER TRU	FRYE JAMES R & SUSAN A	580,000	02/18/2005	WD	03-ARM'S LENGTH	843:497	OTHER	100.0
LANGHORST	LYMAN	445,000	12/02/2002	WD	03-ARM'S LENGTH	693:435	PROPERTY TRANSFER	0.0
WESTERMAN	LANGHORST	325,000	06/18/1999	WD	03-ARM'S LENGTH	516:698	PROPERTY TRANSFER	0.0

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

Owner's Name/Address	MAP #: 16,38	2024 Est TCV 643,618 TCV/TFA: 713.55
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X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
		H765 SANDP <1050SQFT			1 Units	300000.00000	100	300,0
		0.00 Total Acres		Total Est. Land Value =				300,000

Tax Description	X	Value
L516 P698/99 L693 P435/02 L719 P380/03	X	
L843 P497/05 APARTMENT 17 SAND PIPER	X	
CONDOMINIUM REC IN L198 P381-416/AMEND	X	
L713 P424-439 SECS 14 & 23 T29N R14W.	X	

Comments/Influences	X	Value
2 BD 2 BA	X	
2BED/2BATH	X	
FLAT	X	

Topography of Site	X	Value
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.	X	

Level	X	Value
Rolling	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
2024	150,000	171,800	321,800			211,345C
2023	70,000	154,000	224,000			201,281C
2022	45,000	155,300	200,300			191,697C
2021	45,000	142,500	187,500			185,574C

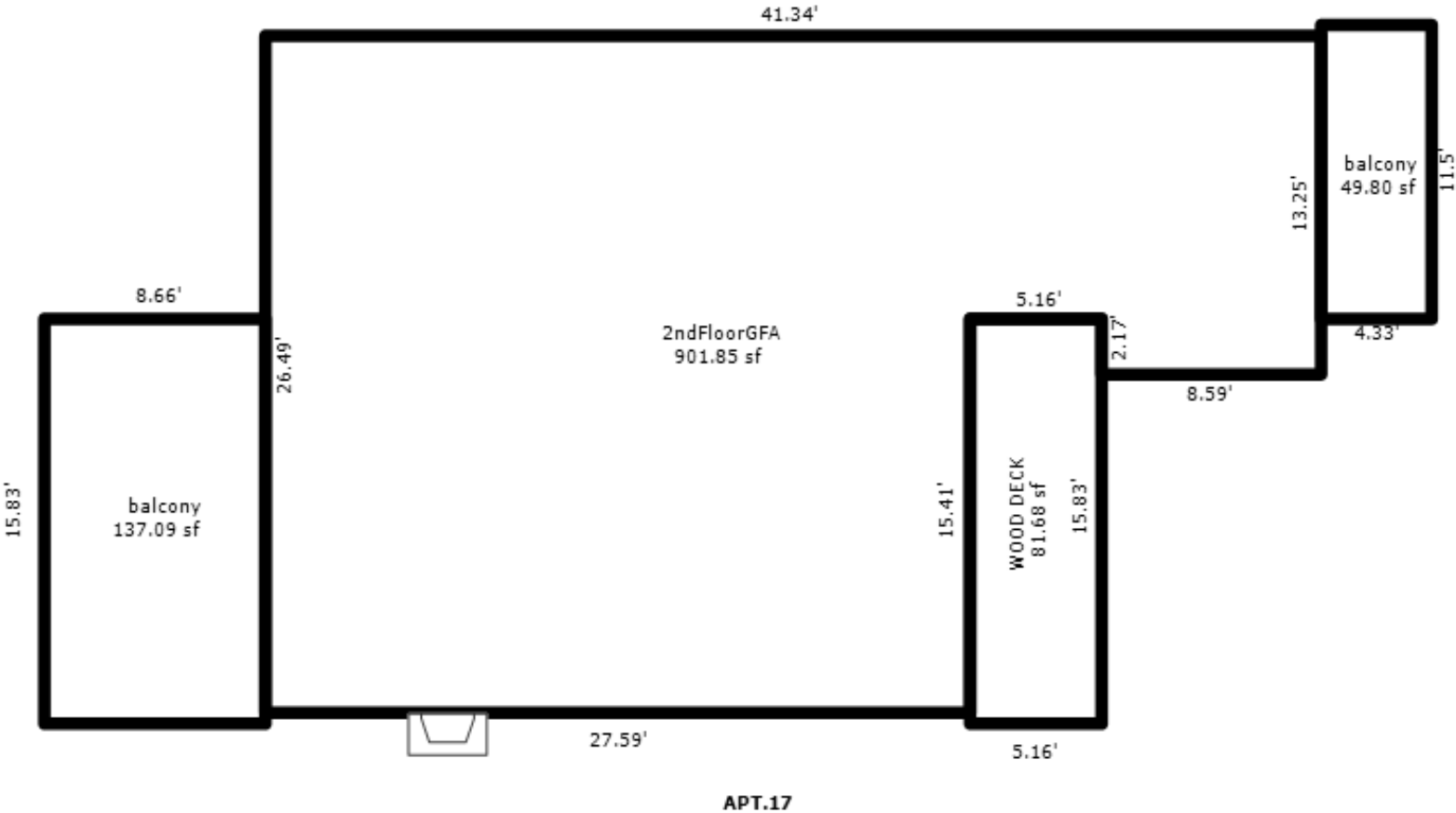
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 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 81 137 49	Type Treated Wood Wood Balcony 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:		
	Town Home			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: 25 Floor Area: 902 Total Base New : 169,690 Total Depr Cost: 127,266 Estimated T.C.V: 343,618			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: Carport Area: Roof:				
Yr Built 1979	Remodeled 2010	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1979		
Condition: Average		Size of Closets			0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof:			Total Area = 902 SF Floor Area = 902 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 902 136,698 102,523		Other Additions/Adjustments		
Basement	1st Floor	(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		Deck Treated Wood Balcony Wood Balcony Wood Balcony		Plumbing Average Fixture(s) 3 Fixture Bath	
2 Bedrooms		(6) Ceilings			(12) Electric			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath		2,234 1,675 7,025 5,269		2,484 1,863 6,964 5,223 2,491 1,868	
(1) Exterior		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 902 S.F. Height to Joists: 0.0			(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Appliance Allow. Fireplaces Prefab 1 Story		1 4,088 3,066 1 3,770 2,827 Totals: 169,690 127,266	
Wood/Shingle	Aluminum/Vinyl	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV:		343,618	
Brick	Insulation	(9) Basement Finish			Lump Sum Items:											
(2) Windows		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
Many Avg. Few	X Large Avg. Small															
Wood Sash	Metal Sash															
Vinyl Sash	Double Hung															
Horiz. Slide	Casement															
Double Glass	Patio Doors															
Storms & Screens																
(3) Roof																
X Gable	Gambrel															
Hip	Mansard															
Flat	Shed															
X Asphalt Shingle																
Chimney: Brick																

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

**BUILDING 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.
MOSCOW CYRIL	MOSCOW CYRIL TRUST	0	01/25/2016	WD	09-FAMILY	1277P740	DEED	0.0
SAND PIPER CONDO ASSOC	MOSCOW CYRIL	0	01/03/2011	OTH	33-TO BE DETERMINED	1077-28	OTHER	0.0
WETTLAUFER	MOSCOW	245,000	05/31/1996	WD	03-ARM'S LENGTH	424:484	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
26 SAND PIPER	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	02/19/2011	2011-26	100% FINIS

Owner's Name/Address	MAP #: 16,38
MOSCOW CYRIL TRUST 2596 COVINGTON PLACE BLOOMFIELD VILL MI 48301	2024 Est TCV 776,906 TCV/TFA: 611.26

X Improved	Vacant	Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	H765 SANDP < 1300SQFT			1 Units	340000.00000	100			340,0
	0.00 Total Acres Total Est. Land Value =								340,000

Tax Description  
L253 P418 L424 P483-485/96 APARTMENT 18  
SAND PIPER CONDOMINIUM REC IN LIBER 198  
PAGES 381-416/AMEND L713 P424-439 SECS 14  
& 23 T29N R14W. 2011 1077-28

Comments/Influences  
3 BD 2 BA  
3BED/2BATH  
FLAT  
INCREASED SIZE FROM ORIGINAL MASTER DEED,  
SEE ASSOCIATION APPROVAL L1077P28,  
1/18/2011



- 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
  - X Landscaped
  - Swamp
  - Wooded
  - Pond
  - X Waterfront
  - Ravine
  - Wetland
  - Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	170,000	218,500	388,500			175,894C
2023	100,000	195,900	295,900			167,519C
2022	80,000	197,400	277,400			159,542C
2021	80,000	181,200	261,200			154,446C

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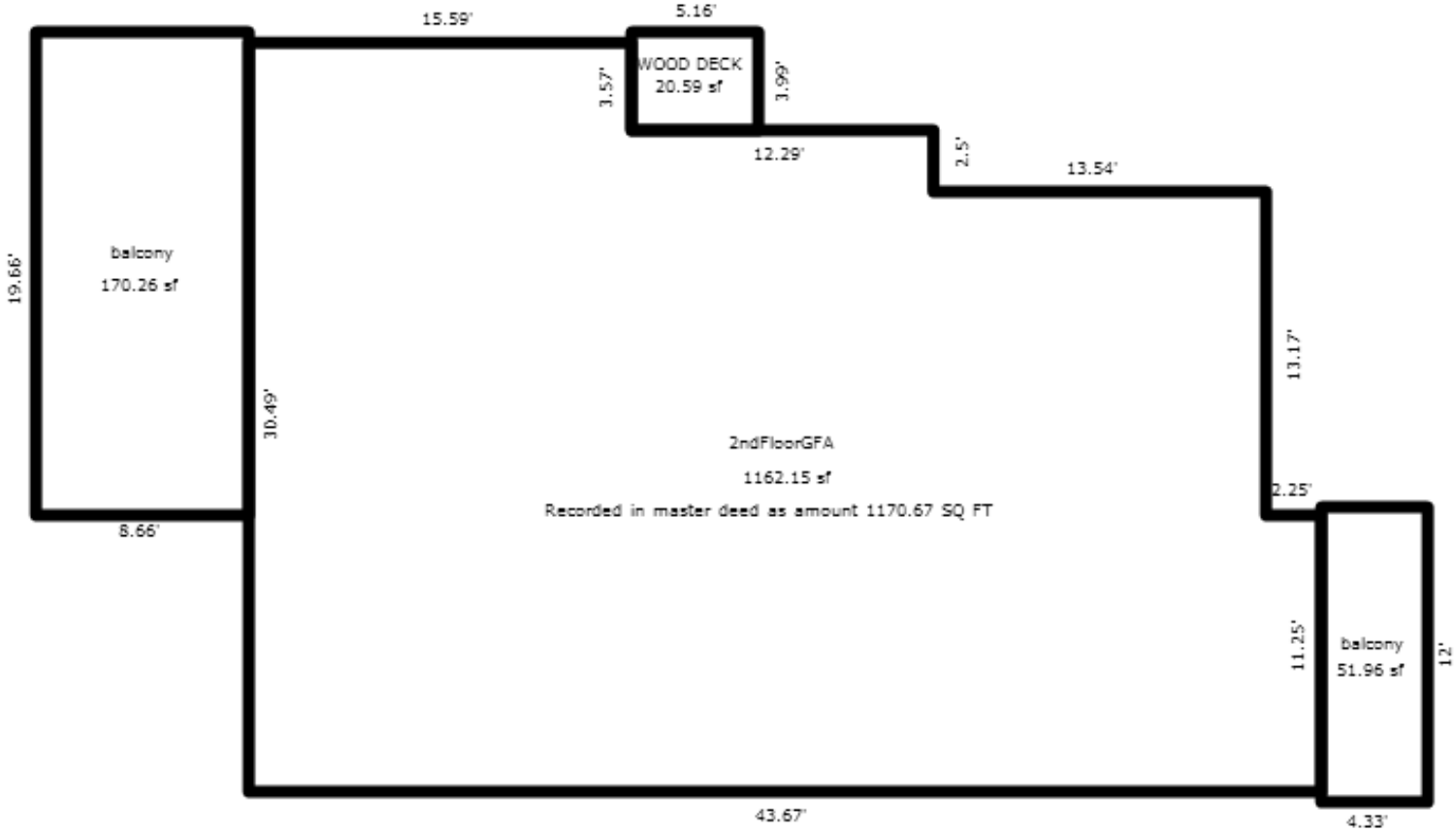
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 170 51	Type Treated Wood Wood Balcony 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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: BC Effec. Age: 25 Floor Area: 1,271 Total Base New : 215,758 Total Depr Cost: 161,817 Estimated T.C.V: 436,906	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 = 1171 SF Floor Area = 1271 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75	
Yr Built 1979	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,171 1 Story Siding Overhang 100 Total: 182,479 136,858	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1171 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(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 Balcony Wood Balcony 170 8,641 6,481 Wood Balcony 51 2,592 1,944 Water/Sewer Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476 Built-Ins Appliance Allow. 1 4,088 3,066 Fireplaces Prefab 1 Story 1 3,770 2,827 Deck Treated Wood 20 993 745 Totals: 215,758 161,817	
(2) Windows Many Avg. X Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.700 => TCV: 436,906					
X Wood/Shingle Aluminum/Vinyl Brick Insulation															

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

**BUILDING 2**



**APT.18**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAND FAMILY LIMITED PARTN	ERDMANN E THOMAS III	2,800,000	01/26/2024	WD	19-MULTI PARCEL ARM'S LE	2024000538	PROPERTY TRANSFER	100.0
RAND DAVID C	RAND FAMILY LIMITED PARTN	0	09/14/2007	WD	03-ARM'S LENGTH	957:232	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6968 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/05/2021	PM21-0007	100% FINIS
	P.R.E. 0%		Electrical	11/22/2020	PE20-0643	100% FINIS
Owner's Name/Address	MAP #: 28					
ERDMANN E THOMAS III 6968 W HARBOR HWY GLEN ARBOR MI 49636	2024 Est TCV 2,368,681 TCV/TFA: 1190.2					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
			* Factors *									
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L618 P754 L695 P790 L695 P793/02 2002 REMAINDER FROM INTEREST SPLITS LOT 1 SANDY SHORES SUBDIVISION SEC 21 T29N R14W. 2008 ALL THREE COMBINED - NEW PARCEL #006-770-001-03			Dirt Road	18000	96.06	626.00	0.9998	1.0686	18000	100		1,847,483
			Gravel Road	96	Actual	Front	Feet,	1.38	Total	Acres	Total Est. Land Value =	1,847,483

Comments/Influences	Topography of Site	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
2008 ALL THREE COMBINED - NEW PARCEL #006-770-001-03	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	D/W/P: 3.5 Concrete	6.77	432	0	0		
		Residential Local Cost Land Improvements						
		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		



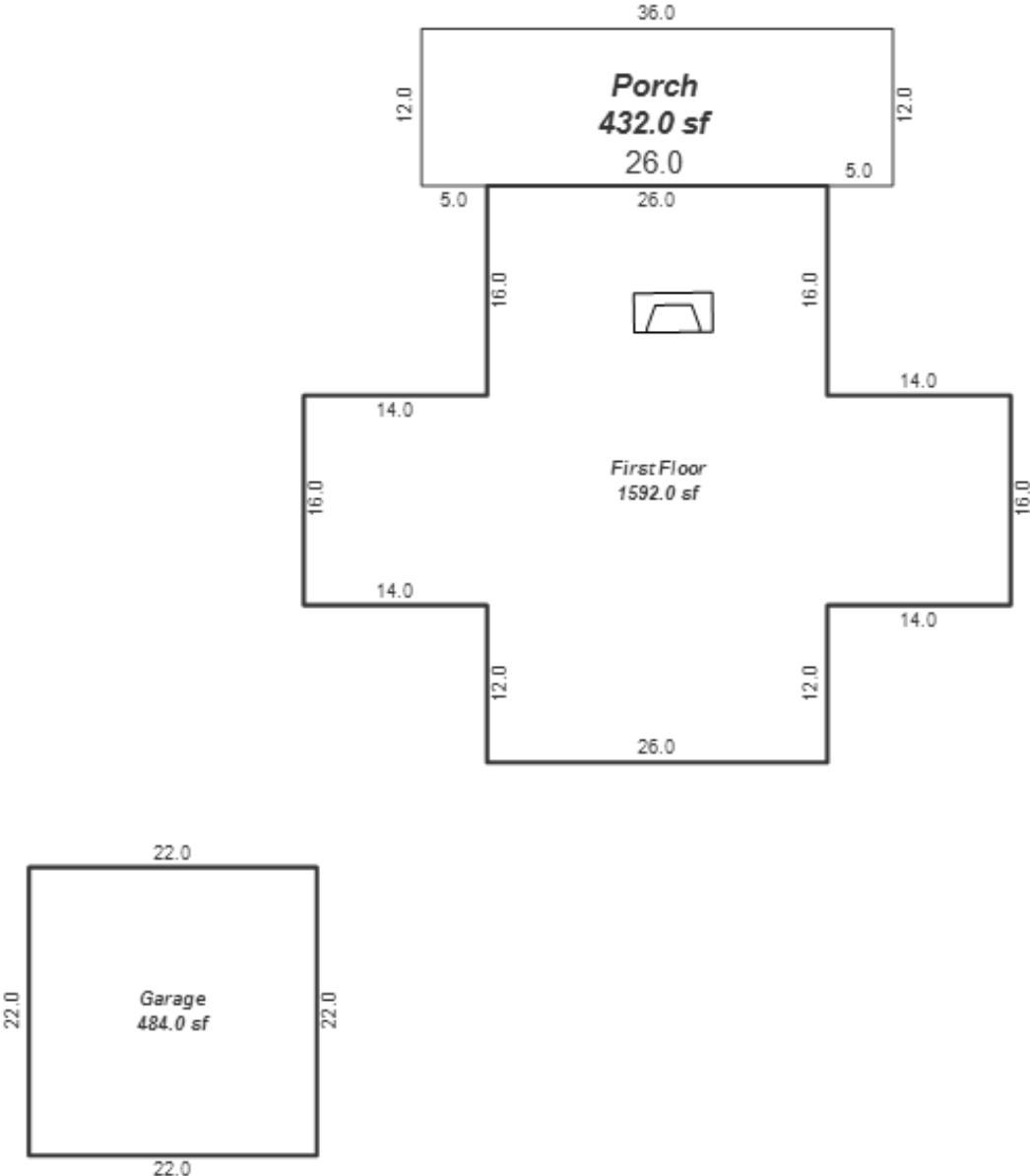
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	923,700	260,600	1,184,300			446,997C
2023	821,100	196,900	1,018,000			425,712C
2022	729,500	173,000	902,500			405,440C
2021	799,800	159,300	959,100			392,488C

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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 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: 1960 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C +5 Effec. Age: 35 Floor Area: 1,990 Total Base New : 303,944 Total Depr Cost: 197,576 Estimated T.C.V: 513,698		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 5 Blt 1965		
Yr Built 1965	Remodeled 1977	Ex	X	Ord	Min	(12) Electric		150 Amps Service		Ground Area = 1592 SF Floor Area = 1990 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Condition: Average		Size of Closets		No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	X	Ord	Small	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		1.25 Story Siding Crawl Space		1,592 Total: 251,339 163,384				
5	Basement	(5) Floors		Kitchen: Other: Carpeted Other:		1000 Gal Septic Water Well, 100 Feet		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
2	1st Floor	Kitchen:		Other: Carpeted		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
4	2nd Floor	Kitchen:		Other: Carpeted		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
4	Bedrooms	Kitchen:		Other: Carpeted		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Fireplaces		Interior 2 Story		Local Cost Items		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Suspende	Many X Ave. Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		GENERATOR		1		1		
X	Insulation	(7) Excavation		Lump Sum Items:		Notes:		ECF (4085 LAKE MICHIGAN) 2.600 => TCv:		513,698		*		
(2) Windows		Basement: 0 S.F. Crawl: 1592 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Many Avg. Few	X	Large Avg. Small											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish											
X	Asphalt Shingle	(10) Floor Support												
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WOODHOUSE LLC	KOMMETH DANIEL & NATALIE	1,200,000	10/03/2012	WD	09-FAMILY	1138P817	PROPERTY TRANSFER	100.0				
LUND ROBERT D TRUST	WOODHOUSE, LLC	0	07/21/2006	WD	03-ARM'S LENGTH		REALTOR	0.0				
LUND ROBERT D TRUST	WOODHOUSE LLC	0	07/19/2006	WD	03-ARM'S LENGTH	909:828	OTHER	0.0				
LUND ROBERT D & EMMA	LUND ROBERT D & BARBARA B	0	09/09/2005	WD	03-ARM'S LENGTH		REALTOR	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6950 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		08/11/2023	PE23-0561	100% FINIS				
Owner's Name/Address		P.R.E. 0%		MAP #: 28								
KOMMETH DANIEL & NATALIE 7355 SAWMILL RUN HOLLAND OH 43528		2024 Est TCV 2,714,434 TCV/TFA: 1170.0										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L875 P128/05 L909 P828/06 LOT 2 SANDY SHORES SUBDIVISION SEC 21 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	18000	96.06	622.00	0.9998	1.0669	18000	100	1,844,525
		Paved Road		96 Actual Front Feet, 1.37 Total Acres Total Est. Land Value = 1,844,525								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.19	4500	0	0				
		Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVEMENTS 5	5,000.00	2	100	10,000				
		X Curb		Total Estimated Land Improvements True Cash Value = 10,000								
		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	922,300	434,900	1,357,200				770,259C
		TPC 03/15/2012 INSPECTED			2023	819,800	328,300	1,148,100				733,580C
		WAS 11/11/2007 INSPECTED			2022	728,100	283,300	1,011,400				698,648C
					2021	798,500	260,500	1,059,000				676,330C

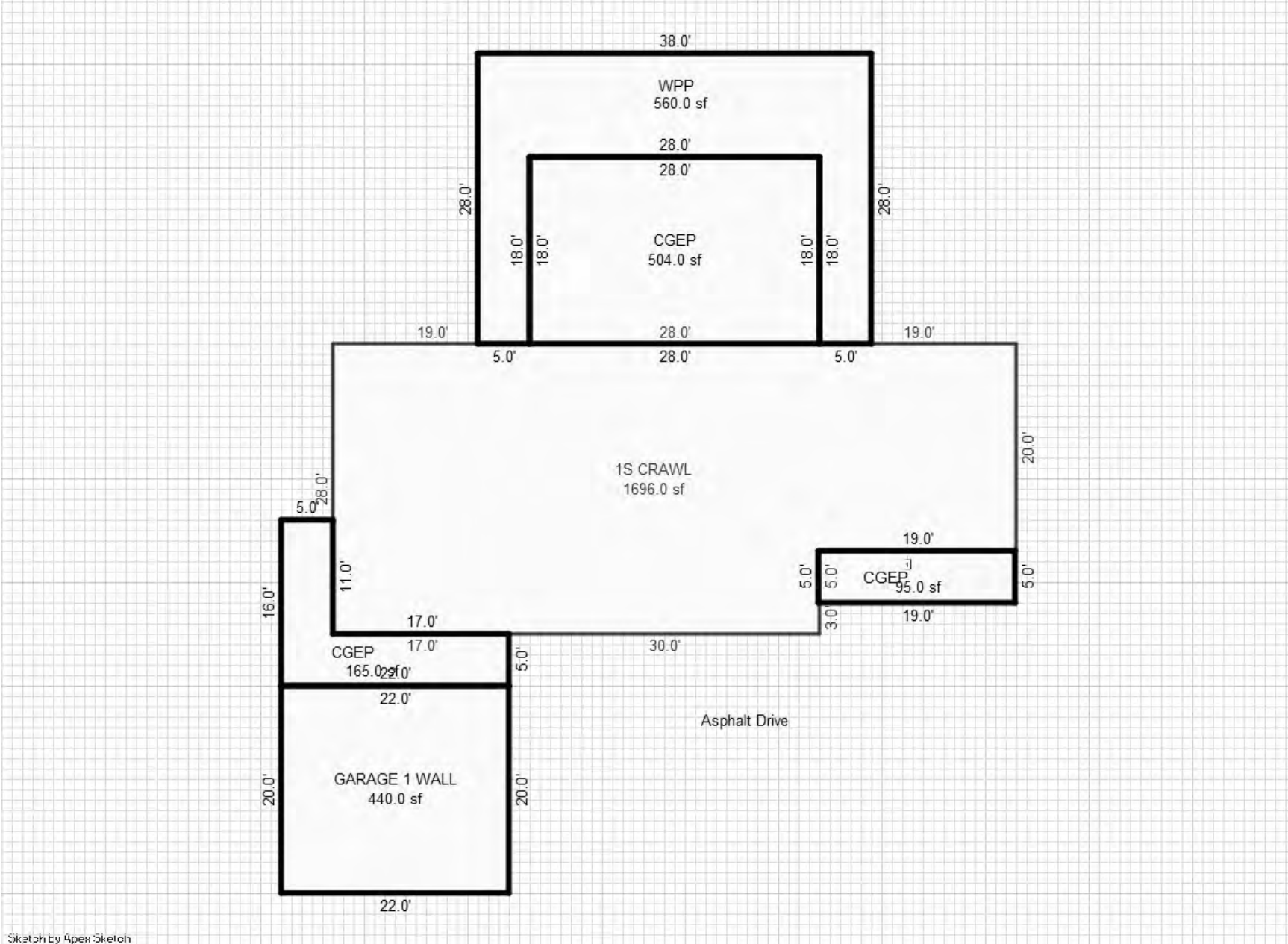


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil 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	Type	Year Built: 1965 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					165 95 504 560	CGEP (1 Story) CGEP (1 Story) CGEP (1 Story) WPP			
Building Style: 1 STORY		Trim & Decoration												
Yr Built 1965	Remodeled 1989	Ex	X Ord	Min										
Condition: Average		Size of Closets												
Room List		Doors	X Solid	X H.C.	Central Air Wood Furnace									
7	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric										
		Kitchen: Other: Carpeted Other:		200 Amps Service										
(1) Exterior		No./Qual. of Fixtures												
		Ex.	X Ord.	Min										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets										
X	Insulation	X Tile X Suspended			Many	X Ave.	Few							
(2) Windows		(7) Excavation		(13) Plumbing										
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 1696 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
(3) Roof		(9) Basement Finish		Lump Sum Items:										
X	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Chimney: Brick		(10) Floor Support												
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1696 SF Floor Area = 1696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,696 Total: 274,101 178,166														
Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,452 3 Fixture Bath 1 7,025 4,566 Water/Sewer 1000 Gal Septic 1 5,796 3,767 Water Well, 100 Feet 1 6,421 4,174 Porches CGEP (1 Story) 165 14,626 9,507 CGEP (1 Story) 95 9,906 6,439 CGEP (1 Story) 504 37,225 24,196 WPP 560 12,404 8,063 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 25,027 16,268 Common Wall: 1 Wall 1 -2,726 -1,772 Door Opener 1 703 457 Built-Ins Appliance Allow. 1 4,088 2,657 Fireplaces Interior 1 Story 1 7,112 4,623 Totals: 403,942 262,563														
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

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



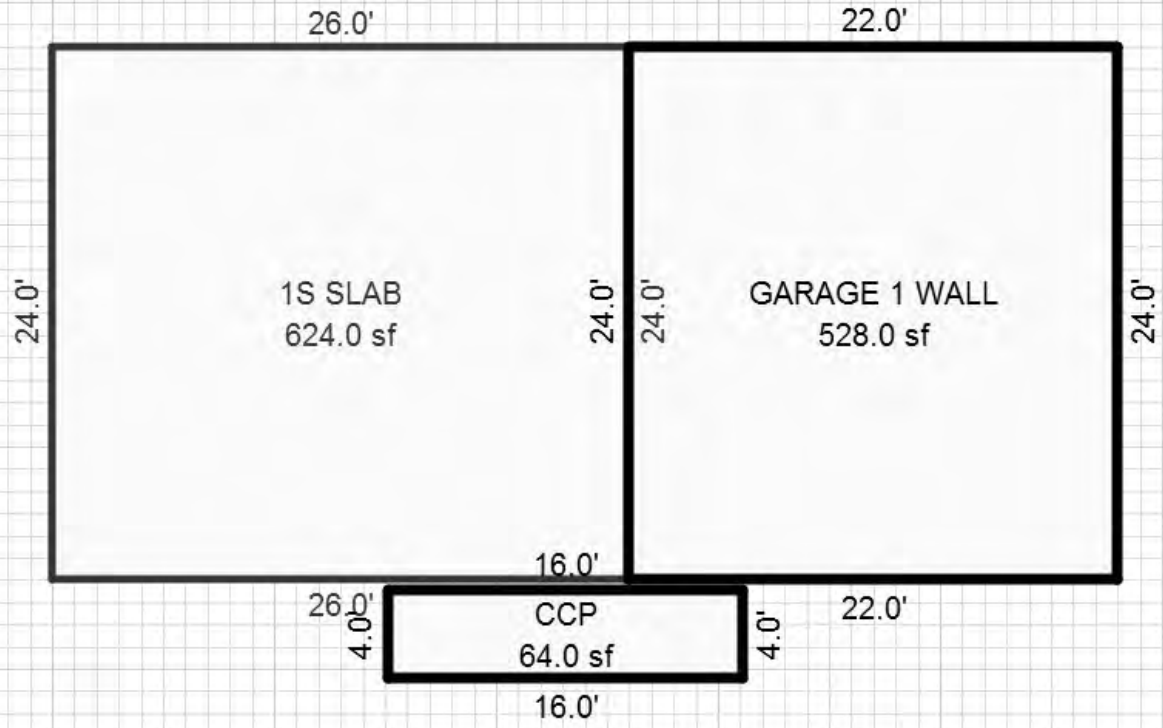
Sketch by Apex Sketch

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 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					64	CCP (1 Story)				
Building Style: 1 STORY		X	Drywall												
Yr Built 1965		X	Plaster Wood T&G												
Remodeled 0			Trim & Decoration												
Condition: Average		Ex	Ord	Min											
Room List		Lg	X	Ord	Small										
Basement 3 1st Floor 2nd Floor 2 Bedrooms		Doors	Solid	X	H.C.										
(1) Exterior		(5) Floors		(12) Electric		No./Qual. of Fixtures		Class: C Effec. Age: 40 Floor Area: 624 Total Base New : 113,620 Total Depr Cost: 68,171 Estimated T.C.V: 177,245		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		100 Amps Service		Ex. X Ord. Min		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C		Blt 1965			
X	Insulation	X Drywall X Tile		No. of Elec. Outlets		Many X Ave. Few		Building Areas		Size		Cost New		Depr. Cost	
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)		1 Story Siding Slab		624		86,907		52,144	
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 624 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		1		Other Additions/Adjustments		Total:		1,518		911	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) Porches CCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow.		64		1,939		1,163	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:				Notes:							
X	Gable Hip Flat X Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						ECF (4085 LAKE MICHIGAN) 2.600 => TCV:						177,245	
Chimney:		(9) Basement Finish													
		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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

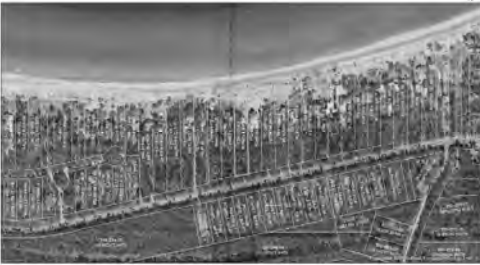


Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWELL PETER E & CAROL P	POWELL MARY ANN TRUST	911,800	05/02/2012	WD	09-FAMILY	1120P912	PROPERTY TRANSFER	100.0
POWELL RICHARDSON K & LAU	POWELL PETER E	505,250	09/30/2011	WD	09-FAMILY	1097-780 WD	PROPERTY TRANSFER	100.0
POWELL PETER E		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-787 ESMNT	DEED	0.0
POWELL PETER E		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-793 RGHT	DEED	0.0

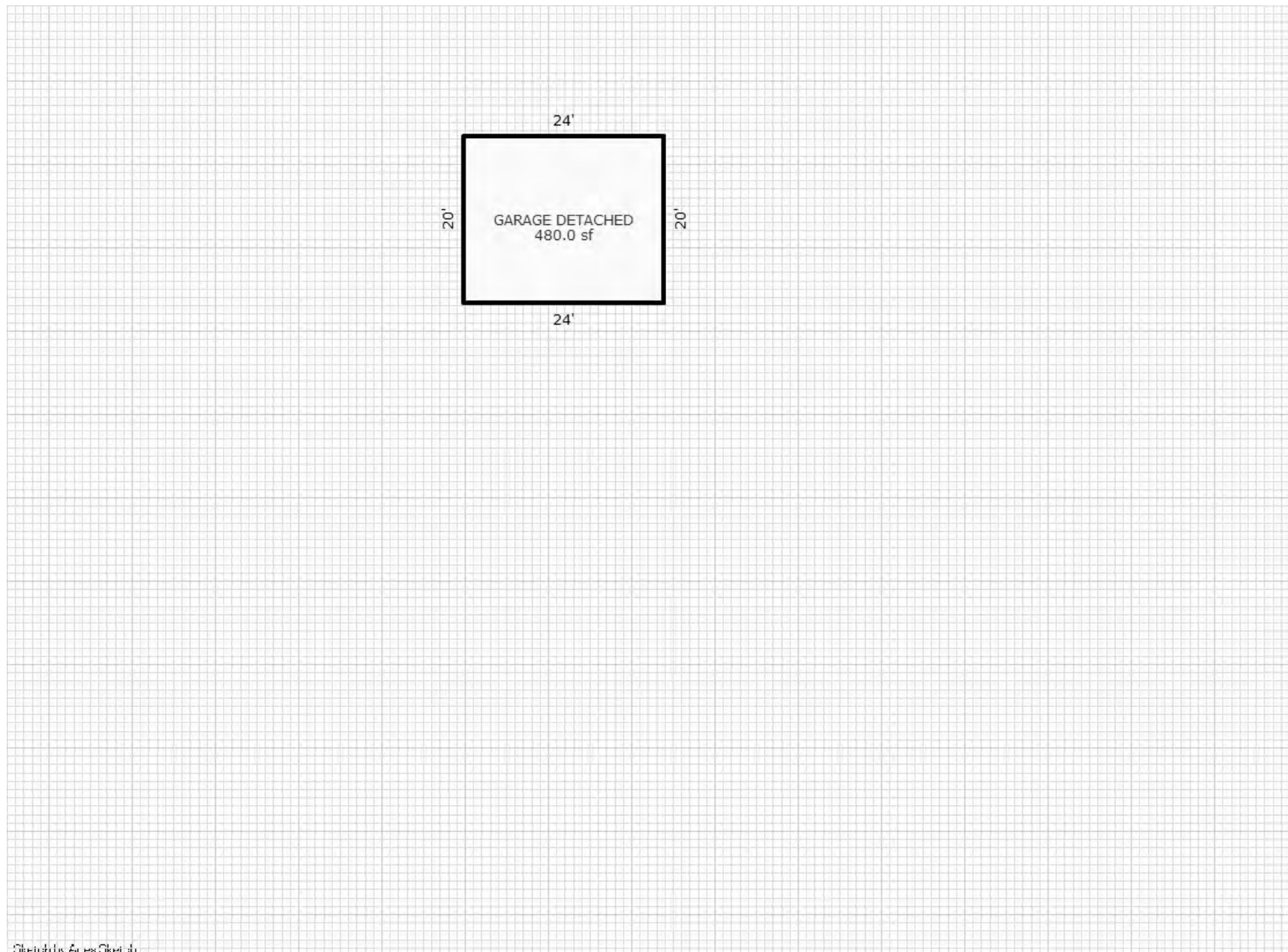
  

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #: 28,34									
POWELL MARY ANN TRUST 6549 WENONGA RD MISSION HILLS KS 66208	2024 Est TCV 1,864,239 TCV/TFA: 0.00									
	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Rate %Adj. Reason Value				
			LK MI "A"	18000	96.06	615.00 0.9998 1.0639 18000 100 1,839,313				
			96 Actual Front Feet, 1.36 Total Acres Total Est. Land Value = 1,839,313							
Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
LOT 3 SANDY SHORES SUBDIVISION, GLEN ARBOR TOWNSHIP SPLIT ON 10/24/2011 FROM 006-770-003-00; L403 P385&386/95 L721 P286/03 LOTS 3 & 4 SANDY SHORES SUBDIVISION SECS 21 & 22 T29N R14W.	Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
Comments/Influences	Split/Comb. on 10/24/2011 completed 10/24/2011 TIM ; Parent Parcel(s): 006-770-003-00; Child Parcel(s): 006-770-003-01, 006-770-004-00;									
----- -----  ----- The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	919,700	12,400	932,100			600,126C
			TPC 03/15/2012 INSPECTED	2023	817,500	9,300	826,800			571,549C
			TPC 11/23/2011 INSPECTED	2022	725,600	8,100	733,700			544,333C
				2021	796,300	7,400	803,700			526,944C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	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: 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			Class: C +10 Effec. Age: 40 Floor Area: 0 Total Base New : 15,979 Total Depr Cost: 9,587 Estimated T.C.V: 24,926	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:					
Building Style: GARAGE		X	Drywall		Plaster Wood T&G										
Yr Built 1965		Remodeled 0	Ex		X	Ord	Min								
Condition: Average		Trim & Decoration			Size of Closets										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace								
Basement 6 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Carpeted Other:		150 Amps Service											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C 10		Blt 1965			
X Insulation		X Drywall		Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas								
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		(13) Plumbing			Other Additions/Adjustments								
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 20,194 12,116 Door Opener 1 562 337 Totals: 15,979 9,587								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes:								
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			ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 24,926								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													

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



Sketch by Alex Skelch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWELL NICHOLAS K	POWELL NICHOLAS K TRUST	0	10/26/2020	QC	09-FAMILY	2020007454	PROPERTY TRANSFER	0.0
POWELL GEORGE E III & WEN	POWELL NICHOLAS K	505,250	09/30/2011	WD	09-FAMILY	1097-782 WD	PROPERTY TRANSFER	100.0
POWELL NICHOLAS K		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-787 ESMNT	DEED	0.0
POWELL NICHOLAS K		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-793 RGHT	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6936 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/26/2012	PE12-0512	
	P.R.E. 0%		Mechanical	02/09/2012	PM12-0048	
Owner's Name/Address	MAP #: 28,34		Electrical	02/06/2012	PE12-0039	
POWELL NICHOLAS K TRUST 6549 WENONGA ROAD MISSION HILLS KS 66208	2024 Est TCV 3,623,704 TCV/TFA: 991.17		Mechanical	02/06/2012	PM12-0034	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
LOT 4 SANDY SHORES SUBDIVISION, GLEN ARBOR TOWNSHIP. SPLIT ON 10/24/2011 FROM 006-770-003-00 (RETIRED) L403 P385&386/95 L721 P286/03 LOTS 3 & 4 SANDY SHORES SUBDIVISION SECS 21 & 22 T29N R14W.			Dirt Road	18000	96.06	615.00	0.9998	1.0639	18000	100	1,839,313
			Gravel Road	96 Actual	Front Feet,	1.36	Total Acres		Total Est.	Land Value =	1,839,313

Comments/Influences	Split/Comb. on 10/24/2011 completed 10/24/2011 TIM ; Parent Parcel(s): 006-770-003-00;	Topography of Site	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
		Level	D/W/P: Brick on Sand	24.65	494	0	0		
		Rolling	D/W/P: Asphalt Paving	4.05	3900	0	0		
		Low	Residential Local Cost Land Improvements						
		High	Description	Rate	Size	% Good	Cash Value		
		Landscaped	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000		
		Swamp	Total Estimated Land Improvements True Cash Value =				10,000		
		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	919,700	892,200	1,811,900			937,730C
2023	817,500	672,100	1,489,600			893,077C
2022	725,600	582,100	1,307,700			850,550C
2021	796,300	564,300	1,360,600			823,379C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1016 % Good: 0 Storage Area: 0 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			96 WCP (1 Story) 230 WSEP (1 Story) 959 Treated Wood			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		Trim & Decoration		X Ex X Ord Min			Central Air Wood Furnace			Class: B Effec. Age: 10 Floor Area: 3,656 Total Base New : 758,287 Total Depr Cost: 682,458 Estimated T.C.V: 1,774,391			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2012	Remodeled 0	Size of Closets		Lg X Ord Small			No. Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2284 SF Floor Area = 3656 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls B		Blt 2012	
Condition: Average		Doors		Solid X H.C.			(12) Electric			Building Areas			586,033		527,429	
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 586,033		527,429	
6	Basement	(6) Ceilings		X Drywall			No./Qual. of Fixtures			1.5 Story Siding Crawl Space 2,284			230			
2	1st Floor	X Ex X Ord Min		No. of Elec. Outlets			Average Fixture(s)			1 Story Siding Overhang 230			Total: 586,033		527,429	
5	2nd Floor	X Many X Avg. X Large X Few X Avg. X Small		Basement: 0 S.F. Crawl: 2284 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			Other Additions/Adjustments			Total: 586,033		527,429	
5	Bedrooms	(7) Excavation		(8) Basement			2 Fixture Bath			Plumbing			Total: 586,033		527,429	
(1) Exterior		X Wood Sash Metal Sash Vinyl Sash Double Hung		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Total: 586,033		527,429	
X Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		(9) Basement Finish			1 1000 Gal Septic 1 2000 Gal Septic			Porches			Total: 586,033		527,429	
X Insulation		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			WCP (1 Story) WSEP (1 Story)			Total: 586,033		527,429	
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Total: 586,033		527,429	
X Many X Avg. X Large X Few X Avg. X Small		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Total: 586,033		527,429	
X Wood Sash Metal Sash Vinyl Sash Double Hung		(11) Heating/Cooling		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			Base Cost			Total: 586,033		527,429	
X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(12) Electric		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			Common Wall: 1 Wall			Total: 586,033		527,429	
(3) Roof		(13) Plumbing		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			Door Opener			Total: 586,033		527,429	
X Gable Hip Flat		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Total: 586,033		527,429	
X Gambrel Mansard Shed		(15) Fireplaces		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			Appliance Allow.			Total: 586,033		527,429	
X Asphalt Shingle		(16) Porches/Decks		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			Fireplaces			Total: 586,033		527,429	
Chimney: Metal		(17) Garage		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			Interior 2 Story			Total: 586,033		527,429	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			Total: 586,033		527,429	
				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			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total: 586,033		527,429	

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PUTNAM PETER R	PUTNAM COTTAGE TRUST	0	05/13/2022	WD	09-FAMILY	2022002892	PROPERTY TRANSFER	0.0
PIERCE WENDY P	PIERCE WENDY P COTTAGE TR	0	05/13/2022	WD	09-FAMILY	2022002893	PROPERTY TRANSFER	0.0
PUTNAM JACK S & SUSAN R T	PUTNAM PETER R & PIERCE W	0	10/23/2020	WD	09-FAMILY	2020007189	PROPERTY TRANSFER	0.0
PUTNAM JACK S & SUSAN R	PUTNAM JACK S & SUSAN R T	1	08/28/2018	WD	03-ARM'S LENGTH	1347P94	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6914 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/20/2022	PM22-1134	100% FINIS
	P.R.E. 0%		Plumbing	12/20/2022	PP22-0406	100% FINIS
	MAP #: 34		Electrical	12/09/2022	PE22-0924	100% FINIS
	2024 Est TCV 2,626,029 TCV/TFA: 1118.8		Res. Add/Alter/Repair	12/07/2022	PB22-0615	100% FINIS

Owner's Name/Address	MAP #:	Res. Add/Alter/Repair	Date	Number	Status
PUTNAM PETER R COTTAGE TRUST & PIERCE WENDY P COTTAGE TRUST 4508 CAMPOBELLO ST SAN DIEGO CA 92130-2715	34		12/09/2022	PE22-0924	100% FINIS
			12/07/2022	PB22-0615	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L399 P389/95 L908 P228&230/06 LOT 5 SANDY SHORES SUBDIVISION UND 50% TENANT IN COMMON INTEREST - JACK S PUTNAM LIVING TRUST UND 50% TENANT IN COMMON INTEREST - SUSAN R PUTNAM LIVING TRUST SEC 22 T29N R14W.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	18000	96.06	610.00	0.9998	1.0617	18000 100	1,835,563
			96 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =							1,835,563
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			Fencing: Wd, Solid, 6 ft.	31.76	25	0	0			
			D/W/P: Asphalt Paving	3.19	2500	0	0			
			Wood Frame	25.36	200	50	2,536			
			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 =							7,536

Comments/Influences	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X					Level	2024	917,800	395,200	1,313,000			373,650C
						Rolling	2023	815,800	321,600	1,137,400			354,905C
						Low	2022	723,900	277,100	1,001,000			337,053C
						High	2021	794,600	290,700	1,085,300			326,286C
						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	11/14/2023	INSPECTED	2023	815,800	321,600	1,137,400			354,905C
TPC	12/21/2022	INSPECTED	2022	723,900	277,100	1,001,000			337,053C
TPC	03/15/2012	INSPECTED	2021	794,600	290,700	1,085,300			326,286C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 102 779	Type CPP Treated Wood	Year Built: 1966 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: 968 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 2,347 Total Base New : 401,542 Total Depr Cost: 301,127 Estimated T.C.V: 782,930		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1966	
Yr Built 1966 198	Remodeled 2023	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 2347 SF Floor Area = 2347 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75	
Condition: Average		Lg	X	Ord	Small	Doors			Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Room List		(5) Floors		(12) Electric			150 Amps Service			1 Story Siding Crawl Space		Total: 328,948 246,682		Other Additions/Adjustments	
7	Basement	Kitchen: Linoleum		150 Amps Service			No. of Elec. Outlets			Plumbing		Average Fixture(s)		Plumbing	
1st Floor		Other: Carpeted		Ex. X Ord. Min			Many X Ave. Few			Water/Sewer		Average Fixture(s)		Average Fixture(s)	
2nd Floor		Other: Hardwood		(13) Plumbing			Average Fixture(s)			1000 Gal Septic		3 Fixture Bath		3 Fixture Bath	
3 Bedrooms				No./Qual. of Fixtures			2 3 Fixture Bath			Water Well, 100 Feet		Solar Water Heat		Solar Water Heat	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath			Porches		No Plumbing		No Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			2 3 Fixture Bath			CPP		Extra Toilet		Extra Toilet	
X	Insulation	X Drywall		No. of Elec. Outlets			2 3 Fixture Bath			Garages		Extra Sink		Extra Sink	
(2) Windows		(7) Excavation		No. of Elec. Outlets			2 3 Fixture Bath			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Separate Shower		Separate Shower	
Many	Large	Basement: 0 S.F.		No. of Elec. Outlets			2 3 Fixture Bath			Base Cost		Ceramic Tile Floor		Ceramic Tile Floor	
Avg.	X Avg.	Crawl: 2347 S.F.		No. of Elec. Outlets			2 3 Fixture Bath			Common Wall: 1 Wall		Ceramic Tile Wains		Ceramic Tile Wains	
Few	Small	Slab: 0 S.F.		No. of Elec. Outlets			2 3 Fixture Bath			Door Opener		Ceramic Tub Alcove		Ceramic Tub Alcove	
X	Wood Sash	Height to Joists: 0.0		No. of Elec. Outlets			2 3 Fixture Bath			Built-Ins		Vent Fan		Vent Fan	
X	Metal Sash	(8) Basement		No. of Elec. Outlets			2 3 Fixture Bath			Appliance Allow.		Vented Hood		Vented Hood	
X	Vinyl Sash	Conc. Block		No. of Elec. Outlets			2 3 Fixture Bath			Fireplaces		Unvented Hood		Unvented Hood	
X	Double Hung	Poured Conc.		No. of Elec. Outlets			2 3 Fixture Bath			Interior 1 Story		Vented Hood		Vented Hood	
X	Horiz. Slide	Stone		No. of Elec. Outlets			2 3 Fixture Bath			Wood Stove		Vented Hood		Vented Hood	
X	Casement	Treated Wood		No. of Elec. Outlets			2 3 Fixture Bath			Deck		Vented Hood		Vented Hood	
X	Double Glass	Concrete Floor		No. of Elec. Outlets			2 3 Fixture Bath			Treated Wood		Vented Hood		Vented Hood	
X	Patio Doors	(9) Basement Finish		No. of Elec. Outlets			2 3 Fixture Bath			Local Cost Items		Vented Hood		Vented Hood	
X	Storms & Screens	(10) Floor Support		No. of Elec. Outlets			2 3 Fixture Bath			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Vented Hood		Vented Hood	
(3) Roof		Recreation SF		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
X	Gable	Living SF		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
X	Hip	Walkout Doors (B)		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
X	Flat	No Floor SF		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
X	Asphalt Shingle	Walkout Doors (A)		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
Chimney: Brick		(10) Floor Support		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
		Joists: 2X12X16		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
		Unsupported Len:		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	
		Cntr.Sup:		No. of Elec. Outlets			2 3 Fixture Bath					Vented Hood		Vented Hood	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUNSON BARBARA A TRUST &	MUNSON JAMES S & BARBARA	0	09/10/2013	QC	03-ARM'S LENGTH	1178P453 & 459	DEED	0.0
MUNSON JAMES S & BARBARA	MUNSON JAMES & BARBARA JO	0	09/10/2013	WD	03-ARM'S LENGTH	1179P161	DEED	0.0
MUNSON JAMES S & BARBARA	MUNSON QPRT	0	03/12/2003	WD	03-ARM'S LENGTH	721P336	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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6890 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/26/2015	PM15-0526	
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	P.R.E. 100% 02/06/2001		WELL/SEPTIC	05/25/2010	L10-062	100% FINIS
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Owner's Name/Address	MAP #: 34	SHED	08/09/1999	99000491	100% FINIS
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MUNSON JAMES & BARBARA JOINT TRUST 6890 W HARBOR HWY GLEN ARBOR MI 49636	2024 Est TCV 2,791,709 TCV/TFA: 1108.2	ADDITION/ALTERATION	02/20/1998	1998-0049	100% FINIS
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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LK MI "A"	18000	96.06	607.00	0.9998	1.0604	18000 100	1,833,302
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96 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =							1,833,302
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Tax Description		Land Improvement Cost Estimates				
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Description	Rate	Size	% Good	Cash Value
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D/W/P: Crushed Rock	2.55	2400	0	0
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Wood Frame	30.61	336	50	5,142
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Residential Local Cost Land Improvements		Description				
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LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
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Total Estimated Land Improvements True Cash Value =							7,642
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--------------------	--	------	------------	----------------	----------------	-----------------	----------------	---------------

X Level								
---------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

Who	When	What	2024	916,700	479,200	1,395,900		423,433C
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TPC 03/15/2012	INSPECTED		2023	814,800	361,100	1,175,900		403,270C
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TPC 04/16/2009	INSPECTED		2022	722,800	311,100	1,033,900		384,067C
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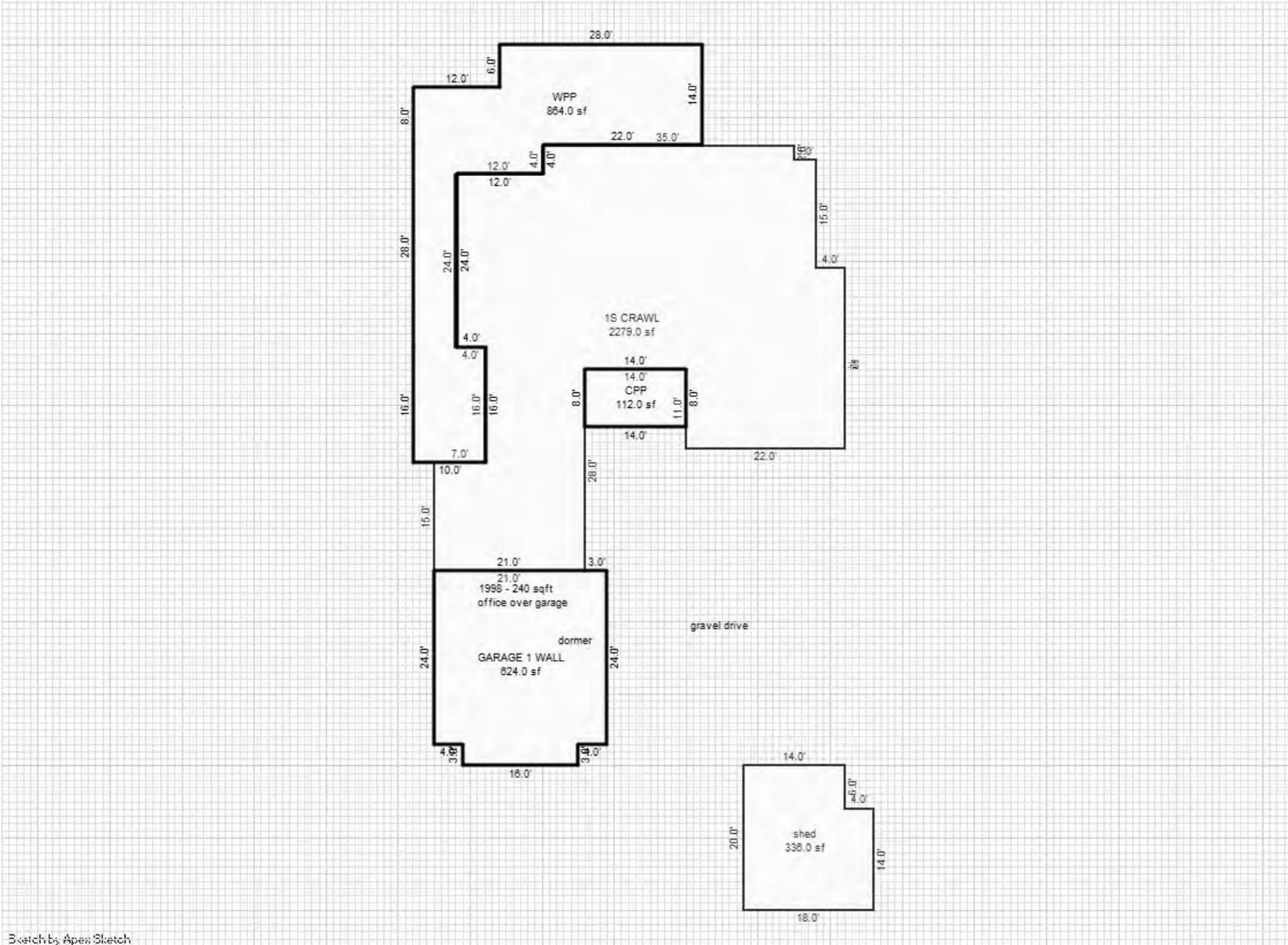
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 864	Type CPP WPP	Year Built: 1987 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 2,519 Total Base New : 487,578 Total Depr Cost: 365,679 Estimated T.C.V: 950,765		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 BC Blt 1987		
Yr Built 1987	Remodeled 0	X	Ex	Ord	Min	(12) Electric			Ground Area = 2279 SF Floor Area = 2519 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas				
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		X	Lg	Ord	Small	Ex. X Ord. Min			1 Story Siding Crawl Space 2,279			1 Story Siding Overhang 240		Total: 383,529 287,644		
7	Basement	(5) Floors		No./Qual. of Fixtures			1 Average Fixture(s)			Other Additions/Adjustments						
2	1st Floor	Kitchen: Ceramic Til Other: Ceramic Tile Other: Carpeted		Ex. X Ord. Min			3 3 Fixture Bath			Plumbing			Average Fixture(s) 1 2,234 1,675		3 Fixture Bath 2 14,051 10,538	
3	2nd Floor	Kitchen: Ceramic Til Other: Ceramic Tile Other: Carpeted		No. of Elec. Outlets			2 Fixture Bath			Separate Shower			Separate Shower 1 2,845 2,134		Water/Sewer	
3	Bedrooms	Kitchen: Ceramic Til Other: Ceramic Tile Other: Carpeted		Many X Ave. Few			Softener, Auto			1000 Gal Septic			1000 Gal Septic 1 5,796 4,347		Water Well, 100 Feet 1 6,421 4,816	
(1) Exterior		(6) Ceilings		(13) Plumbing			Softener, Manual			Porches			CPP 112 2,882 2,161		WPP 864 18,187 13,640	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(14) Water/Sewer			No Plumbing			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
X	Insulation	X Drywall		Public Water			Extra Toilet			Base Cost			624 41,278 30,958			
(2) Windows		(7) Excavation		Public Sewer			Extra Sink			Common Wall: 1 Wall			1 -3,205 -2,404			
X	Many Avg. Few	X Large Avg. Small		Water Well			Extra Shower			Door Opener			1 703 527			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1000 Gal Septic			Separate Shower			Built-Ins			Appliance Allow. 1 4,088 3,066			
X	Double Hung	Conc. Block		2000 Gal Septic			Ceramic Tile Floor			Fireplaces			Exterior 1 Story 1 8,769 6,577			
X	Horiz. Slide Casement	Poured Conc. Stone		Lump Sum Items:			Ceramic Tile Wains			Totals:			487,578 365,679			
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor					Ceramic Tub Alcove Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(3) Roof		(9) Basement Finish					Vent Fan									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:														

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNES MARGARET JOAN	KLEVORN ROBERT S & MARCY	1,250,000	08/17/2010	WD	03-ARM'S LENGTH	2010 1059-37WD	PROPERTY TRANSFER	100.0
ROBERT S KLEVORN AND MARC		0	02/22/1989	QC	03-ARM'S LENGTH	2010 1059-25 T	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6872 W HARBOR HBR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/09/2021	PM21-0103	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	01/21/2021	PM21-0054	100% FINIS
KLEVORN ROBERT S & MARCY 46060 PICKFORD CT NORTHVILLE MI 48168	MAP #: 34		Res. Single Family Dwellin	10/20/2020	PB20-0326	100% FINIS
	2024 Est TCV 3,804,200 TCV/TFA: 1285.2		Plumbing	09/28/2020	PP20-0263	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	18000	96.06	603.00	0.9998	1.0587	18000	100	1,830,275
96 Actual Front Feet, 1.33 Total Acres Total Est. Land Value =								1,830,275

X		Land Improvement Cost Estimates	
Description	Rate	Size	% Good
D/W/P: Asphalt Paving	3.19	3400	50
Total Estimated Land Improvements True Cash Value =			5,423

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	915,100	987,000	1,902,100			1,300,933C
2023	813,500	742,700	1,556,200			1,238,984C
2022	721,400	639,300	1,360,700			1,179,985C
2021	792,400	0	792,400			523,510C

Who When What

TPC 11/17/2021 INSPECTED  
 TPC 05/10/2021 INSPECTED  
 TPC 03/15/2012 INSPECTED



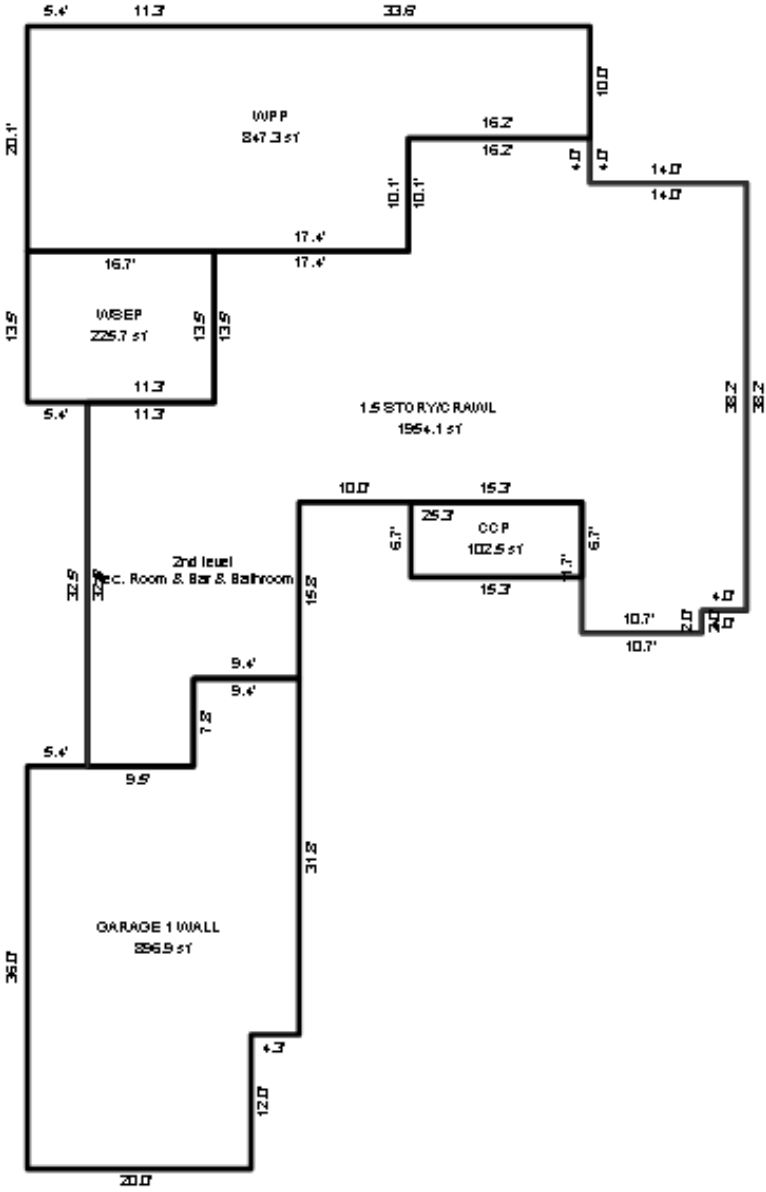
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		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 2 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 102 225 847	Type CCP (1 Story) WSEP (1 Story) WPP	Year Built: 2021 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: 869 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 1 Floor Area: 2,960 Total Base New : 764,762 Total Depr Cost: 757,116 Estimated T.C.V: 1,968,502			E.C.F. X 2.600					
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 2021					
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. Ord. Min			Ground Area = 1954 SF Floor Area = 2960 SF.							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			1.25 Story Siding Basement 1,954			1 Story Siding Overhang 517					
(1) Exterior		(7) Excavation		Basement: 1954 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 6 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement Living Area 1954 107,665 106,588 Exterior Stone Veneer 100 4,796 4,748 Basement, Outside Entrance, Above Grade 1 2,456 2,431			Plumbing Average Fixture(s) 1 2,234 2,212 3 Fixture Bath 5 35,127 34,776 2 Fixture Bath 2 9,414 9,320					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Water/Sewer 2000 Gal Septic 1 11,381 11,267 Water Well, 100 Feet 1 6,421 6,357			Porches CCP (1 Story) 102 3,768 3,730 WSEP (1 Story) 225 14,843 14,695 WPP 847 17,829 17,651					
(2) Windows		Many Avg. Few Large Avg. Small		(9) Basement Finish			(14) Water/Sewer			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 869 52,435 51,911 Common Wall: 1 Wall 1 -3,205 -3,173 Door Opener 2 1,405 1,391			Total: 482,042 477,222					
(3) Roof		1954 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			2000 Gal Septic 1 11,381 11,267 Water Well, 100 Feet 1 6,421 6,357			1 2,234 2,212 5 35,127 34,776 2 9,414 9,320					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:						Chimney:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGLOFF	EGLOFF	166,666	08/13/1996	WD	03-ARM'S LENGTH	428:928	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6876 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	09/30/2019	PM19-0747	100% FINIS	
Owner's Name/Address	P.R.E. 100% 05/01/2003	WELL/SEPTIC	09/10/2007	L07-215	100% FINIS	
EGLOFF JOHN D & PATRICIA K P O BOX 337 GLEN ARBOR MI 49636	MAP #: 34	2024 Est TCV 2,388,351 TCV/TFA: 1335.7				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L343 P452 L378 P64/93 LOT 8 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			LK MI "A"	18000	96.06	600.00	0.9998	1.0574	18000	100	1,827,994
			LK MI "A"	18000	0.00	600.00	0.9998	1.0574	18000	100	0
			96 Actual Front Feet, 1.32 Total Acres Total Est. Land Value = 1,827,994								

Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water Sewer				
X	Electric				
X	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

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



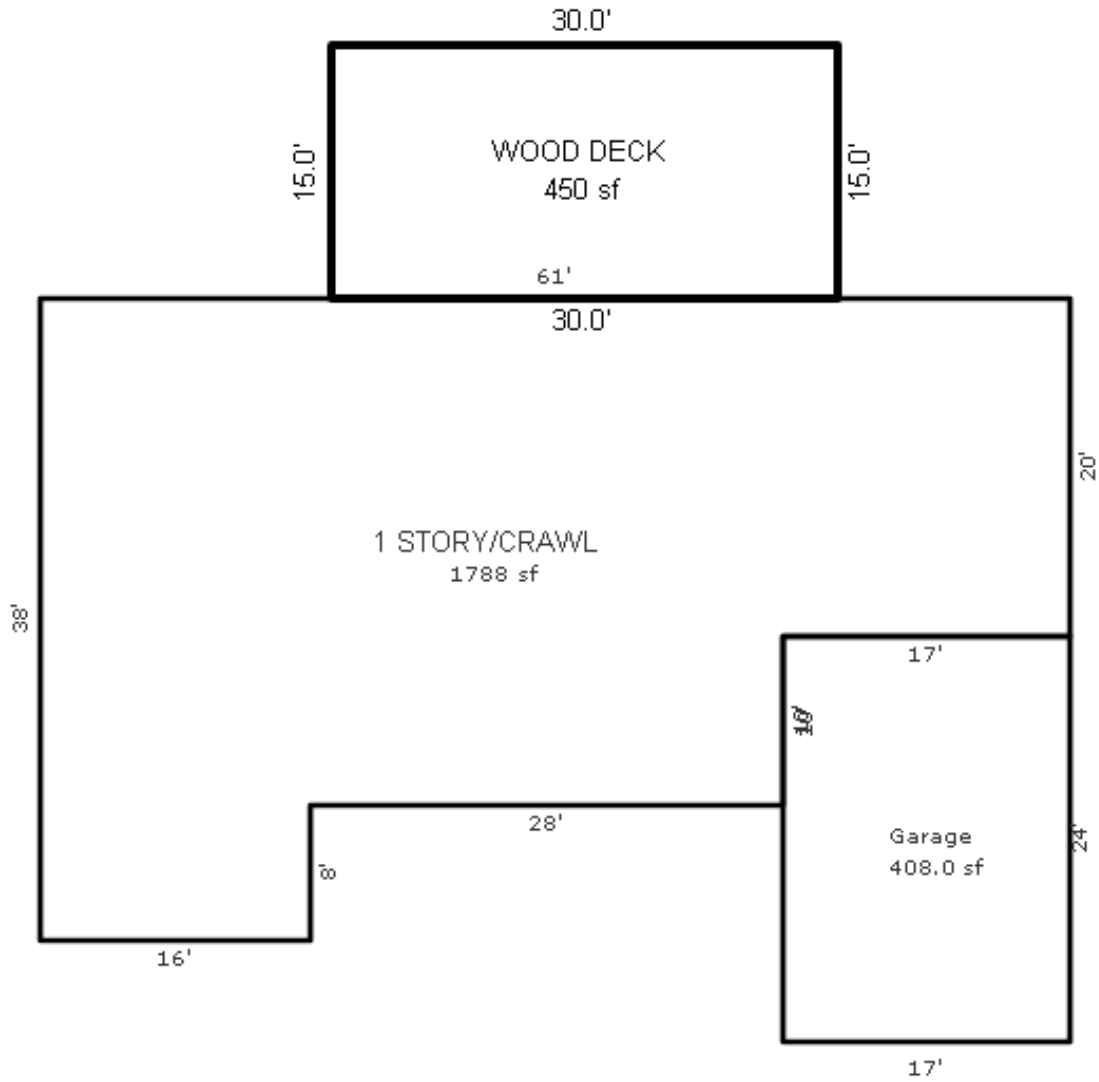
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	914,000	280,200	1,194,200			398,388C
2023	812,400	211,400	1,023,800			379,418C
2022	720,300	182,200	902,500			361,351C
2021	791,400	167,500	958,900			349,808C

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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 450	Type 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: 408 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.600		Bsmnt Garage:						
Building Style: 1 STORY		Trim & Decoration		Size of Closets			(12) Electric			Class: BC Effec. Age: 40 Floor Area: 1,788 Total Base New : 356,001 Total Depr Cost: 213,599 Estimated T.C.V: 555,357		Storage Area: 0 No Conc. Floor: 0		Roof:					
Yr Built 1955	Remodeled 1978	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC		Blt 1955						
Condition: Average		Lg	X Ord	Small	X Ex.			Ord.	Min	Ground Area = 1788 SF Floor Area = 1788 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Depr. Cost						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation				
6	Basement	(5) Floors			Many			X Ave.	Few	1 Story			Siding		Crawl Space				
1	1st Floor	Kitchen:			1			Average Fixture(s)			Size		Cost New		Depr. Cost				
3	2nd Floor	Other:			2			3 Fixture Bath			Total:		287,565		172,537				
(1) Exterior		Other:			1			2 Fixture Bath			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			1			Softener, Auto			Plumbing		Average Fixture(s)		1, 2,340				
Insulation		(7) Excavation			1			Softener, Manual			Water/Sewer		3 Fixture Bath		7,025 4,215				
X	Many Avg.	X	Large Avg.	Small	Basement: 0 S.F. Crawl: 1788 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic		1 5,796 3,478						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well, 100 Feet			1 6,421 3,853								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer			Deck			Treated Wood		450 7,673 4,604						
(2) Windows		(10) Floor Support			1			Public Water			Garages		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Many Avg.	X	Large Avg.	Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Base Cost			408 23,746 14,248					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1			Public Sewer			Common Wall: 1 Wall			1 -2,726 -1,636					
Chimney: Brick		Lump Sum Items:			1			Water Well			Door Opener			1 703 422					
					1			1000 Gal Septic			Built-Ins			Appliance Allow.		1 4,088 2,453			
					1			2000 Gal Septic			Fireplaces			Exterior 1 Story		1 8,769 5,261			
											Totals:			356,001 213,599					
											Notes:			ECF (4085 LAKE MICHIGAN) 2.600 => TCV:		555,357			

\*\*\* 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.
STANTON DAVID J	STANTON DAVID J & LAURA M	0	07/02/2008	QC	09-FAMILY	982P437	PROPERTY TRANSFER	0.0
SHAW SARAH C TRUST	STANTON DAVID J	100	02/14/1997	WD	03-ARM'S LENGTH	439P866	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6868 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	01/17/1996	1996-3427	100% FINIS
	P.R.E. 100% 11/08/2000					
Owner's Name/Address	MAP #: 34					
STANTON DAVID J & LAURA M STANTON 714 W MICHIGAN AVE JACKSON MI 49201	2024 Est TCV 3,239,622 TCV/TFA: 1151.2					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	18000	96.06	606.00	0.9998	1.0600	18000	100	1,832,547	
Gravel Road	96 Actual Front Feet, 1.34 Total Acres							Total Est. Land Value =	1,832,547

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
L308 P829&831 L357 P859 L436 P446&447/96 LOT 9 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.	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
Level	2024	916,300	703,500	1,619,800			405,552C
Rolling	2023	814,500	530,000	1,344,500			386,240C
Low	2022	722,400	456,700	1,179,100			367,848C
High	2021	793,300	445,600	1,238,900			356,097C
Landscaped	Who When What						
Swamp	TPC 03/15/2012 INSPECTED						
Wooded	WAS 11/26/2007 INSPECTED						
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 110 269 786	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 702 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1																												
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																	
Yr Built 1996		Remodeled 0			Ex	X	Ord	Min																														
Condition: Average		Trim & Decoration			No. of Elec. Outlets																																	
Room List		Doors	Solid	X	H.C.	(12) Electric																																
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:																																	
(1) Exterior		Kitchens			Other:																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																	
Insulation					Many	X	Ave.	Few																														
(2) Windows		(7) Excavation			(13) Plumbing																																	
X	Many Avg. Few	X	Large Avg. Small		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer																																	
(3) Roof		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																																	
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:																																	
Chimney: Brick		(10) Floor Support			Lump Sum Items:																																	
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																	
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1682 SF Floor Area = 2814 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>1,132</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>550</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>508,405</td> <td>406,700</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,407 2,726 3 Fixture Bath 1 10,749 8,599 Water/Sewer 1000 Gal Septic 1 6,288 5,030 Water Well, 100 Feet 1 6,732 5,386 Porches CCP (1 Story) 110 4,484 3,587 Deck Treated Wood 269 5,722 4,578 Treated Wood 786 11,617 9,294 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 702 53,254 42,603 Common Wall: 1/2 Wall 1 -1,875 -1,500 Door Opener 2 1,574 1,259 Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 512 42,598 34,078 Door Opener 1 787 630 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	1,132			1 Story	Siding	Basement	550			Total:				508,405	406,700
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
2 Story	Siding	Basement	1,132																																			
1 Story	Siding	Basement	550																																			
Total:				508,405	406,700																																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS CALVIN L IRREVOCA	BERLACHER KRISTEN & MAY K	2,800,000	05/04/2022	WD	03-ARM'S LENGTH	2022002738	PROPERTY TRANSFER	100.0
WATT DAVID M JR TRUST ET	STEVENS CALVIN L IRREVOCA	2,283,519	03/29/2021	WD	03-ARM'S LENGTH	2021003072	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6860 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	06/18/2001	1872	100% FINIS	
P.R.E. 100% 05/26/2022						
MAP #: 34						
2024 Est TCV 3,232,860 TCV/TFA: 995.34						

Owner's Name/Address	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
BERLACHER KRISTEN & MAY KEENEN 6860 W HARBOR HWY GLEN ARBOR MI 49636	X		* Factors *				
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	LK MI "A" 18000	96.06	595.00	0.9998	1.0552	18000	100	1,824,174
		Gravel Road	96 Actual Front Feet, 1.31 Total Acres Total Est. Land Value = 1,824,174							
L222 P75 L371 P92&93 L371 P516/93 L214 P713 L524 P001 L549 P429/00 LOT 10 SANDY SHORES SUBDIVISION SEC 22 T29N R14W. COMBINED INTEREST SPLITS ON 03/31/2021 FROM 006-770-010-00, 006-770-010-01, 006-770-010-02;	X	Paved Road	Land Improvement Cost Estimates							
		Storm Sewer	Description	Rate	Size	% Good	Cash Value			

Comments/Influences	X	Water	D/W/P: Crushed Rock	2.55	1500	0	0			
		Sewer	Residential Local Cost Land Improvements							
Split/Comb. on 03/31/2021 completed 03/31/2021 TIM COMBINE INTEREST SPLITS; Parent Parcel(s): 006-770-010-00, 006-770-010-01, 006-770-010-02; Child Parcel(s): 006-770-010-03;	X	Electric	Description	Rate	Size	% Good	Cash Value			
		Gas	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	Total Estimated Land Improvements True Cash Value = 5,000		

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
2024	912,100	704,300	1,616,400			1,408,155C
2023	810,700	530,400	1,341,100			1,341,100S
2022	718,500	456,700	1,175,200			1,175,200S
2021	0	0	0			0

Who When What

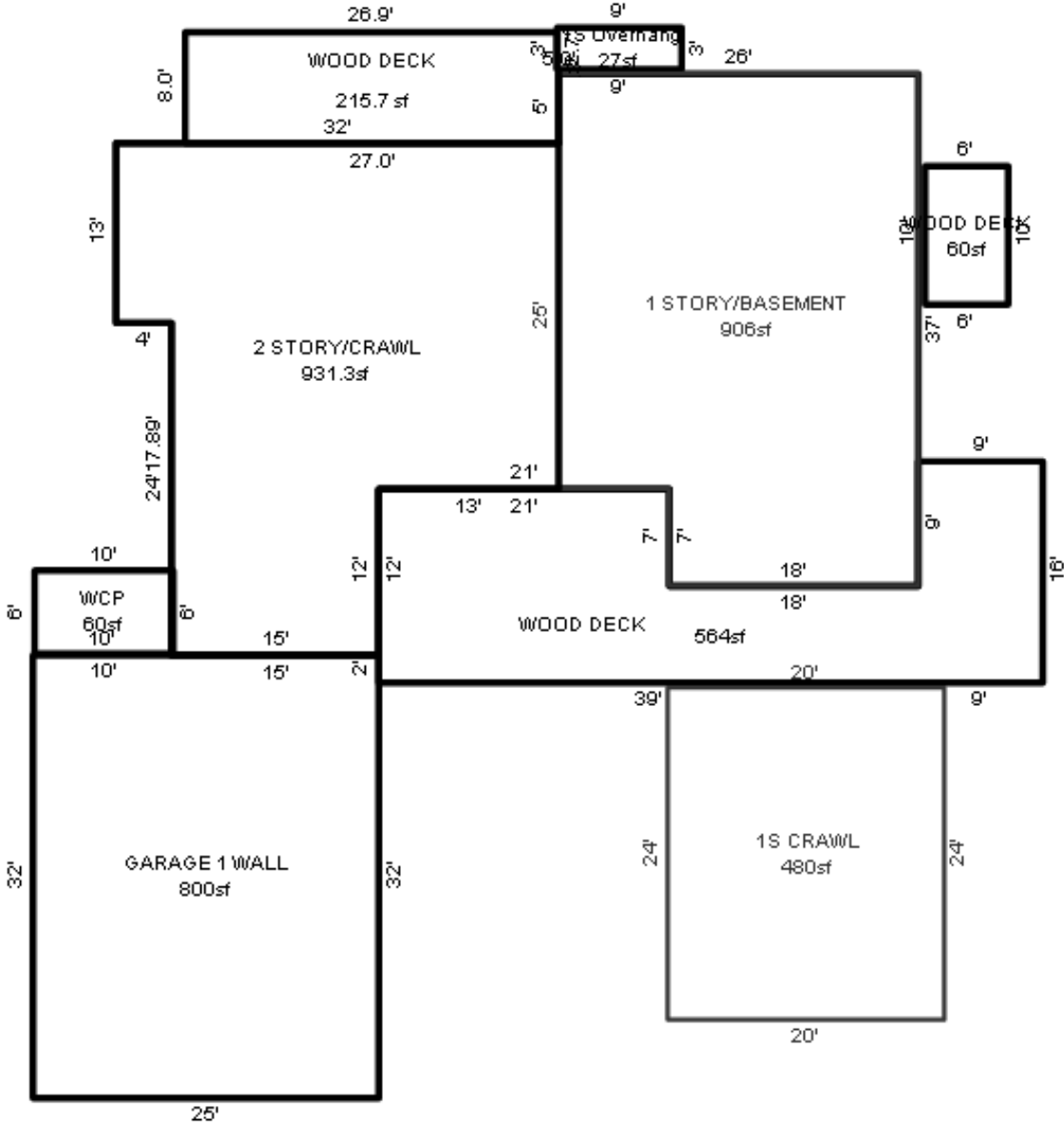
TPC 03/30/2021 INSPECTED  
 TPC 04/25/2018 INSPECTED  
 TPC 03/15/2012 INSPECTED  
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 County of Leelanau, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 800 % 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							215 564 60 60	Treated Wood Treated Wood Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 2001		Remodeled 0	Ex	X	Ord	Min										
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors		Solid		H.C.										
4	Basement	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 2001				
4	1st Floor	Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service			(11) Heating System: Forced Heat & Cool									
4	2nd Floor			No./Qual. of Fixtures			Ground Area = 1837 SF Floor Area = 2768 SF.									
4	Bedrooms			Ex.	X	Ord.	Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation	X	Drywall	Many	X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		(13) Plumbing			2 Story Siding Crawl Space 931									
X	Many Avg. X Few	Large Avg. X Small	Basement: 906 S.F. Crawl: 931 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)	1 Story Siding Basement 906			Total: 440,807		352,645					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		4	3 Fixture Bath	Other Additions/Adjustments			Recreation Room 900 25,290 20,232							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing			Average Fixture(s) 1 2,234 1,787							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Water/Sewer			3 Fixture Bath 3 21,076 16,861						
X	Gable Hip Flat	Gambrel Mansard Shed	900 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water	Deck			2 Fixture Bath 1 4,707 3,766							
X	Asphalt Shingle Metal	(10) Floor Support		1	Public Sewer	Water/Sewer			1000 Gal Septic 1 5,796 4,637							
Chimney: Metal		Joists: Unsupported Len: 127 Cntr.Sup:		1	Water Well	Deck			Ceramic Tile Floor 1 6,421 5,137							
				1	1000 Gal Septic	Treated Wood			Water Well, 100 Feet 1 6,421 5,137							
				Lump Sum Items:			Treated Wood			Treated Wood w/Roof (Deck Portion) 60 2,132 1,706						
							Treated Wood			Treated Wood w/Roof (Roof portion) 60 1,573 1,258						
							Garages			Treated Wood 215 4,760 3,808						
							Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Treated Wood 564 8,906 7,125						
							Base Cost 800 41,312 33,050			Treated Wood 60 2,132 1,706						
							Common Wall: 1 Wall 1 -3,205 -2,564			Treated Wood 60 2,132 1,706						
							Door Opener 2 1,405 1,124			Treated Wood 60 1,573 1,258						
							Built-Ins			Treated Wood 60 1,573 1,258						
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

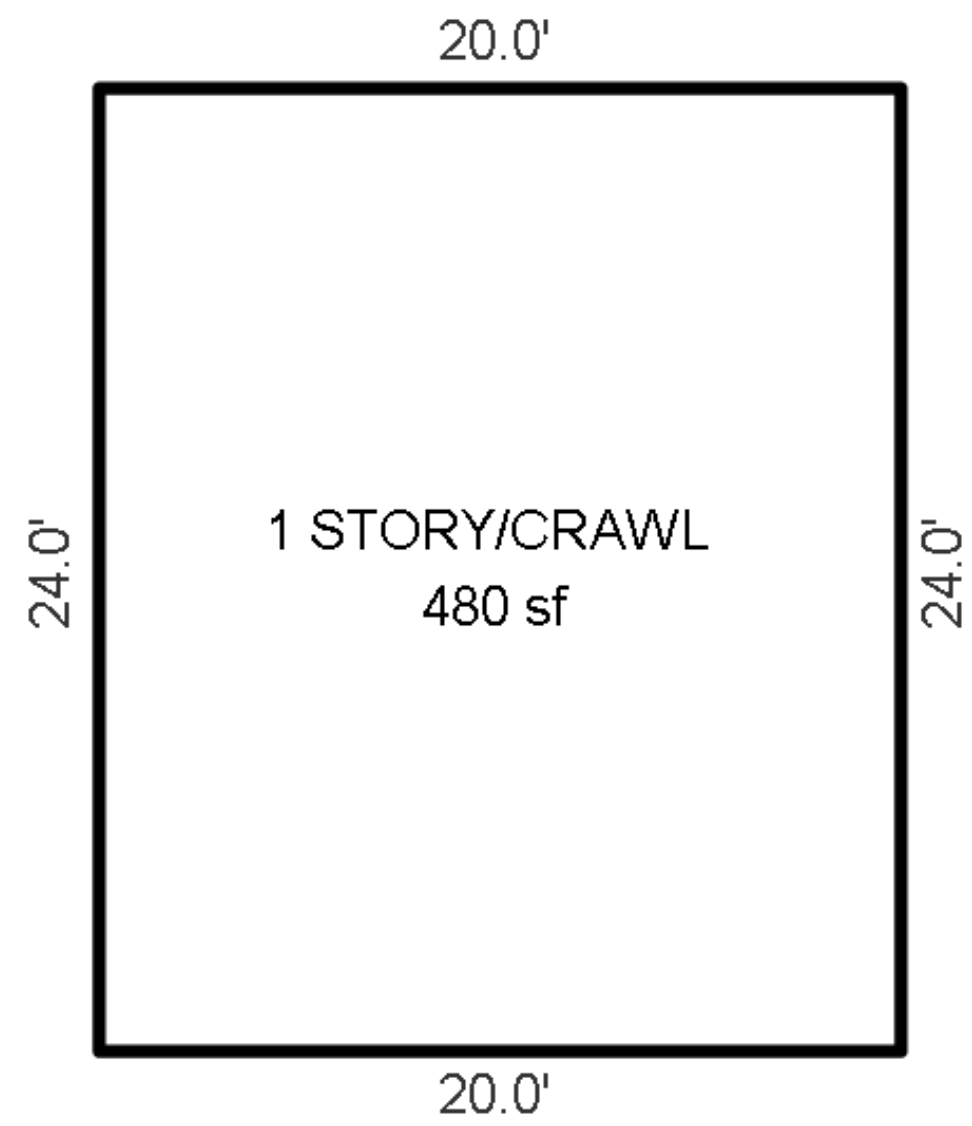


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 20 Floor Area: 480 Total Base New : 87,945 Total Depr Cost: 70,356 Estimated T.C.V: 182,926	E.C.F. X 2.600
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls BC		Blt 2001								
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool		Ground Area = 480 SF		Floor Area = 480 SF.								
A-Frame		Trim & Decoration		Size of Closets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories		Exterior		Foundation				
Wood Frame		Ex		Ord		Min		1 Story		Siding		Crawl Space		Size		Cost New			
Building Style: 1 STORY		Lg		Ord		Small		Average Fixture(s)		Plumbing		Average Fixture(s)		1		2,234			
Yr Built 2001		Remodeled 0		No./Qual. of Fixtures		Ex.		Ord.		Min		Built-Ins		Appliance Allow.		1			
Condition: Average		Doors		Solid		H.C.		No. of Elec. Outlets		Many		Ave.		Few		Totals:			
Room List		(5) Floors		(12) Electric			0 Amps Service		Plumbing		1		Average Fixture(s)		3		Fixture Bath		
Basement		Kitchen:		Other:			Other:		Plumbing		Average Fixture(s)		1		2,234		1,787		
1st Floor		Other:							Plumbing		Average Fixture(s)		1		4,088		3,270		
2nd Floor		No./Qual. of Fixtures		Ex.			Ord.			Min			Totals:		87,945		70,356		
Bedrooms		No. of Elec. Outlets		Many			Ave.			Few			Notes:		ECF (4085 LAKE MICHIGAN) 2.600 => TCV:		182,926		
(1) Exterior		(6) Ceilings		(13) Plumbing			1		Average Fixture(s)		3		Fixture Bath		2		Fixture Bath		
Wood/Shingle		(7) Excavation		Basement: 0 S.F.			Crawl: 480 S.F.			Slab: 0 S.F.			Height to Joists: 0.0						
Aluminum/Vinyl		(8) Basement		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			
Brick		(9) Basement Finish		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			
Insulation		(10) Floor Support		Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			
(2) Windows		Many		Large		Avg.		Avg.		Few		Small		Lump Sum Items:					
Wood Sash		Basement: 0 S.F.		Crawl: 480 S.F.			Slab: 0 S.F.			Height to Joists: 0.0									
Metal Sash		(8) Basement		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			
Vinyl Sash		(9) Basement Finish		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			
Double Hung		(10) Floor Support		Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			
Horiz. Slide		Joists:		Unsupported Len:			Cntr.Sup:												
Casement		Lump Sum Items:																	
Double Glass		Lump Sum Items:																	
Patio Doors		Lump Sum Items:																	
Storms & Screens		Lump Sum Items:																	
(3) Roof		Lump Sum Items:																	
Gable		Lump Sum Items:																	
Hip		Lump Sum Items:																	
Flat		Lump Sum Items:																	
Asphalt Shingle		Lump Sum Items:																	
Chimney:		Lump Sum Items:																	

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

connected by deck



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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 143 203	Type WCP (1 Story) WPP	Year Built: 2010 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: 612 % Good: 0 Storage Area: 0 No Conc. Floor: 0	143	WCP (1 Story)	203	WPP	Year Built: 2010 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: 612 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Mobile Home																0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC			Blt 2011					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1439 SF			Floor Area = 1439 SF.					
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		No. of Elec. Outlets			1 Story Siding Basement 1,439			Total: 278,572 250,717			1 2,234 2,011					
Building Style: 1 STORY		Size of Closets		Many Ave. Few			Other Additions/Adjustments			Basement Living Area 1400 77,140 69,426			Basement, Outside Entrance, Above Grade 1 2,456 2,210					
Yr Built 2011		Lg Ord Small		(13) Plumbing			Plumbing			Average Fixture(s)			Average Fixture(s)					
Remodeled 0		Doors Solid H.C.		1 Average Fixture(s)			Solar Water Heat			2 Fixture Bath			2 Fixture Bath					
Condition: Average		(5) Floors		1 3 Fixture Bath			No Plumbing			1 2 Fixture Bath			1 2 Fixture Bath					
Room List		Kitchen:		1 2 Fixture Bath			Extra Toilet			Water/Sewer			Water/Sewer					
Basement		Other:		1 2 Fixture Bath			Extra Sink			1000 Gal Septic			1000 Gal Septic					
1st Floor		Other:		1 2 Fixture Bath			Separate Shower			Water Well, 100 Feet			Water Well, 100 Feet					
2nd Floor		Height to Joists: 0.0		1 2 Fixture Bath			Ceramic Tile Floor			Porches			Porches					
Bedrooms		(6) Ceilings		1 2 Fixture Bath			Ceramic Tile Wains			WCP (1 Story)			WCP (1 Story)					
(1) Exterior		No./Qual. of Fixtures		1 2 Fixture Bath			Ceramic Tub Alcove			WPP			WPP					
Wood/Shingle		Ex. Ord. Min		1 2 Fixture Bath			Vent Fan			Garages			Garages					
Aluminum/Vinyl		No. of Elec. Outlets		1 2 Fixture Bath			(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Brick		Many Ave. Few		1 2 Fixture Bath			Public Water			Base Cost 612 40,747 36,672			Base Cost 612 40,747 36,672					
Insulation		(7) Excavation		1 2 Fixture Bath			Public Sewer			Common Wall: 1 Wall 1 -3,205 -2,884			Common Wall: 1 Wall 1 -3,205 -2,884					
(2) Windows		Basement: 1439 S.F.		1 2 Fixture Bath			Water Well			Door Opener 1 703 633			Door Opener 1 703 633					
Many Avg. Few		Crawl: 0 S.F.		1 2 Fixture Bath			1000 Gal Septic			Built-Ins			Built-Ins					
Large Avg. Small		Slab: 0 S.F.		1 2 Fixture Bath			2000 Gal Septic			Appliance Allow.			Appliance Allow.					
Wood Sash		Height to Joists: 0.0		1 2 Fixture Bath			Lump Sum Items:			Fireplaces			Fireplaces					
Metal Sash		(8) Basement		1 2 Fixture Bath						Prefab 1 Story 1 3,770 3,393			Prefab 1 Story 1 3,770 3,393					
Vinyl Sash		Conc. Block		1 2 Fixture Bath						Local Cost Items			Local Cost Items					
Double Hung		Poured Conc.		1 2 Fixture Bath						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Horiz. Slide		Stone		1 2 Fixture Bath														
Casement		Treated Wood		1 2 Fixture Bath														
Double Glass		Concrete Floor		1 2 Fixture Bath														
Patio Doors		(9) Basement Finish		1 2 Fixture Bath														
Storms & Screens		Recreation SF		1 2 Fixture Bath														
(3) Roof		Living SF		1 2 Fixture Bath														
Gable		Walkout Doors (B)		1 2 Fixture Bath														
Hip		No Floor SF		1 2 Fixture Bath														
Gambrel		1 Walkout Doors (A)		1 2 Fixture Bath														
Mansard		(10) Floor Support		1 2 Fixture Bath														
Flat		Joists:		1 2 Fixture Bath														
Shed		Unsupported Len:		1 2 Fixture Bath														
Asphalt Shingle		Cntr.Sup:		1 2 Fixture Bath														
Chimney:				1 2 Fixture Bath														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH LARRY DEC OF TRUST	SCHENK CHRISTOPH	1,350,000	08/15/2003	WD	03-ARM'S LENGTH	756:764	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6824 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/10/2013	PM13-0480	
	P.R.E. 100% 01/11/2005		Res. Single Family	10/04/2013	PB13-0329	100% FINIS
Owner's Name/Address	MAP #: 34		Plumbing	09/24/2013	PP13-0186	
SCHENK CHRISTOPH PO BOX 198 GLEN ARBOR MI 49636	2024 Est TCV 6,188,087 TCV/TFA: 957.76		Foundation Only	08/27/2013	PB13-0296	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			LK MI "A"	18000	96.06	607.00 0.9998 1.0604 18000 100	1,833,302
			96 Actual Front Feet, 1.34 Total Acres				Total Est. Land Value = 1,833,302

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates			
L532 P794 L555 P907&923/00 L568 P695/01 L613 P684&700/01 L700 P273&298/03 L754 P803/03 L756 P764/03 L928 P610/07 LOT 12 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.			Description	Rate	Size % Good	Cash Value
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value = 5,000			

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	916,700	2,177,300	3,094,000			1,739,944C
2023	814,800	1,638,000	2,452,800			1,657,090C
2022	722,800	1,410,100	2,132,900			1,578,181C
2021	793,700	1,322,800	2,116,500			1,527,765C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1023 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G			Trim & Decoration		Class: A Effec. Age: 8 Floor Area: 6,461 Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
2015	0	Ex	X	Ord		Min	(11) Heating System: No Heating/Cooling		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Condition: Average		Lg		X	Ord	Small	Ground Area = 2660 SF Floor Area = 6461 SF.		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Room List		Doors	X	Solid		H.C.	Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
1	Basement	(5) Floors		No. of Elec. Outlets			Building Areas		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
5	1st Floor	Kitchen:		Many			X	Ave.	Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
6	2nd Floor	Other:		X			Ord.	Min	Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
5	Bedrooms	Other:		X			Wood		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
(1) Exterior		(6) Ceilings		Average Fixture(s)			(13) Plumbing		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Wood/Shingle Aluminum/Vinyl Brick		X Wood		4			3 Fixture Bath		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
X	Stone/Siding	X		1			2 Fixture Bath		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
X	Insulation	X		1			Softener, Auto		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
(2) Windows		(7) Excavation		1			Softener, Manual		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Many	Large	Basement: 2660 S.F.		4			Solar Water Heat		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
X	Avg.	X	Avg.	1			No Plumbing		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Few	Small	Crawl: 0 S.F.		1			Extra Toilet		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Wood Sash		Slab: 0 S.F.		1			Extra Sink		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Metal Sash		Height to Joists: 0.0		1			Separate Shower		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Vinyl Sash		(8) Basement		1			Ceramic Tile Floor		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Double Hung		Conc. Block		1			Ceramic Tile Wains		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Horiz. Slide		Poured Conc.		1			Ceramic Tub Alcove		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Casement		Stone		1			Vent Fan		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Double Glass		Treated Wood		1			(14) Water/Sewer		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Patio Doors		Concrete Floor		1			Public Water		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Storms & Screens		(9) Basement Finish		1			Public Sewer		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
(3) Roof		Recreation SF		1			Water Well		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Gable	Gambrel	Living SF		1			1000 Gal Septic		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
X	Hip	Walkout Doors (B)		1			2000 Gal Septic		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
X	Flat	No Floor SF		1			Lump Sum Items:		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Asphalt Shingle		Walkout Doors (A)		1			Notes:		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Chimney:		(10) Floor Support		1			ECF (4085 LAKE MICHIGAN) 2.600 => TCY:		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Joists: 2X10X16		Joists: 2X10X16		1			ECF (4085 LAKE MICHIGAN) 2.600 => TCY:		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Unsupported Len:		Unsupported Len:		1			ECF (4085 LAKE MICHIGAN) 2.600 => TCY:		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	
Cntr.Sup:		Cntr.Sup:		1			ECF (4085 LAKE MICHIGAN) 2.600 => TCY:		Total Base New : 1,818,476 Total Depr Cost: 1,672,994 Estimated T.C.V: 4,349,785		E.C.F. X 2.600		Cls A Blt 2015	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLAUGHLIN EDWARD C & SHI	MCLAUGHLIN EDWARD LIVING	0	11/30/2015	WD	09-FAMILY	1248P958	PROPERTY TRANSFER	0.0
GREENE DOROTHY O F/K/A OR	MCLAUGHLIN EDWARD C & SHI	69,500	01/10/1981	WD	03-ARM'S LENGTH	262P587	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6796 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	09/23/2004	PP04-0357	
Owner's Name/Address	P.R.E. 0%		ELECTRICAL	09/23/2004	PE04-0581	
MCLAUGHLIN EDWARD LIVING TRUST 22067 CAMELOT CT BEVERLY HILLS MI 48025	MAP #: 34		MECHANICAL	09/13/2004	PM04-0579	
	2024 Est TCV 3,225,413 TCV/TFA: 688.90		Res. Add/Alter/Repair	08/10/2004	PB04-0433	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
L262 P587/86 LOT 13 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.	X		Dirt Road	18000	96.06	614.00	0.9998	1.0635	18000	100	1,838,565	
Comments/Influences			Gravel Road	96 Actual Front Feet, 1.35 Total Acres							Total Est. Land Value =	1,838,565

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
L262 P587/86 LOT 13 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.	X		Residential Local Cost Land Improvements						
	X		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
Comments/Influences	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	919,300	693,400	1,612,700			414,734C
Rolling	2023	817,100	522,100	1,339,200			394,985C
Low	2022	725,300	449,700	1,175,000			376,177C
High	2021	795,900	471,700	1,267,600			364,160C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



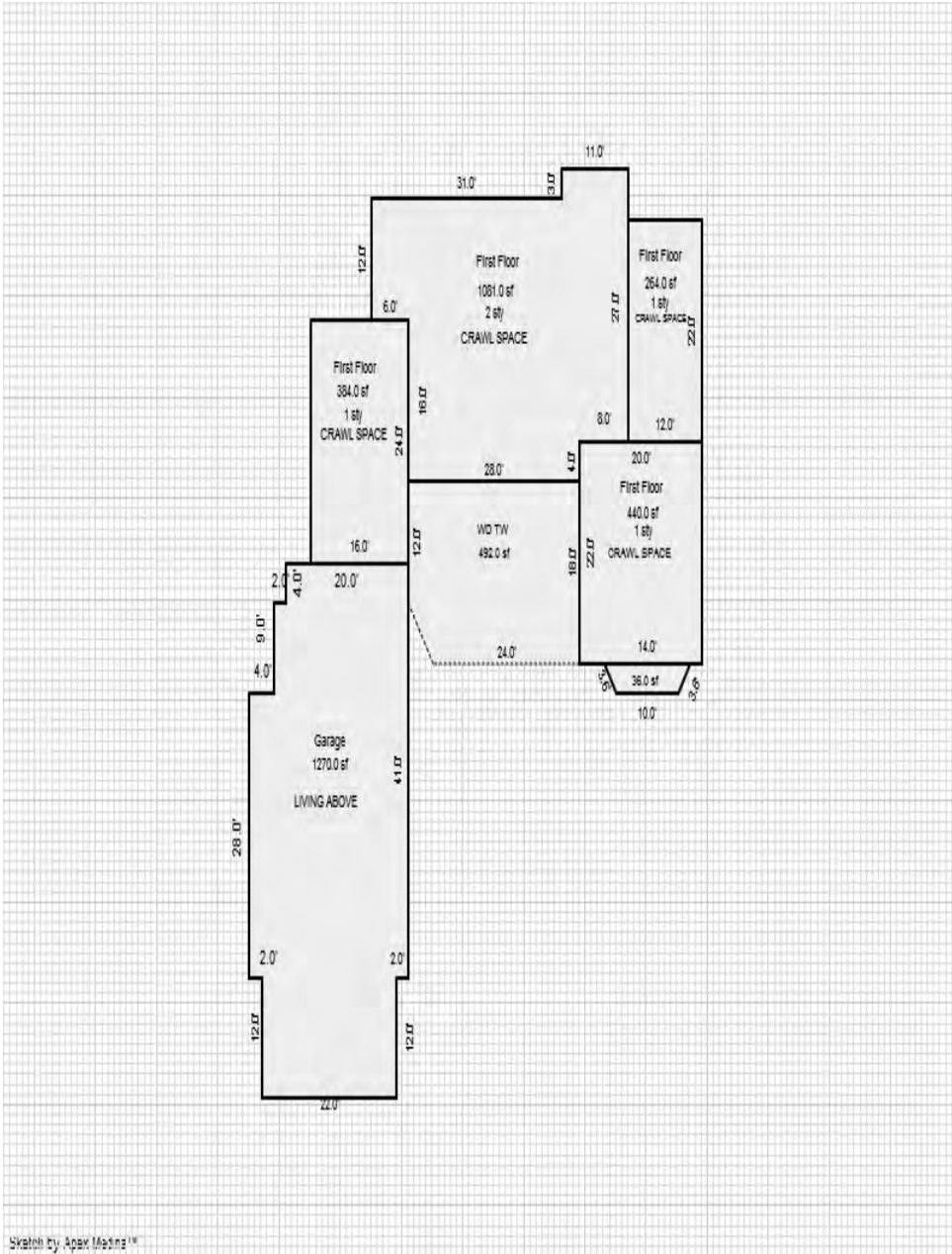
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 492 336	Type Treated Wood Treated Wood	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1270 % 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: 4,682 Total Base New : 759,257 Total Depr Cost: 531,480 Estimated T.C.V: 1,381,848		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:										
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Condition: Average										
Yr Built 1981	Remodeled 0	Ex	X	Ord	Min	Room List Doors Solid X H.C.			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2331 SF Floor Area = 4682 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls BC		Blt 1981										
(1) Exterior		(5) Floors		(12) Electric			200 Amps Service			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 2 Story Siding 1,081 1 1 Story Siding 264 1 1 Story Siding 384 1 1 Story Siding 126 1 1 Story Siding 476 1 1 Story Siding 1270			Total: 638,932		447,252						
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2331 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments Plumbing 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 Deck Treated Wood 492 8,143 5,700 Treated Wood 336 6,347 4,443			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,205 -2,243 Door Opener 2 1,405 983 Base Cost 1270 71,438 50,007											
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Built-Ins Appliance Allow. 1 4,088 2,862											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Chimney: Brick																	

\*\*\* 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.
HESTON WILLIAM A	HESTON WILLIAM A & JANET	0	01/27/2015	WD	03-ARM'S LENGTH	1220P155	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6788 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
HESTON WILLIAM A & JANET E PO BOX 222 GLEN ARBOR MI 49636	MAP #: 34					
	2024 Est TCV 2,345,347 TCV/TFA: 1511.1					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
				* Factors *							
L212 P326/79 LOT 14 SANDY SHORES SUBDIVISION UND 1/2 INT EACH SEC 22 T29N R14W.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		LK MI "A"	18000	96.06	620.00	0.9998	1.0661	18000 100	1,843,040
		Paved Road		96 Actual Front Feet, 1.37 Total Acres Total Est. Land Value = 1,843,040							

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Gas	Wood Frame	23.26	396 50	4,605
	X	Curb	Residential Local Cost Land Improvements			
	X	Street Lights	Description	Rate	Size % Good	Cash Value
		Standard Utilities	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 6,105			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Low	2023	819,100	189,400	1,008,500			307,115C
		High	2022	727,400	163,200	890,600			292,491C
		Landscaped	2021	797,900	149,900	947,800			283,148C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

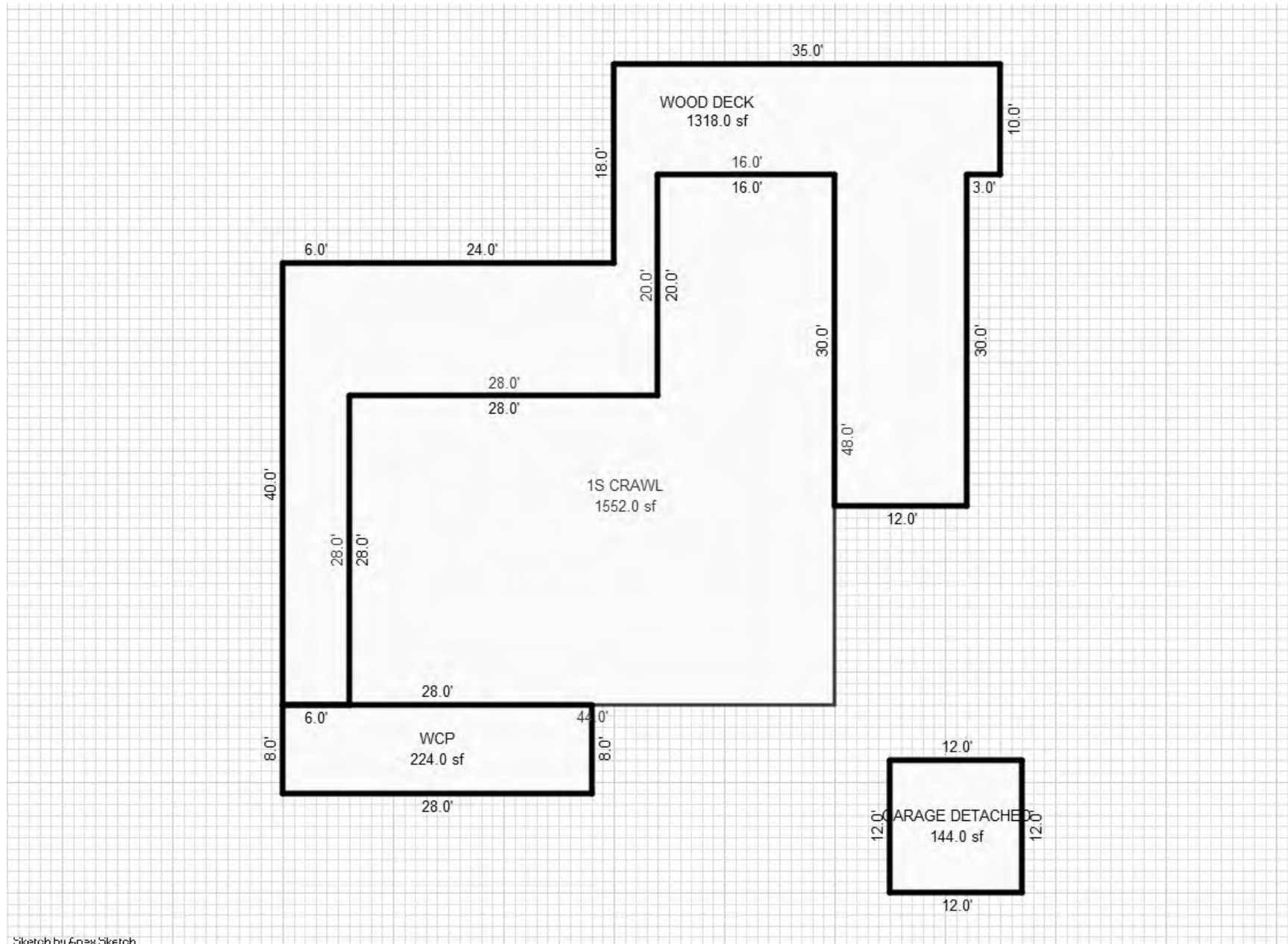


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1961 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 144 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			224	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			12) Electric			576	Treated Wood	Carpport Area:			
Yr Built 1961	Remodeled 1981	Ex	X	Ord	Min	200 Amps Service			212	Treated Wood	Roof:				
Condition: Average		Lg		X	Ord	Small	No./Qual. of Fixtures			530	Treated Wood	Cls C 10 Blt 1961			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1552 SF Floor Area = 1552 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas						
Basement 6 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Many			X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior	(6) Ceilings		X Drywall			(13) Plumbing			1	Average Fixture(s)	1 Story Siding Crawl Space 1,552 Total: 222,636 144,734				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1552 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3	Fixture Bath	Other Additions/Adjustments			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2	Fixture Bath	Plumbing			
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			3	Fixture Bath	Average Fixture(s) 1 1,518 987 3 Fixture Bath 1 4,777 3,105			
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			1	1000 Gal Septic	Water/Sewer			
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1	1000 Gal Septic	1000 Gal Septic 1 5,002 3,251 Water Well, 100 Feet 1 5,973 3,882			
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			1	1000 Gal Septic	Porches			
										1	WCP (1 Story)	WCP (1 Story) 224 8,839 5,745			
										1	Treated Wood	Deck			
										1	Treated Wood	Treated Wood 576 8,525 5,541 Treated Wood 212 4,427 2,878 Treated Wood 530 8,072 5,247			
										1	Appliance Allow.	Built-Ins			
										1	Sauna	Appliance Allow. 1 2,845 1,849 Sauna 1 6,829 4,439			
										1	Exterior 1 Story	Fireplaces			
										1	Exterior 1 Story	Exterior 1 Story 1 6,698 4,354			
										1	Exterior 1 Story	Garages			
										1	Exterior 1 Story	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
										1	Exterior 1 Story	Base Cost 144 7,438 4,835			
										1	Exterior 1 Story	Totals: 293,579 190,847			
										1	Exterior 1 Story	<<<<< 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.
LAMOTT WILLIAM L & ANN M	LAMOTT WILLIAM L & ANN M	0	11/20/2018	QC	09-FAMILY	1346P741	OTHER	0.0
LAMOTT WILLIAM L & ANN M	LAMOTT WILLIAM L & ANN M	0	05/08/2018	QC	09-FAMILY	1346P741	PROPERTY TRANSFER	0.0

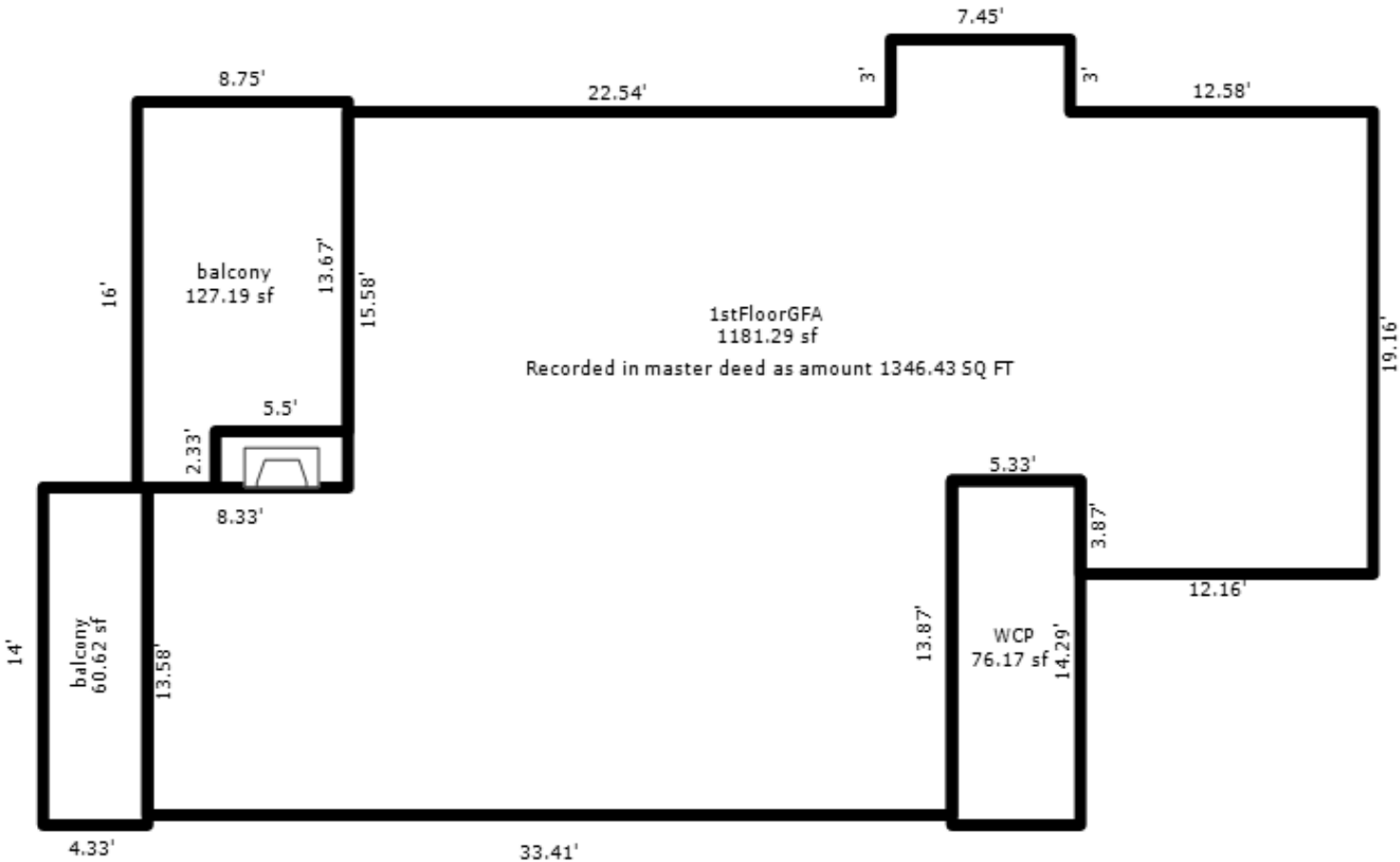
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status
1 SHIP WATCH		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 16		2024 Est TCV 540,606 TCV/TFA: 401.64	
Owner's Name/Address		LAMOTT WILLIAM L & ANN M 26475 SCENIC DR FRANKLIN MI 48025		X Improved		Vacant		Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD	
Tax Description		L262 P700/86 APARTMENT 1 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.		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	
Comments/Influences		2BED/2BATH LOWER LEVEL		Topography of Site		Level		Year	
		Comments/Influences		Level		Rolling		Land Value	
		Comments/Influences		Low		Building Value		Assessed Value	
		Comments/Influences		High		Board of Review		Tribunal/ Other	
		Comments/Influences		Landscaped		Taxable Value		Who	
		Comments/Influences		Swamp		When		What	
Comments/Influences		Wooded		What		2024		120,000	
Comments/Influences		Pond		2023		100,000		150,300	
Comments/Influences		Waterfront		2022		30,000		139,900	
Comments/Influences		Ravine		2021		30,000		183,400	
Comments/Influences		Wetland		2021		30,000		213,400	
Comments/Influences		Flood Plain		2021		30,000		175,100	
Comments/Influences		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 12/11/2017 INSPECTED		WAS 01/03/2007 INSPECTED		129,534C	
Comments/Influences		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 12/11/2017 INSPECTED		WAS 01/03/2007 INSPECTED		123,366C	
Comments/Influences		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 12/11/2017 INSPECTED		WAS 01/03/2007 INSPECTED		117,492C	
Comments/Influences		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 12/11/2017 INSPECTED		WAS 01/03/2007 INSPECTED		113,739C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	76 WCP (1 Story) 55 Treated Wood 127 Wood Balcony 60 Wood Balcony		
	X	Wood Frame	(4) Interior												
Building Style: CONDOMINIUM		Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Class: BC Effec. Age: 20 Floor Area: 1,346 Total Base New : 234,850 Total Depr Cost: 187,879 Estimated T.C.V: 300,606			E.C.F. X 1.600		Bsmnt Garage:	
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1978	
Room List		Doors		Solid	X	H.C.	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(13) Plumbing			Ground Area = 1346 SF Floor Area = 1346 SF.							
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Building Areas							
	Insulation								Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
(2) Windows		(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath			1 Story			Siding	Slab	1,346	193,612	154,890
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1346 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			Other Additions/Adjustments					
	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							
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Porches							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath						
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Public Water							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Notes:			Public Sewer							
										Totals:		234,850		187,879	
										ECF (H775 SHIP WATCH CONDOS) 1.600 => TCY:		300,606			

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

**BUILDING 1**



**APT. 1**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOCKMAN CALVIN L & JUDIT	EDSON JANICE MAUREEN	255,000	05/17/2016	WD	03-ARM'S LENGTH	1261P22	PROPERTY TRANSFER	100.0
BROPHY JERE E LIVING TRUS	STOCKMAN CALVIN L & JUDIT	277,500	04/18/2013	WD	03-ARM'S LENGTH	1162P825	DEED	100.0
BROPHY INVESTMENT TRUST		0	06/21/2010	QC	03-ARM'S LENGTH	2010 1050-976	DEED	0.0
BROPHY INVESTMENT TRUST	BROPHY JERE E LIVING TRUS	0	06/21/2010	QC	03-ARM'S LENGTH	2010 1050-980T	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
EDSON JANICE MAUREEN 415 REES ST PLAYA DEL REY CA 90293	MAP #: 16					
	2024 Est TCV 321,062 TCV/TFA: 472.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
L306 P585/89 L323 P749/91 APARTMENT 2 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.			H775 SHIP	<1000SQFT	140K	1	Units	140000.00000	100	140,0
			0.00 Total Acres			Total Est. Land Value =				140,000

Comments/Influences

1BDRM 1 BATH  
1BED/1BATH  
LOWER LEVEL

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

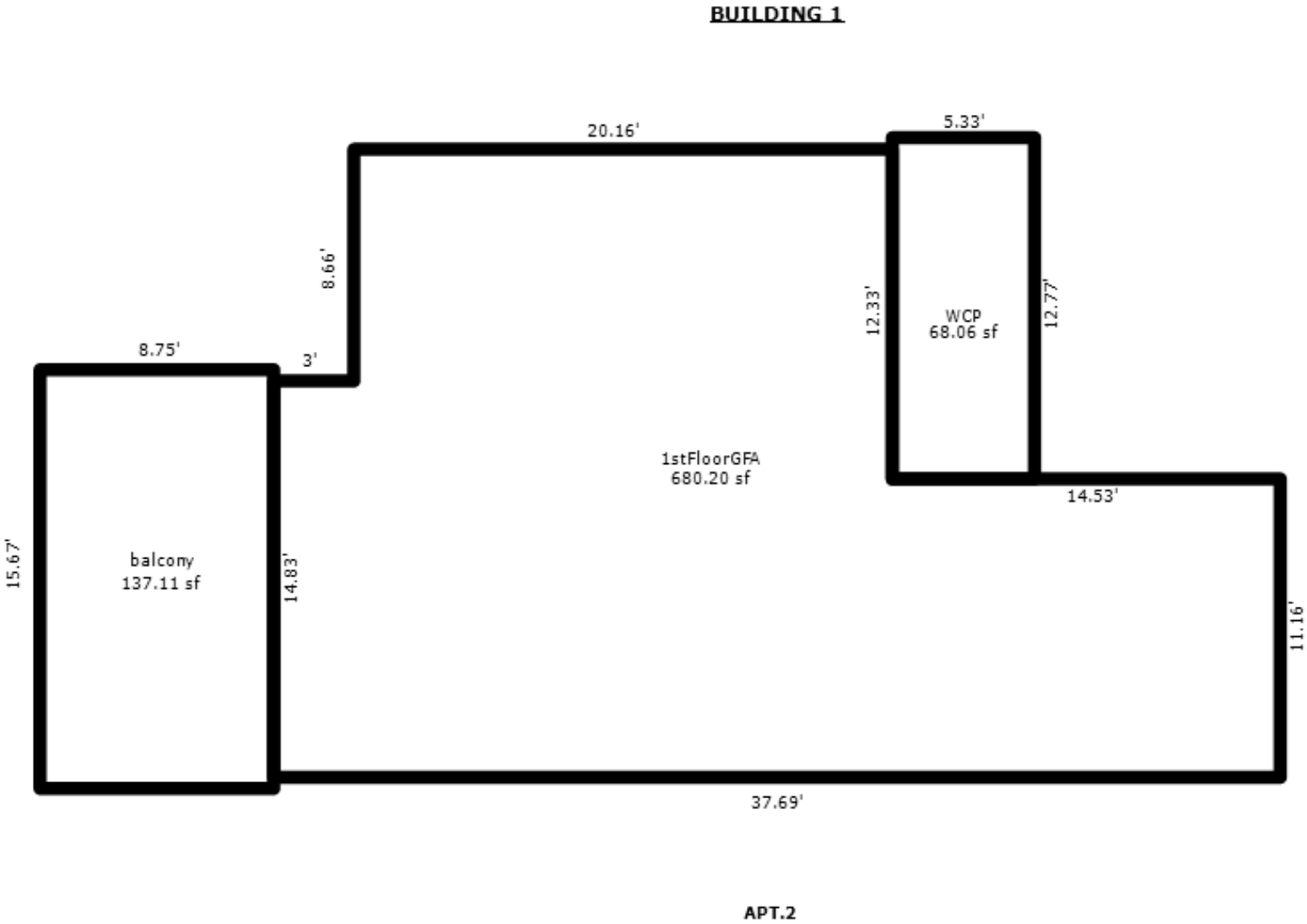
Taxable Value

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	70,000	90,500	160,500			122,315C
TPC	12/11/2017	INSPECTED	2023	70,000	84,300	154,300			116,491C
TPC	11/05/2009	INSPECTED	2022	20,000	110,500	130,500			110,944C
WAS	01/03/2007	INSPECTED	2021	20,000	87,400	107,400			107,400S


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																												
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:																																																																																																											
	Mobile Home		Insulation		Wood										Coal	Steam	Cook Top	Interior 2 Story	68 WCP (1 Story)	Car Capacity:																																																																																																					
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher	Garbage Disposal	2nd/Same Stack	Two Sided	137	Wood Balcony	Class:																																																																																																											
	Duplex	0	Other Overhang		Forced Air w/ Ducts										Bath Heater	Vent Fan	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Finished ?																																																																																																
	A-Frame	(4) Interior		Forced Hot Water			Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor												Central Vacuum	Security System	Class: BC	Effec. Age: 20	Floor Area: 680	Total Base New : 141,456	Total Depr Cost: 113,164	Estimated T.C.V: 181,062	E.C.F. X 1.600	No Conc. Floor:																																																																																						
X	Wood Frame	Drywall Paneled		Plaster Wood T&G		Trim & Decoration									Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets											Many X Ave. Few		(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:																																									
Building Style: CONDOMINIUM		Trim & Decoration		Ex X Ord Min		Size of Closets		Lg X Ord Small		Doors Solid X H.C.		(5) Floors		Kitchen:		Other:		Other:		(6) Ceilings		(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 680 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		(3) Roof		X Gable		Gambrel		Hip		Mansard		Flat		Shed		X Asphalt Shingle		Chimney: Brick																																																											
Yr Built 1978		Remodeled 0		Condition: Average		Room List		Basement		1st Floor		2nd Floor		2 Bedrooms		(1) Exterior		X Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		X Many Avg. Few		X Large Avg. Small		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens																																																																									
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 = 680 SF		Floor Area = 680 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 Slab		680		Total: 105,155		84,124		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,234		1,787		3 Fixture Bath		1		7,025		5,620		Porches		WCP (1 Story)		68		4,942		3,954		Balcony		Wood Balcony		137		6,964		5,571		Water/Sewer		Public Water		1		1,968		1,574		Public Sewer		1		1,968		1,574		Built-Ins		Appliance Allow.		1		4,088		3,270		Fireplaces		Interior 1 Story		1		7,112		5,690		Totals: 141,456		113,164		Notes:		ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV:		181,062	

\*\*\* 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 CONDO	Zoning: RESOR	Building Permit(s)		Date	Number	Status			
7 SHIP WATCH		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
SCHLEIF GARY H & PATRICIA P 3043 E BRADFORD DR BLOOMFIELD HILLS MI 48301-4139		MAP #: 16		2024 Est TCV 485,115 TCV/TFA: 462.01							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD							
L274 P364/87 APARTMENT 3 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 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
2BED/2BATH LOWER LEVEL		Topography of Site		H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100	240,0
		Level		0.00 Total Acres		Total Est. Land Value =		240,000			
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Low		2024	120,000	122,600	242,600			119,567C	
		High		2023	100,000	114,100	214,100			113,874C	
		Landscaped		2022	30,000	149,500	179,500			108,452C	
Swamp		2021	30,000	118,300	148,300			104,988C			
Wooded		Who When What									
Pond		TPC 12/11/2017 INSPECTED									
Waterfront		WAS 01/03/2007 INSPECTED									
Ravine											
Wetland											
Flood Plain											

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County of Leelanau, Michigan

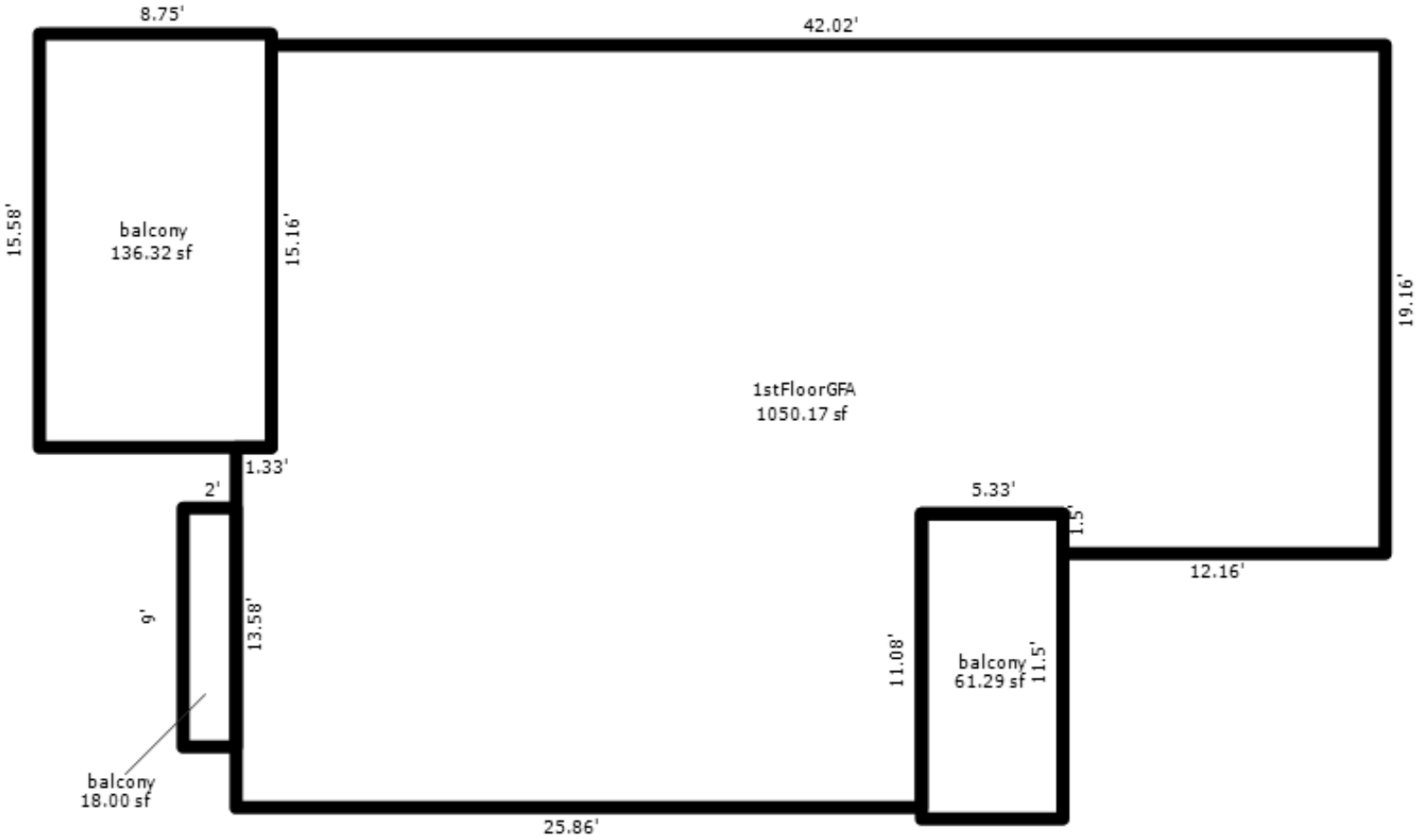
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 61	Type 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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 191,496 Total Depr Cost: 153,197 Estimated T.C.V: 245,115		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:												
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(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		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 = 1050 SF Floor Area = 1050 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 Slab 1,050 Total: 156,172 124,939		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Balcony Wood Balcony 154 7,828 6,262 Wood Balcony 61 3,101 2,481 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690 Totals: 191,496 153,197		Notes: ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV: 245,115	
Yr Built Remodeled 1978 0		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(3) Roof Gable Gambrel Hip Mansard Flat Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick	
Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows Many Large Avg. Avg. Few Small			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof Asphalt Shingle			Chimney: Brick									

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



**BUILDING 1**



**APT.3**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZELKOWITZ KATHLEEN M TRUS	GERLACH CAROL A TRUST	535,000	07/09/2021	WD	03-ARM'S LENGTH	2021005692	PROPERTY TRANSFER	100.0
KUNSELMAN SCOTT G & DENIS	ZELKOWITZ KATHLEEN M TRUS	354,000	05/27/2016	WD	03-ARM'S LENGTH	1262P596	PROPERTY TRANSFER	100.0
KELLY MICHAEL J	KUNSELMAN SCOTT G & DENIS	180,000	06/25/1998	WD	03-ARM'S LENGTH	480P480	DEED	0.0
LIGGETT	KELLY	138,000	08/23/1993	WD	03-ARM'S LENGTH	369:480	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/16/2017	PE17-0082	
	P.R.E. 0%		Mechanical	01/19/2017	PM17-0051	
Owner's Name/Address	MAP #: 16		Plumbing	01/19/2017	PP17-0014	
GERLACH CAROL A TRUST 15888 WINDING CREEK CT NORTHVILLE MI 48168	2024 Est TCV 502,448 TCV/TFA: 478.52		Commercial/Residential	01/17/2017	PB17-0004	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100 240,0
0.00 Total Acres					Total Est. Land Value =	240,000

Tax Description  
 L274 P319 L323 P168 L369 P480 L480 P480  
 APARTMENT 4 SHIP WATCH CONDOMINIUM REC IN  
 L198 P417-454 / 1ST AMEND L201 P802 / 2ND  
 AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences  
 2BDRM 2 BATH  
 2BED/2BATH  
 LOWER LEVEL



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	120,000	131,200	251,200			209,585C
2023	100,000	122,200	222,200			199,605C
2022	30,000	160,100	190,100			190,100S
2021	30,000	126,700	156,700			156,700S

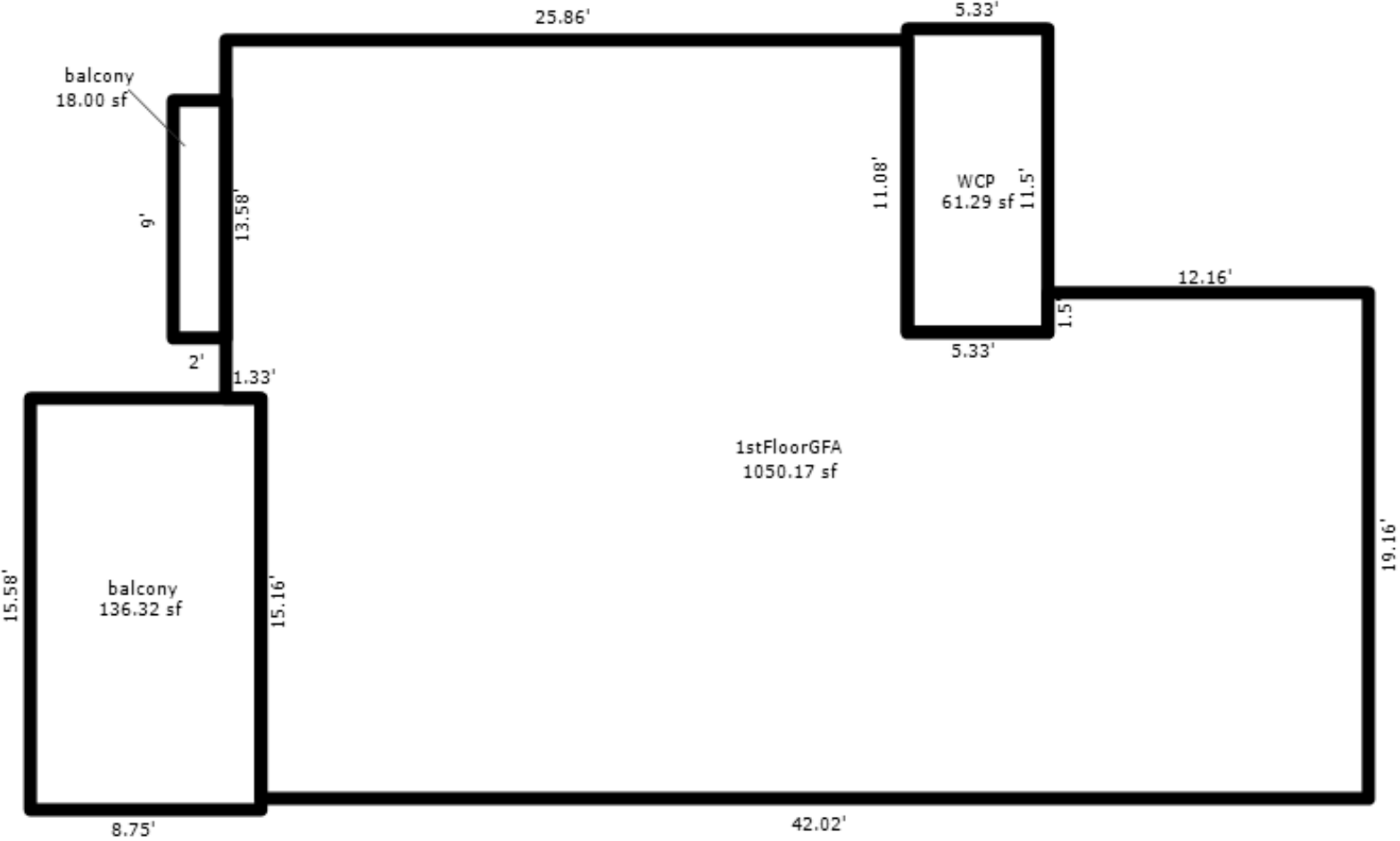
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 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																					
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:																																																																																																																						
	Mobile Home			Wood	Coal	Steam								Cook Top	Interior 2 Story	61 WCP (1 Story) 154 Wood Balcony	Car Capacity:																																																																																																																		
	Town Home	0 Front Overhang	X	Forced Air w/o Ducts			Garbage Disposal	Bath Heater	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Foundation:																																																																																																																						
	Duplex	0 Other Overhang		Forced Air w/ Ducts										Vent Fan	Hot Tub	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga																																																																																																														
	A-Frame	(4) Interior		Electric Baseboard			Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave									Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: BC	Effec. Age: 15	Floor Area: 1,050	Total Base New : 192,977	Total Depr Cost: 164,030	Estimated T.C.V: 262,448	E.C.F. X 1.600	Bsmnt Garage:																																																																																																
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration										Central Air Wood Furnace			(12) Electric			0 Amps Service																No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few			(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:																				
	Building Style: CONDOMINIUM			Ex	X	Ord	Min	Size of Closets			Lg	X	Ord	Small	Room List			Doors			Solid	X	H.C.	(5) Floors			Kitchen:			Other:			Other:			(1) Exterior			X Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			X Many			Avg.			X Large			Avg.			Few			Small			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 1050 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(3) Roof			X Gable			Gambrel			Hip			Mansard			Flat			Shed			X Asphalt Shingle			Chimney: Brick		
Condition: Average Yr Built 1978 Remodeled 2017 Size of Closets: Ex X Ord Min Lg X Ord Small Room List: Doors Solid X H.C. (5) Floors Kitchen: Other: Other: (1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Many Avg. Few Large Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Brick															(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam 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 (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:															(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System 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 = 1050 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,050 Total: 156,172 132,745 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 1 7,025 5,971 Porches WCP (1 Story) 61 4,582 3,895 Balcony Wood Balcony 154 7,828 6,654 Water/Sewer Public Water 1 1,968 1,673 Public Sewer 1 1,968 1,673 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Interior 1 Story 1 7,112 6,045 Totals: 192,977 164,030 Notes: ECF (H775 SHIP WATCH CONDOS) 1.600 => TCv: 262,448															(15) Fireplaces 1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: BC Effec. Age: 15 Floor Area: 1,050 Total Base New : 192,977 Total Depr Cost: 164,030 Estimated T.C.V: 262,448 E.C.F. X 1.600 Bsmnt Garage: Carport Area: Roof:															(16) Porches/Decks Area Type 61 WCP (1 Story) 154 Wood Balcony															(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:																																																								

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

**BUILDING 1**



**APT.4**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOUGHTY BRIAN C & SARAH L	PRBD LLC	0	08/02/2023	WD	21-NOT USED/OTHER	2023004196	PROPERTY TRANSFER	0.0
FOGARASI JOHN J & MARIYA	DOUGHTY BRIAN C & SARAH L	730,000	04/29/2022	WD	03-ARM'S LENGTH	2022002621	PROPERTY TRANSFER	100.0
WEISFLOG	FOGARASI	375,000	05/18/2001	WD	03-ARM'S LENGTH	582:772	OTHER	0.0
DUNLOP	WEISFLOG	208,500	09/19/1997	WD	03-ARM'S LENGTH	453:763	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
PRBD LLC 9686 NORMANDY PLYMOUTH MI 48170	MAP #: 16					
	2024 Est TCV 593,322 TCV/TFA: 440.80					

X	Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100	240,0
			0.00	Total Acres	Total Est. Land Value =		240,000

Tax Description  
 L275 P326 L380 P934 L453 P763/97 L582  
 P772/01 APARTMENT 5 SHIP WATCH  
 CONDOMINIUM REC IN L198 P417-454 / 1ST  
 AMEND L201 P802 / 2ND AMEND L858 P628 SEC  
 14 T29N R14W.

Comments/Influences  
 3BED/2BATH  
 UPPER LEVEL



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	120,000	176,700	296,700			277,725C
2023	100,000	164,500	264,500			264,500S
2022	30,000	178,400	208,400			176,849C
2021	30,000	141,200	171,200			171,200S

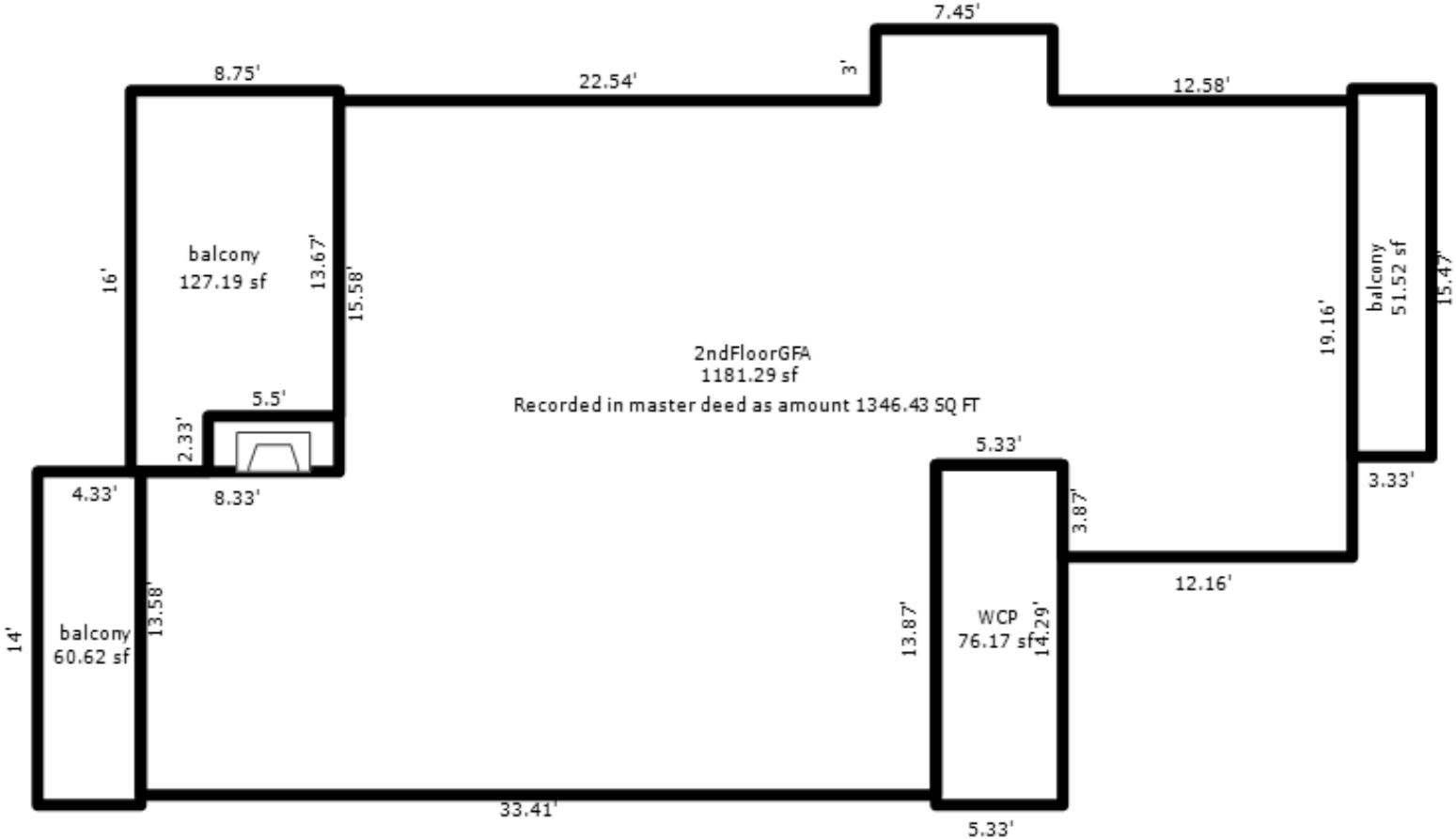
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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:		
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B -10 Effec. Age: 10 Floor Area: 1,346 Total Base New : 245,374 Total Depr Cost: 220,826 Estimated T.C.V: 353,322			76 187 51	WCP (1 Story) Wood Balcony Wood Balcony	Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Building Style: CONDOMINIUM			Drywall Paneled			Plaster Wood T&G										
Yr Built		Remodeled		Trim & Decoration												
1978	2017	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls B-10		Blt 1978			
	Insulation				Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof:								
(2) Windows		(7) Excavation			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 673 S.F. Height to Joists: 0.0			Many X Ave. Few			Ground Area = 673 SF Floor Area = 1346 SF.								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas								
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost								
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			2 Story Siding Slab								
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Other Additions/Adjustments								
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:						Plumbing								
								Average Fixture(s)								
								3 Fixture Bath								
								Softener, Auto								
								Softener, Manual								
								Solar Water Heat								
								No Plumbing								
								Extra Toilet								
								Extra Sink								
								Separate Shower								
								Ceramic Tile Floor								
								Ceramic Tile Wains								
								Ceramic Tub Alcove								
								Vent Fan								
								Public Water								
								Public Sewer								
								Appliance Allow.								
								Fireplaces								
								Interior 1 Story								
								Notes:								
								Totals:			245,374		220,826		353,322	
								ECF (H775 SHIP WATCH CONDOS) 1.600 => TCY:								

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

**BUILDING 1**



**APT. 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.
BADER RICHARD E & CAROL J	YOUNGBERG KARIN	245,000	11/04/2011	WD	03-ARM'S LENGTH	1101-929 WD	PROPERTY TRANSFER	100.0
SHAHEEN	BADER	210,000	09/18/2000	WD	03-ARM'S LENGTH	555:3	PROPERTY TRANSFER	0.0
HOFFMAN	SHAHEEN ET AL	160,000	01/12/1999	WD	03-ARM'S LENGTH	499:879	OTHER	0.0
HOBBS	HOFFMAN	94,900	01/14/1991	WD	03-ARM'S LENGTH	319:976	PROPERTY TRANSFER	0.0

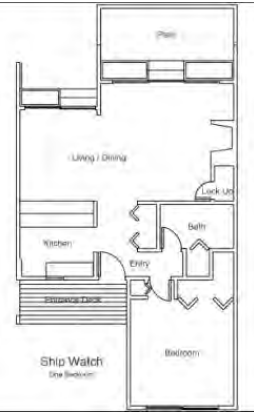
Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
6 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	12/16/2022	PE22-0952	100% FINIS	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 16	2024 Est TCV 315,062 TCV/TFA: 463.33
YOUNGBERG KARIN 4559 12TH AVE ROCK ISLAND IL 61201		

X	Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD																								
			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>H775 SHIP</td> <td>&lt;1000SQFT</td> <td>140K</td> <td>1</td> <td>Units</td> <td>140000.00000</td> <td>100</td> <td>140,0</td> </tr> <tr> <td colspan="6" style="text-align: center;">0.00 Total Acres</td> <td>Total Est. Land Value =</td> <td>140,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	H775 SHIP	<1000SQFT	140K	1	Units	140000.00000	100	140,0	0.00 Total Acres						Total Est. Land Value =	140,000
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																				
H775 SHIP	<1000SQFT	140K	1	Units	140000.00000	100	140,0																				
0.00 Total Acres						Total Est. Land Value =	140,000																				

Tax Description  
L499 P879/99 L555 P3/00 L685 P610/02  
APARTMENT 6 SHIP WATCH CONDOMINIUM REC IN  
L198 P417-454 / 1ST AMEND L201 P802 / 2ND  
AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences  
1BED/1BATH  
UPPER LEVEL



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

Topography of Site

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

Who	When	What
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	70,000	87,500	157,500			119,012C
2023	70,000	81,500	151,500			113,345C
2022	20,000	106,800	126,800			107,948C
2021	20,000	84,500	104,500			104,500S

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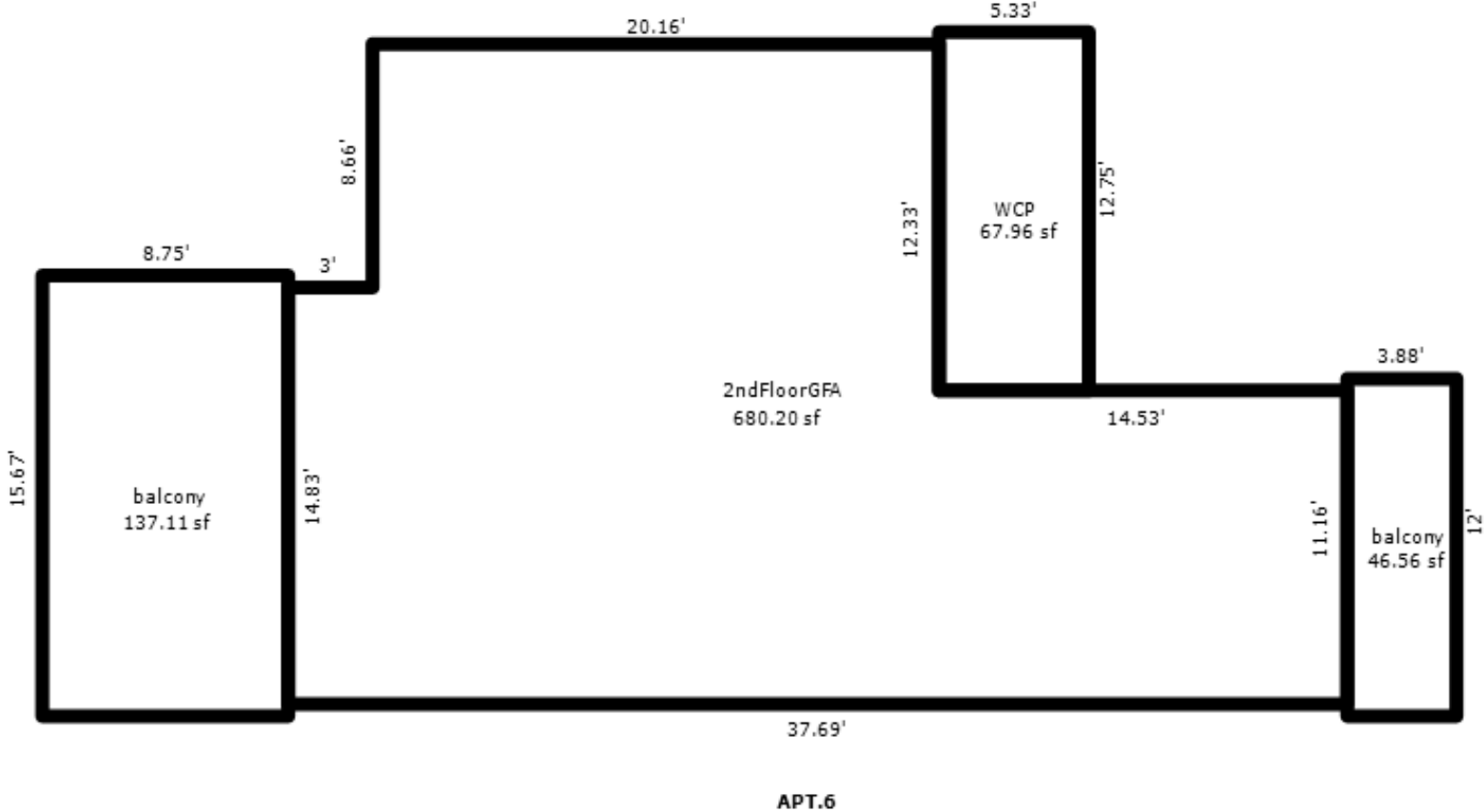
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built:	Car Capacity:	
	Mobile Home		Insulation		Wood						Coal	Steam		Interior 2 Story	Area
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Cook Top	1	WCP (1 Story)		Class:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts						1	Dishwasher	1	Wood Balcony	
	A-Frame			Forced Hot Water			1	Garbage Disposal	1	Wood Balcony				Exterior Ven.:	
X	Wood Frame	(4) Interior		Electric Baseboard						1	Bath Heater	1			Stone Ven.:
		Drywall	Plaster	Elec. Ceil. Radiant			1	Vent Fan	1						Common Wall:
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)						1	Hot Tub	1			Foundation:
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat			1	Unvented Hood	1						Finished ?:
	Yr Built	Ex	X	Ord	Min	Space Heater				1	Vented Hood			Auto. Doors:	
	1978					Wall/Floor Furnace			1			Intercom			Mech. Doors:
	Remodeled	Size of Closets		Forced Heat & Cool			1	Jacuzzi Tub		1			Area:		
	0	Lg	X	Ord	Small	Heat Pump			1		Jacuzzi repl.Tub			% Good:	
	Condition:					No Heating/Cooling				1		Oven			Storage Area:
	Average	Doors		Central Air			1	Microwave	1				Roof:		
				Wood Furnace						1	Standard Range	1			Bsmnt Garage:
	Room List			(5) Floors			1	Self Clean Range	1						Carport Area:
	Basement			Kitchen:						1	Sauna	1			Roof:
	1st Floor			Other:			1	Trash Compactor	1						
	2nd Floor			Other:						1	Central Vacuum	1			
	1 Bedrooms						1	Security System	1						
	(1) Exterior			No./Qual. of Fixtures						1	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM	1			
				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		1		Cls BC		Blt 1978		
	Aluminum/Vinyl			Many	X	Ave.	Few	Ground Area = 680 SF Floor Area = 680 SF.							
	Brick			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
	Insulation			1 Average Fixture(s)			Building Areas		1						
	(2) Windows			1 3 Fixture Bath			Stories Exterior Foundation Size		1		Cost New		Depr. Cost		
	Many			2 Fixture Bath			1 Story Siding Slab		680		105,155		84,124		
	Avg.	X		Softener, Auto			Other Additions/Adjustments								
	Few			Softener, Manual			Plumbing								
	Large			Solar Water Heat			Average Fixture(s)		1		2,234		1,787		
	Small			No Plumbing			Porches								
	Wood Sash			Extra Toilet			WCP (1 Story)		68		4,942		3,954		
	Metal Sash			Extra Sink			Balcony								
	Vinyl Sash			Separate Shower			Wood Balcony		137		6,964		5,571		
	Double Hung			Ceramic Tile Floor			Wood Balcony		46		2,338		1,870		
	Horiz. Slide			Ceramic Tile Wains			Water/Sewer								
	Casement			Ceramic Tub Alcove			Public Water		1		1,968		1,574		
	Double Glass			Vent Fan			Public Sewer		1		1,968		1,574		
	Patio Doors			(9) Basement Finish			Built-Ins								
	Storms & Screens			(14) Water/Sewer			Appliance Allow.		1		4,088		3,270		
	(3) Roof			1 Public Water			Fireplaces								
X	Gable			1 Public Sewer			Interior 1 Story		1		7,112		5,690		
	Hip			Water Well			Notes:								
	Flat			1000 Gal Septic			ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV:				136,769		109,414		
	Gambrel			2000 Gal Septic											
	Mansard			Lump Sum Items:											
	Shed														
X	Asphalt Shingle	(10) Floor Support													
		Joists:													
	Chimney: Brick	Unsupported Len:													
		Cntr.Sup:													

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

**BUILDING 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.
CHACONAS LORI & STEPHEN T	BOWERS TIMOTHY R & SARAH	545,000	10/08/2021	WD	03-ARM'S LENGTH	2021007977	PROPERTY TRANSFER	100.0
BUFFA GASPER JR & THERESA	CHACONAS LORI & STEPHEN T	535,000	07/12/2021	WD	03-ARM'S LENGTH	2021005690	PROPERTY TRANSFER	100.0
STIEMANN TERRENCE J & DEB	BUFFA GASPER JR & THERESA	0	05/28/2019	WD	16-LC PAYOFF	1361P328	OTHER	0.0
STIEMANN TERRENCE J & DEB	BUFFA GASPER JR & THERESA	360,000	05/26/2015	LC	03-ARM'S LENGTH	1220P472	PROPERTY TRANSFER	100.0

Property Address: 9 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: BOWERS TIMOTHY R & SARAH HOLLIS  
 3650 DOERING RD JACKSON MI 49201  
 2024 Est TCV 506,595 TCV/TFA: 482.47

X Improved Vacant Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road		H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100		240,0
Gravel Road		0.00 Total Acres Total Est. Land Value =								240,000

Tax Description: L410 P92 L424 P301/96 APARTMENT 7 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences: 2BED/2BATH UPPER LEVEL



Topography of Site

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

Who	When	What
TPC	08/25/2021	INSPECTED
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	120,000	133,300	253,300			212,341C
2023	100,000	124,100	224,100			202,230C
2022	30,000	162,600	192,600			192,600S
2021	30,000	121,100	151,100			151,100S

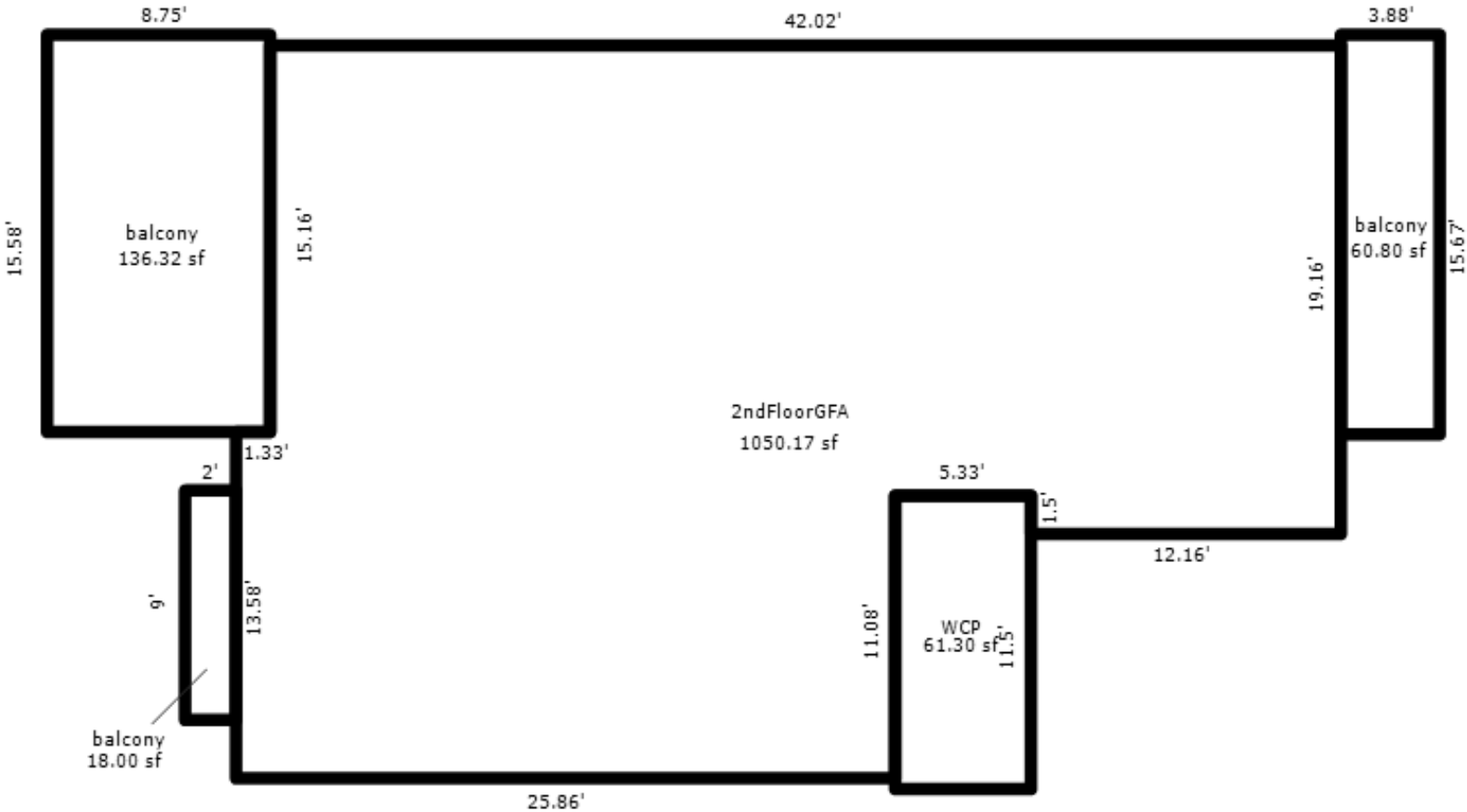
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							61 WCP (1 Story) 154 Wood Balcony 60 Wood Balcony		Class: Effec. Age: 15 Floor Area: 1,050 Total Base New : 196,027 Total Depr Cost: 166,622 Estimated T.C.V: 266,595	
Building Style: CONDOMINIUM			Drywall Paneled			Plaster Wood T&G									
Yr Built 1978		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min							
Condition: Average			Size of Closets		Lg	X	Ord	Small							
Room List		Doors			Solid	X	H.C.		Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors						(12) Electric						
	(1) Exterior		Kitchen: Other: Other:		0	Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
	Insulation				Ex.	X	Ord.	Min							
	(2) Windows		No. of Elec. Outlets		Many	X	Ave.	Few							
			(7) Excavation						(13) Plumbing						
X	Many Avg. Few	X	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0	1	Average Fixture(s)				1	1 Story	Siding	Foundation Slab	Size 1,050	Cost New 156,172	Depr. Cost 132,745
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Large Avg. Small	(8) Basement	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer										
	(3) Roof		(9) Basement Finish		1	Public Water									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water										
X	Asphalt Shingle		(10) Floor Support	1	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM										Cls BC	Blt 1978				
Exterior Units: 1 Interior Units: 0 Roof:															
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1050 SF Floor Area = 1050 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85															
Building Areas															
Stories Exterior Foundation										Size		Cost New		Depr. Cost	
1 Story Siding Slab										1,050					
Other Additions/Adjustments										Total:		156,172		132,745	
Plumbing															
Average Fixture(s)										1		2,234		1,899	
3 Fixture Bath										1		7,025		5,971	
Porches															
WCP (1 Story)										61		4,582		3,895	
Balcony															
Wood Balcony										154		7,828		6,654	
Wood Balcony										60		3,050		2,592	
Water/Sewer															
Public Water										1		1,968		1,673	
Public Sewer										1		1,968		1,673	
Built-Ins															
Appliance Allow.										1		4,088		3,475	
Fireplaces															
Interior 1 Story										1		7,112		6,045	
Notes:										Totals:		196,027		166,622	
										ECF (H775 SHIP WATCH CONDOS) 1.600 =>		TCV:		266,595	

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

**BUILDING 1**



**APT.7**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARSON ELAINE A & WILLIAM	KNUPPEL PETE B & MELANIE	420,000	12/18/2020	WD	03-ARM'S LENGTH	2020008921	PROPERTY TRANSFER	100.0
BROWN PATRICK D & ROBERTA	PARSON ELAINE A & WILLIAM	380,000	11/10/2017	WD	03-ARM'S LENGTH	1313P52	PROPERTY TRANSFER	100.0
STEPHENS	BROWN	337,500	09/12/2002	WD	03-ARM'S LENGTH	667:45	PROPERTY TRANSFER	0.0

Property Address: 13 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: KNUPPEL PETE B & MELANIE G  
 51040 PLYMOUTH LAKE CT  
 PLYMOUTH MI 48170  
 2024 Est TCV 498,029 TCV/TFA: 474.31

X Improved Vacant Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100		240,0
Gravel Road	0.00 Total Acres Total Est. Land Value =								240,000

Tax Description: L338 P642 L416 P186/96 L667 P45/02  
 APARTMENT 8 SHIP WATCH CONDOMINIUM REC IN  
 L198 P417-454 / 1ST AMEND L201 P802 / 2ND  
 AMEND L858 P628 SEC 14 T29N R14W.  
 Comments/Influences: 2BED/2BATH  
 UPPER LEVEL



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

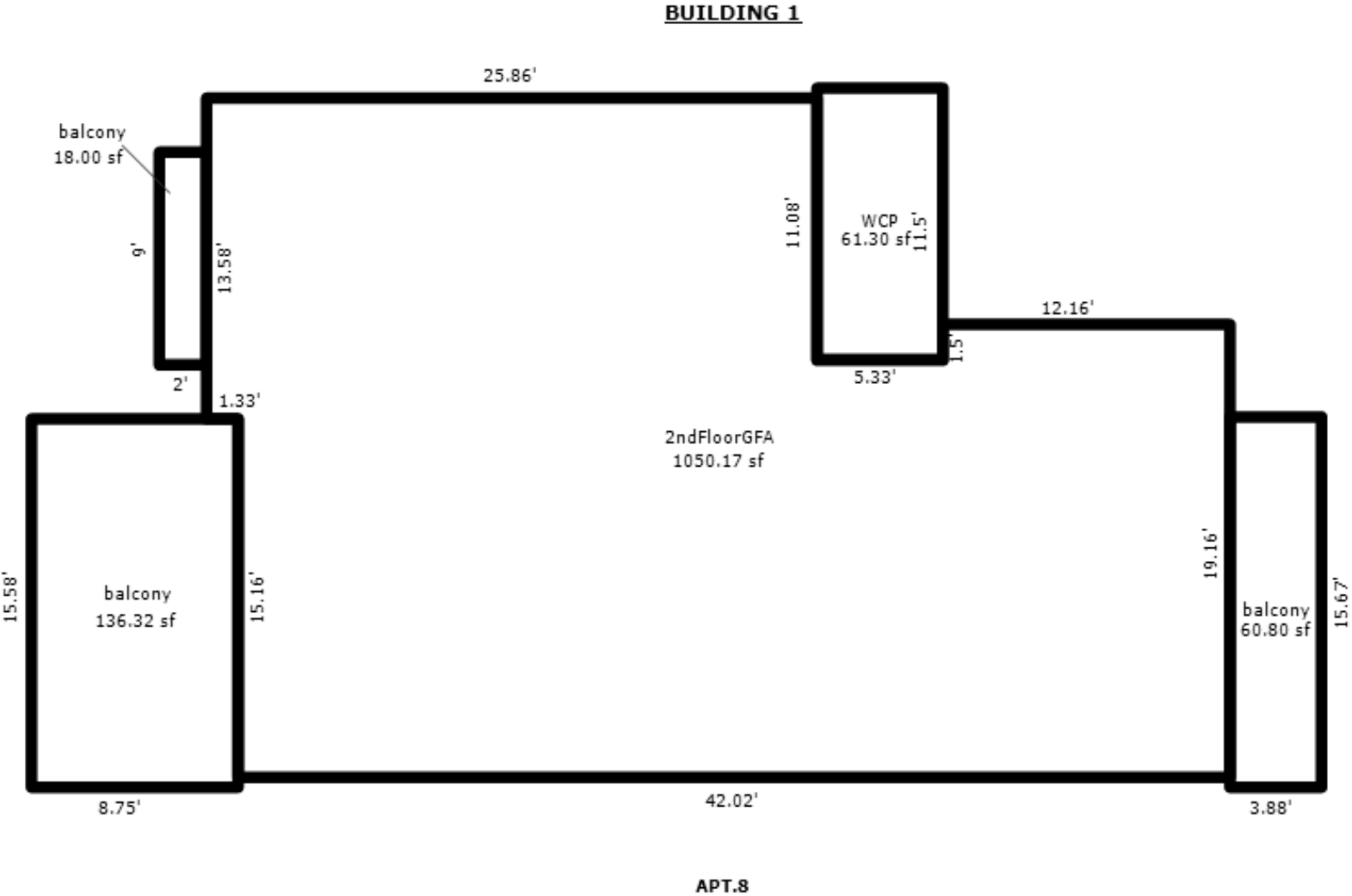
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/29/2020	INSPECTED	2024	120,000	129,000	249,000			176,070C
TPC	12/11/2017	INSPECTED	2023	100,000	120,100	220,100			167,686C
WAS	01/03/2007	INSPECTED	2022	30,000	157,400	187,400			159,701C
			2021	30,000	124,600	154,600			154,600S

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 61 WCP (1 Story) 154 Wood Balcony 60 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:
	Town Home Duplex A-Frame			(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 201,585 Total Depr Cost: 161,268 Estimated T.C.V: 258,029	E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace						
Building Style: CONDOMINIUM							(12) Electric						
Yr Built 1978	Remodeled 2012	Ex	X	Ord	Min	0 Amps Service							
Condition: Average		Size of Closets		No./Qual. of Fixtures									
Room List		Lg	X	Ord	Small	Ex.	X	Ord.	Min				
Basement	1st Floor	(5) Floors		No. of Elec. Outlets									
2nd Floor	2 Bedrooms	Kitchen: Other: Other:		Many	X	Ave.	Few	(13) Plumbing					
(1) Exterior		(6) Ceilings		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		2 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Insulation		(8) Basement		(14) Water/Sewer									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0		Lump Sum Items:									
X	Many Avg. Few	X	Large Avg. Small	1 Recreation SF 1 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish											
(3) Roof		(10) Floor Support											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:										
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 = 1050 SF Floor Area = 1050 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 Slab 1,050 Total: 156,172 124,939 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Porches WCP (1 Story) 61 4,582 3,666 Balcony Wood Balcony 154 7,828 6,262 Wood Balcony 60 3,050 2,440 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690 2nd on Same Stack 1 5,558 4,446 Totals: 201,585 161,268 Notes: ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV: 258,029													

\*\*\* 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.
PHILLIPS BEN & MARY	PIKE JOHN C & CRISTI L	312,000	09/26/2019	WD	03-ARM'S LENGTH	2019005538	PROPERTY TRANSFER	100.0

Property Address: 15 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: PIKE JOHN C & CRISTI L  
 1612 OLD MILL RD  
 EAST LANSING MI 48823  
 2024 Est TCV 495,170 TCV/TFA: 471.59

2024 Est TCV 495,170 TCV/TFA: 471.59

X Improved Vacant Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

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

H775 SHIP >1000SQFT 240K 1 Units 240000.00000 100 240,0

0.00 Total Acres Total Est. Land Value = 240,000

Tax Description: L276 P374/87 L608 P352/01 L608 P353/01 APARTMENT 9 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences: 2BED/2BATH LOWER LEVEL



- 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	120,000	127,600	247,600			174,475C
2023	100,000	118,800	218,800			166,167C
2022	30,000	155,700	185,700			158,255C
2021	30,000	123,200	153,200			153,200S

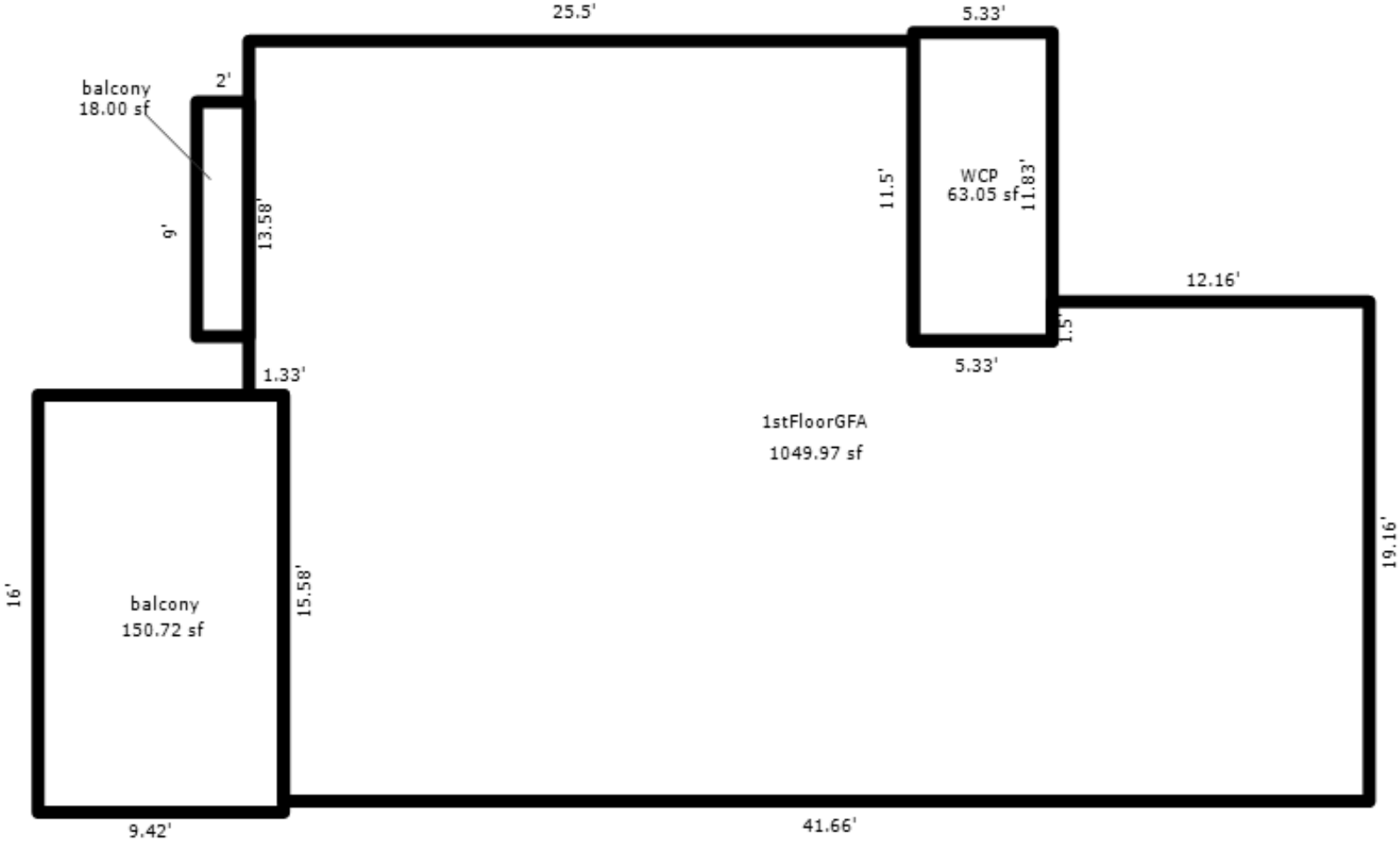
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 63 168	Type WCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
	X	Wood Frame	(4) Interior																																
Building Style: CONDOMINIUM			Drywall Paneled																																
Yr Built 1978			Plaster Wood T&G																																
Remodeled 0			Trim & Decoration																																
Condition: Average			Ex X Ord																																
Room List			Min																																
Basement 1st Floor 2nd Floor 2 Bedrooms			Size of Closets																																
(1) Exterior			Lg X Ord																																
X Wood/Shingle Aluminum/Vinyl Brick			Small																																
Insulation			Doors																																
(2) Windows			Solid X H.C.																																
X Many Avg. X Few			(5) Floors																																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Kitchen: Other: Other:																																
(3) Roof			(6) Ceilings																																
X Gable Hip Flat			(7) Excavation																																
Gambrel Mansard Shed			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0																																
X Asphalt Shingle			(8) Basement																																
Chimney: Brick			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																
(10) Floor Support			(9) Basement Finish																																
			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																																
			Lump Sum Items:																																
			Joists: Unsupported Len: Cntr.Sup:																																
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 = 1050 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,050</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>156,172</td> <td>124,939</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,050			Other Additions/Adjustments			Total:	156,172	124,939	Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 199,352 Total Depr Cost: 159,481 Estimated T.C.V: 255,170		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Slab	1,050																																
Other Additions/Adjustments			Total:	156,172	124,939																														
Notes: 1ST FLR ECF (H775 SHIP WATCH CONDOS) 1.600 => TCv: 255,170																																			

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

**BUILDING 2**



**APT.9**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LONG JULIA L	LONG JULIA LELAND DEC OF	0	08/01/2007	WD	03-ARM'S LENGTH	955:352	OTHER	0.0
WHALL	LONG	159,000	01/17/1997	WD	03-ARM'S LENGTH	437:655	PROPERTY TRANSFER	0.0

Property Address: 19 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: LONG LELAND JULIA TRUST  
 17585 PARKSIDE  
 DETROIT MI 48221  
 2024 Est TCV 488,056 TCV/TFA: 464.82

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

X Improved Vacant \* Factors \*

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

H775 SHIP >1000SQFT 240K 1 Units 240000.00000 100 240,0

0.00 Total Acres Total Est. Land Value = 240,000

Tax Description: L272 P994 L406 P321 L437 P665/97 DC L897

P980/06 APARTMENT 10 SHIP WATCH

CONDOMINIUM REC IN L198 P417-454 / 1ST

AMEND L201 P802 / 2ND AMEND L858 P628 SEC

14 T29N R14W.

Comments/Influences: 2BED/2BATH

LOWER LEVEL

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	120,000	124,000	244,000			139,923C
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		TPC 12/11/2017 INSPECTED	2023	100,000	115,500	215,500			133,260C
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		WAS 01/03/2007 INSPECTED	2022	30,000	151,300	181,300			126,915C
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			2021	30,000	119,800	149,800			122,861C
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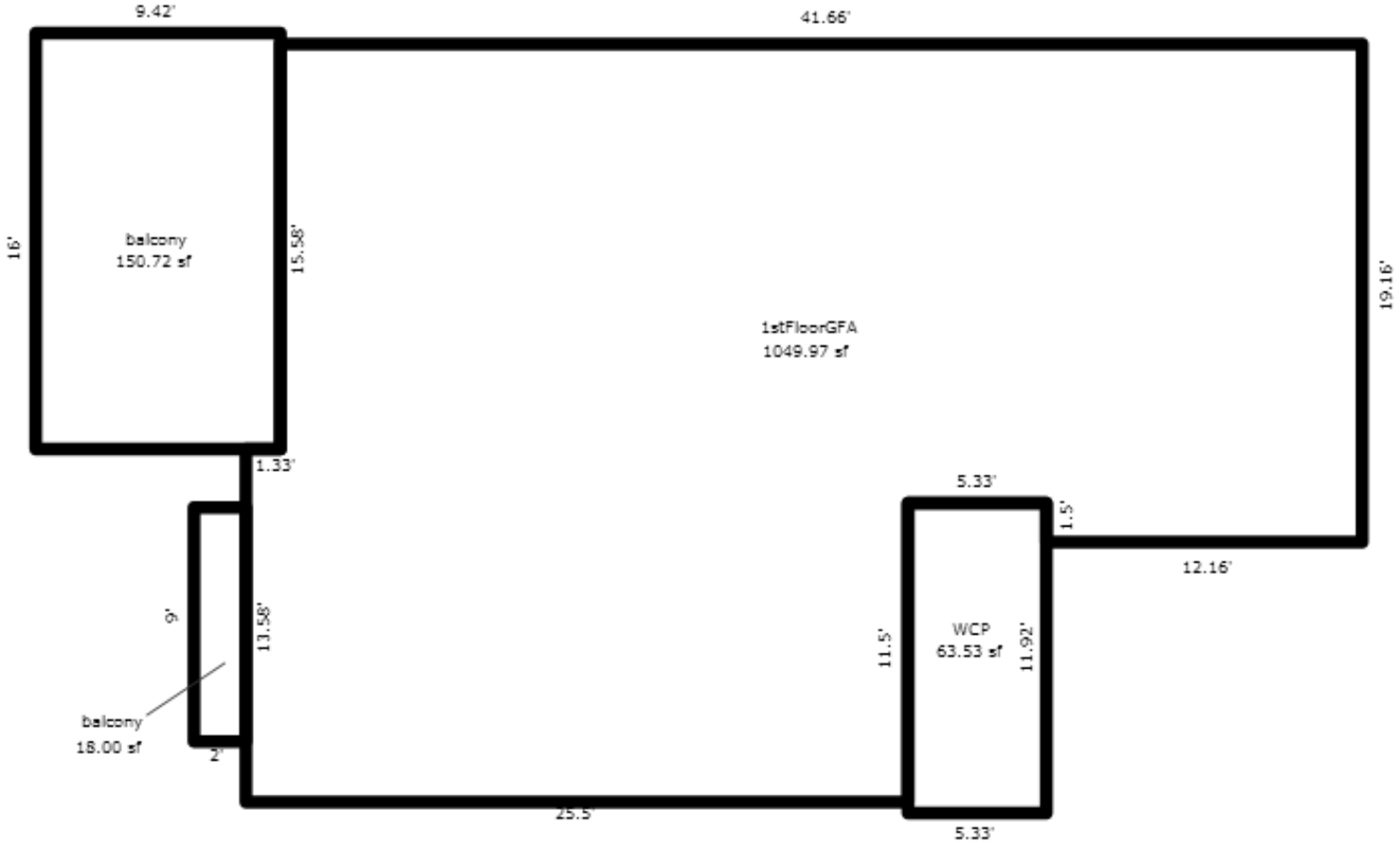
County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 193,794 Total Depr Cost: 155,035 Estimated T.C.V: 248,056			63 168	WCP (1 Story) 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 1.600			Bsmnt Garage:			
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 193,794			E.C.F. X 1.600		Storage Area:		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Depr Cost: 155,035			E.C.F. X 1.600		No Conc. Floor:		
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1978		
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof:							
(1) Exterior		No. of Elec. Outlets			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1050 SF Floor Area = 1050 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
Insulation		(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 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 Slab 1,050			Total: 156,172		124,939			
X	Many Avg. X Few	Large Avg. Small	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620			Porches WCP (1 Story) 63 4,688 3,750		Balcony Wood Balcony 168 8,539 6,831		Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574	
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690			Totals: 193,794		155,035			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: 1ST FLR			ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV:		248,056		
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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

**BUILDING 2**



**APT.10**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENSON WHITELAW FAMILY TR	SYTSMA JACK D & JANICE R	499,000	03/16/2023	WD	03-ARM'S LENGTH	2023001188	PROPERTY TRANSFER	100.0
BENSON JAN S & WHITELAW N	BENSON WHITELAW FAMILY TR	0	09/07/2020	QC	09-FAMILY	2020006755	PROPERTY TRANSFER	0.0
GORDON FRANKLIN L JR & KA	BENSON JAN S & WHITELAW N	330,000	03/17/2014	WD	03-ARM'S LENGTH	1193P764	PROPERTY TRANSFER	100.0
FARLEY	GARDON	175,000	08/03/1998	WD	03-ARM'S LENGTH	484:235	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
23 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SYTSMA JACK D & JANICE R TRUST 1939 MILLBANK ST SE GRAND RAPIDS MI 49508	MAP #: 16					
	2024 Est TCV 488,056 TCV/TFA: 464.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L242 P991 L368 P21 L484 P235/98 L615 P937/01 APARTMENT 11 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.			H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100		240,0
			0.00 Total Acres Total Est. Land Value = 240,000								

Comments/Influences

2BED/2BATH  
LOWER LEVEL



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Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2024	120,000	124,000	244,000			244,000S
Gravel Road	2023	100,000	115,500	215,500			162,480C
Paved Road	2022	30,000	151,300	181,300			154,743C
Storm Sewer	2021	30,000	119,800	149,800			149,800S
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	01/30/2023	INSPECTED					
TPC	12/11/2017	INSPECTED					
WAS	01/03/2007	INSPECTED					

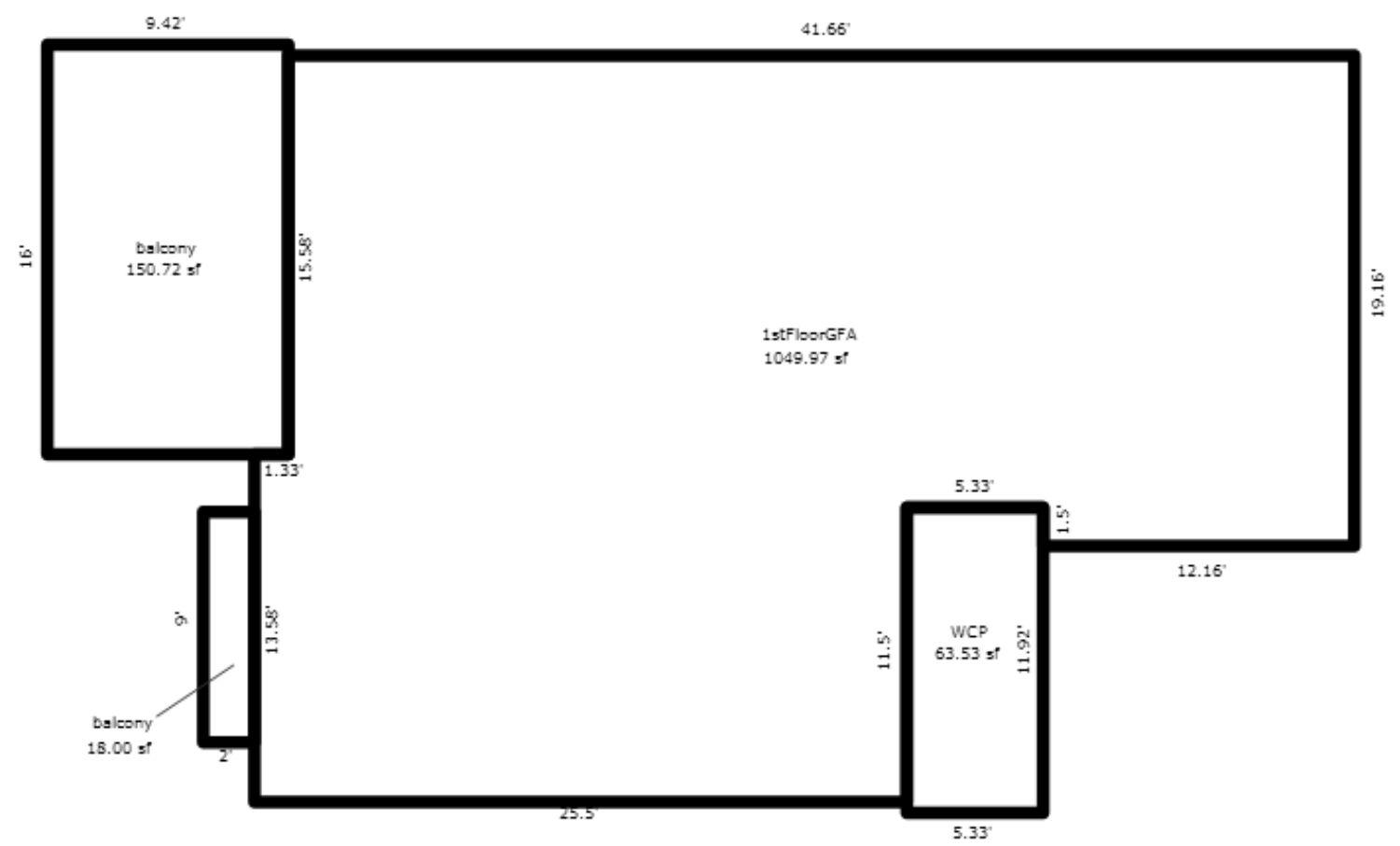
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 63 168	Type WCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 193,794 Total Depr Cost: 155,035 Estimated T.C.V: 248,056		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 1978	Remodeled 2001	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	X	Ord	Small											
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
X		Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No./Qual. of Fixtures								
Insulation								Ex. X Ord. Min								
(2) Windows		No. of Elec. Outlets			Many X Ave. Few											
X		Many Avg. X Avg. Large Small			(13) Plumbing											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(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			1 1 Story 2 Siding 3 Slab								
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments								
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Plumbing								
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X		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) 3 Fixture Bath								
X		Gable Hip Flat Gambrel Mansard Shed						Porches								
X		Asphalt Shingle			(10) Floor Support			Built-Ins								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. Fireplaces Interior 1 Story								
								Notes: 1ST FLR								
								Totals:			193,794		155,035		248,056	
								ECF (H775 SHIP WATCH CONDOS) 1.600 => TC								

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



**BUILDING 2**



**APT.10**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHEAT MICHAEL L & JANINE	WHEAT FAMILY REVOCABLE TR	1	09/10/2014	QC	09-FAMILY	1208P992	DEED	0.0
COX ANTHONY D & DENA S	WHEAT MICHAEL L & JANINE	325,000	09/05/2014	WD	03-ARM'S LENGTH	1208P315	PROPERTY TRANSFER	100.0
BENES&CO	COX	335,000	12/26/2002	WD	03-ARM'S LENGTH	695:247	PROPERTY TRANSFER	0.0

Property Address: 27 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: WHEAT FAMILY REVOCABLE TRUST  
 556 HARRISON BLVD  
 VALPARAISO IN 46385  
 2024 Est TCV 488,056 TCV/TFA: 464.82

X Improved Vacant Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

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

H775 SHIP >1000SQFT 240K 1 Units 240000.00000 100 240,0  
 0.00 Total Acres Total Est. Land Value = 240,000

Tax Description  
 L695 P247/02 APARTMENT 12 SHIP WATCH  
 CONDOMINIUM REC IN L198 P417-454 / 1ST  
 AMEND L201 P802 / 2ND AMEND L858 P628 SEC  
 14 T29N R14W.

Comments/Influences  
 2/22/2007 MLS 1674054 \$419,000  
 2BED/2BATH  
 LOWER LEVEL

- 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	120,000	124,000	244,000			170,604C
2023	100,000	115,500	215,500			162,480C
2022	30,000	151,300	181,300			154,743C
2021	30,000	119,800	149,800			149,800S

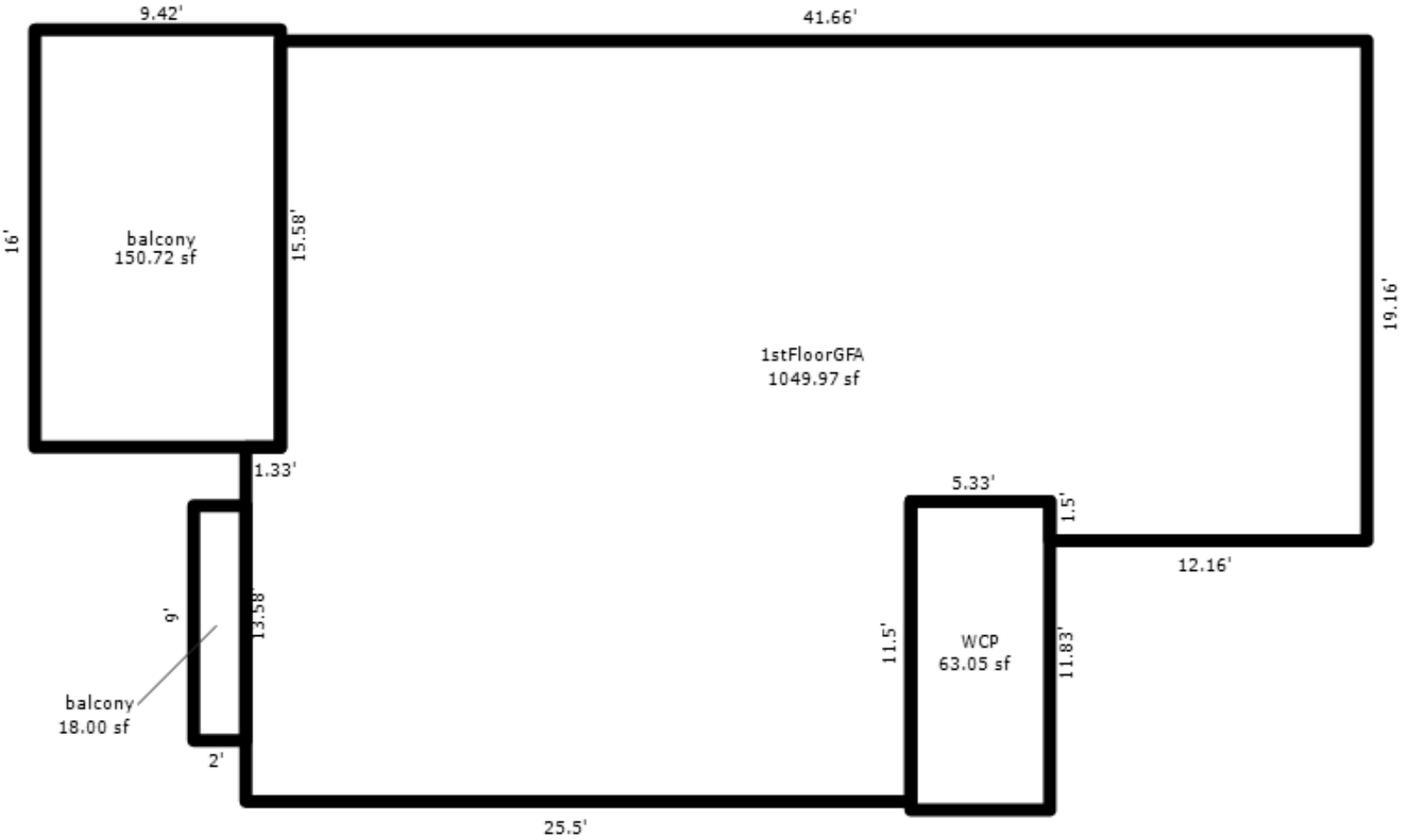
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 63 168	Type WCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 193,794 Total Depr Cost: 155,035 Estimated T.C.V: 248,056		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few			
Yr Built 1978	Remodeled 0	Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Other: Other:			(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		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 = 1050 SF Floor Area = 1050 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 Slab 1,050 Total: 156,172 124,939			
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		(3) Roof X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows Many Avg. X Large Avg. Small			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: 1ST FLR		Totals: 193,794 155,035		ECF (H775 SHIP WATCH CONDOS) 1.600 => TCv: 248,056			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Asphalt Shingle		Chimney: Brick			Lump Sum Items:										

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

**BUILDING 2**



**APT.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.
HALLGREN RICHARD C & MARI	HALLGREN FAMILY TRUST	0	04/08/2015	QC	09-FAMILY	1227P31	PROPERTY TRANSFER	0.0
CAHILL	HALLGREN	287,500	11/17/2000	WD	03-ARM'S LENGTH	560:288	PROPERTY TRANSFER	0.0

Property Address: 17 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: HALLGREN FAMILY TRUST  
 2129 BUTTERNUT DR  
 OKEMOS MI 48864-3202  
 2024 Est TCV 491,960 TCV/TFA: 468.53

2024 Est TCV 491,960 TCV/TFA: 468.53

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100		240,0
			0.00 Total Acres Total Est. Land Value =								240,000

Public Improvements: \* Factors \*

Tax Description: L270 P202/86 L560 P288/00 APARTMENT 13  
 SHIP WATCH CONDOMINIUM REC IN L198  
 P417-454 / 1ST AMEND L201 P802 / 2ND  
 AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences: 2BED/2BATH  
 UPPER LEVEL

Topography of Site:

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

Year: 2024, 2023, 2022, 2021

Who: TPC 12/11/2017 INSPECTED, WAS 01/03/2007 INSPECTED

When: 2024, 2023, 2022, 2021

What: 120,000, 100,000, 30,000, 30,000

Building Value: 126,000, 117,300, 153,700, 121,600

Assessed Value: 246,000, 217,300, 183,700, 151,600

Board of Review: Tribunal/Other: Taxable Value: 172,653C, 164,432C, 156,602C, 151,600S



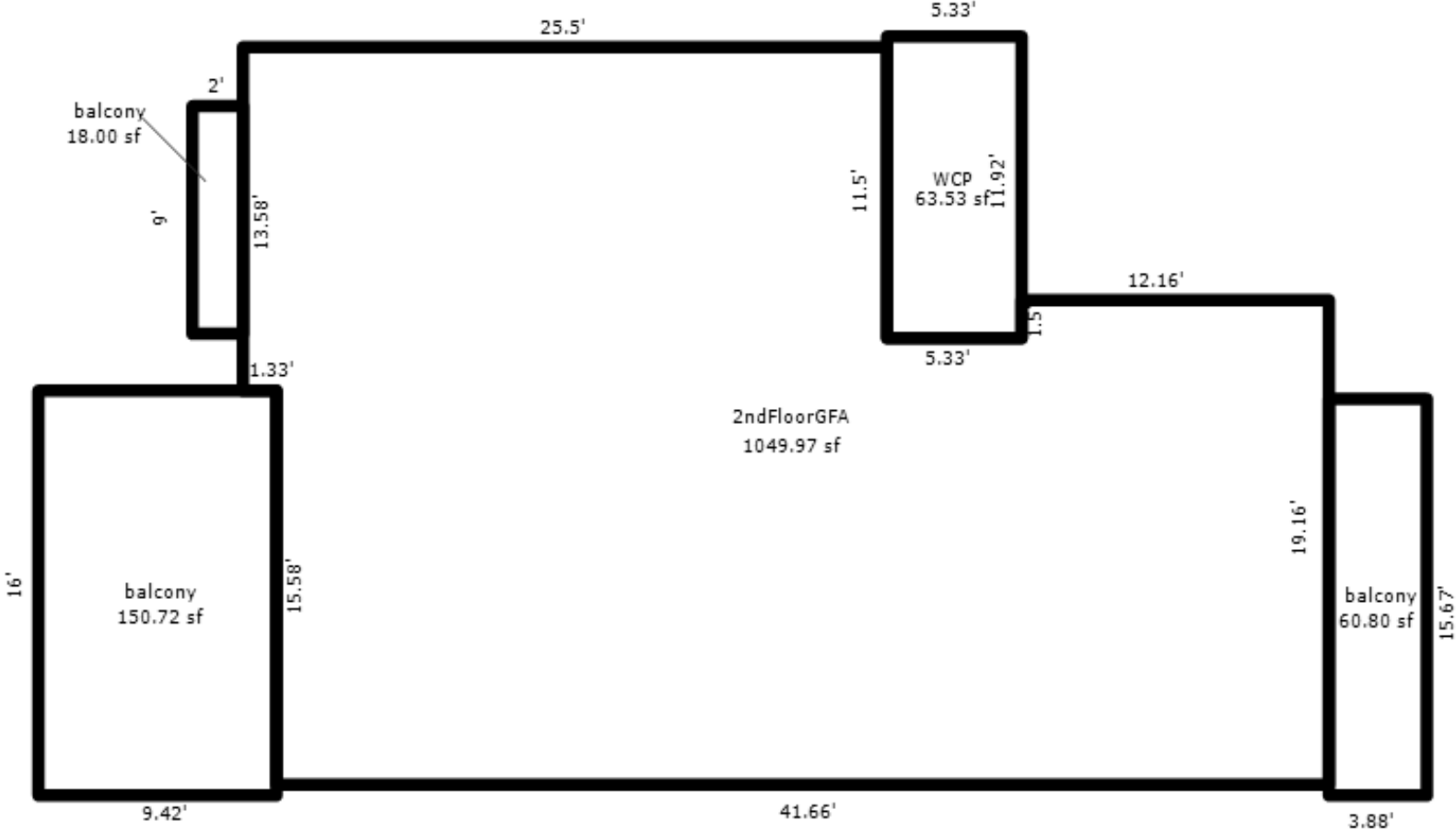
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:			
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							63 WCP (1 Story) 168 Wood Balcony 60 Wood Balcony		Class: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Building Style: CONDOMINIUM			Drywall Paneled			Plaster Wood T&G											
Yr Built 1978		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min									
Condition: Average			Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.				Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors						(12) Electric								
	(1) Exterior		Kitchen: Other: Other:		0	Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
	Insulation				Ex.	X	Ord.	Min									
	(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0		(13) Plumbing												
	(3) Roof		(8) Basement		1	Average Fixture(s)											
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer												
	Chimney: Brick		(10) Floor Support		1	Public Water											
			Joists: Unsupported Len: Cntr.Sup:		1	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Lump Sum Items:																	
Notes: 2ND FLR																	
ECF (H775 SHIP WATCH CONDOS) 1.600 => TCY:																	
Totals:																	

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

**BUILDING 2**



**APT.13**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWMER WILLAM ROBERT & A	DEL ROSE MICHAEL S & MICH	420,000	01/19/2021	WD	03-ARM'S LENGTH	2021000594	PROPERTY TRANSFER	100.0
BENNETT JOHN K & FAITH H	CRAWMER WILLAM ROBERT & A	340,000	10/15/2012	WD	03-ARM'S LENGTH	1141P533	PROPERTY TRANSFER	100.0
CRAWMER TRUST	BENNETT	280,000	03/31/2000	WD	03-ARM'S LENGTH	539:446	PROPERTY TRANSFER	0.0
BROWN	CRAWMER	164,000	10/31/1997	WD	03-ARM'S LENGTH	457:649	PROPERTY TRANSFER	0.0

Property Address: 21 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: DEL ROSE MICHAEL S & MICHELE D  
 2737 STEAMBOAT SPRINGS  
 ROCHESTER MI 48309  
 2024 Est TCV 504,619 TCV/TFA: 480.59

2024 Est TCV 504,619 TCV/TFA: 480.59

X Improved Vacant Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

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

H775 SHIP >1000SQFT 240K 1 Units 240000.00000 100 240,0  
 0.00 Total Acres Total Est. Land Value = 240,000

Tax Description: L457 P649 L462 P373 L539 P446/00  
 APARTMENT 14 SHIP WATCH CONDOMINIUM REC  
 IN L198 P417-454 / 1ST AMEND L201 P802 /  
 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences: 2BED/2BATH  
 UPPER LEVEL

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

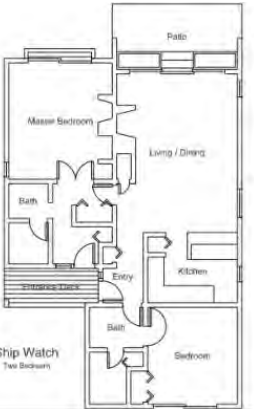
Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who When What 2024 120,000 132,300 252,300 211,018C

TPC 11/30/2020 INSPECTED 2023 100,000 123,200 223,200 200,970C

TPC 12/11/2017 INSPECTED 2022 30,000 161,400 191,400 191,400S

WAS 01/03/2007 INSPECTED 2021 30,000 127,800 157,800 157,800S



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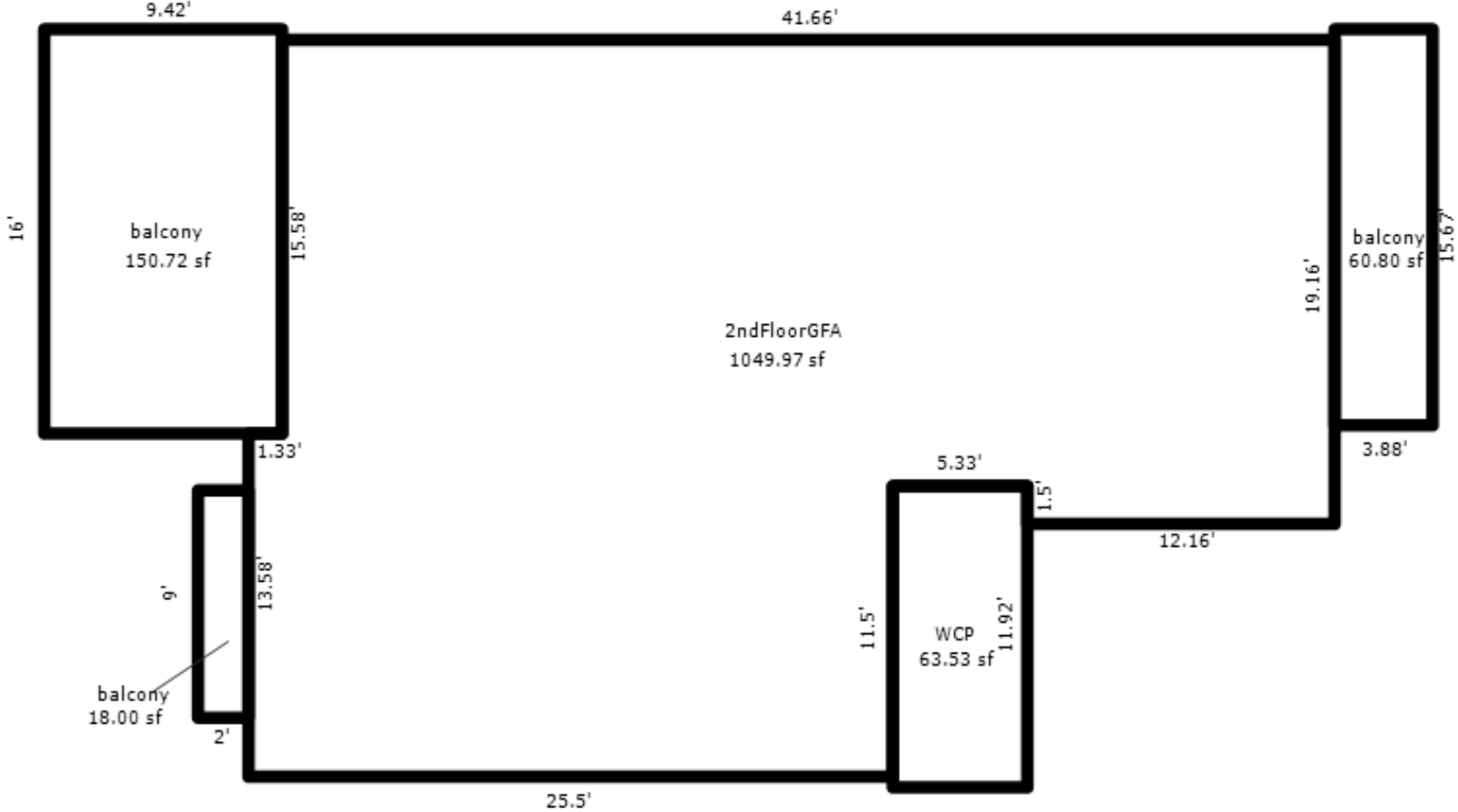
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		63	Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Cook Top	1	2nd/Same Stack		168	Class:	
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Garbage Disposal	Two Sided			60
	A-Frame			Forced Hot Water			Bath Heater	Exterior 1 Story		E.C.F.		Exterior Ven.:			
X	Wood Frame	(4) Interior		Electric Baseboard				Vent Fan	Exterior 2 Story		X 1.600		Stone Ven.:		
		Drywall	Plaster	Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story			X 1.600		Common Wall:	
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood	Prefab 2 Story		X 1.600		Foundation:		
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat			Vented Hood		Heat Circulator			X 1.600		Finished ?:	
	Yr Built	Ex	X	Ord	Min	Space Heater			Raised Hearth	X 1.600	Auto. Doors:				
	1978					Wall/Floor Furnace						Wood Stove	X 1.600	Mech. Doors:	
	Remodeled	Size of Closets		Forced Heat & Cool			Jacuzzi Tub	Direct-Vented Ga		X 1.600	Area:				
	0	Lg	X	Ord	Small	Heat Pump			Class: BC			X 1.600	% Good:		
	Condition: Average	Doors		No Heating/Cooling			Jacuzzi repl.Tub	Effec. Age: 20		X 1.600	Storage Area:				
		Solid	X	H.C.	Central Air			Floor Area: 1,050				X 1.600	Bsmnt Garage:		
	Room List	(5) Floors		Wood Furnace			Oven	Total Base New : 206,735		X 1.600	Roof:				
	Basement	Kitchen:		(12) Electric				Microwave	Total Depr Cost: 165,387			X 1.600	Carport Area:		
	1st Floor	Other:		0 Amps Service			Standard Range		Estimated T.C.V: 264,619		X 1.600			Roof:	
	2nd Floor	Other:		No./Qual. of Fixtures				Self Clean Range	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978			X 1.600	Roof:		
	2 Bedrooms			Ex. X Ord. Min			Sauna		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		X 1.600			Roof:	
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets				Trash Compactor	(11) Heating System: Forced Air w/ Ducts			X 1.600	Roof:		
X	Wood/Shingle			Many X Ave. Few			Central Vacuum		Ground Area = 1050 SF Floor Area = 1050 SF.		X 1.600			Roof:	
	Aluminum/Vinyl			(13) Plumbing				Security System	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			X 1.600	Roof:		
	Brick			1 Average Fixture(s)			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		X 1.600			Roof:	
	Insulation			2 3 Fixture Bath				1 Story Siding Slab	1,050			X 1.600	Roof:		
	(2) Windows	(7) Excavation		2 Fixture Bath			Other Additions/Adjustments		Total: 166,063 132,851		X 1.600			Roof:	
X	Many	Basement: 0 S.F.		Softener, Auto				Plumbing	Average Fixture(s) 1 2,234 1,787			X 1.600	Roof:		
	Avg. X Avg.	Crawl: 0 S.F.		Softener, Manual			3 Fixture Bath		1 7,025 5,620		X 1.600			Roof:	
	Few	Slab: 1050 S.F.		No Plumbing				Porches	WCP (1 Story) 63 4,688 3,750			X 1.600	Roof:		
	Large	Height to Joists: 0.0		Extra Toilet			Balcony		Wood Balcony 168 8,539 6,831		X 1.600			Roof:	
	X Avg. Small	(8) Basement		Extra Sink				Wood Balcony	Wood Balcony 60 3,050 2,440			X 1.600	Roof:		
	Wood Sash	Conc. Block		Separate Shower			Water/Sewer		Public Water 1 1,968 1,574		X 1.600			Roof:	
	Metal Sash	Poured Conc.		Ceramic Tile Floor				Public Sewer	1 1,968 1,574			X 1.600	Roof:		
	Vinyl Sash	Stone		Ceramic Tile Wains			Built-Ins		Appliance Allow. 1 4,088 3,270		X 1.600			Roof:	
	Double Hung	Treated Wood		Ceramic Tub Alcove				Fireplaces	Interior 1 Story 1 7,112 5,690			X 1.600	Roof:		
	Horiz. Slide	Concrete Floor		Vent Fan			Notes: 2ND FLR		Totals: 206,735 165,387		X 1.600			Roof:	
	Casement	(9) Basement Finish		(14) Water/Sewer				ECF (H775 SHIP WATCH CONDOS) 1.600 => TCY: 264,619				X 1.600	Roof:		
	Double Glass			1 Public Water			Lump Sum Items:				X 1.600			Roof:	
	Patio Doors			1 Public Sewer				Water Well				X 1.600	Roof:		
	Storms & Screens			1000 Gal Septic			2000 Gal Septic				X 1.600			Roof:	
	(3) Roof	(10) Floor Support		2000 Gal Septic								X 1.600	Roof:		
X	Gable	Recreation SF									X 1.600			Roof:	
	Hip	Living SF										X 1.600	Roof:		
	Flat	Walkout Doors (B)									X 1.600			Roof:	
	Gambrel	No Floor SF										X 1.600	Roof:		
	Mansard	Walkout Doors (A)									X 1.600			Roof:	
	Shed											X 1.600	Roof:		
X	Asphalt Shingle	Joists:									X 1.600			Roof:	
		Unsuported Len:										X 1.600	Roof:		
	Chimney: Brick	Cntr.Sup:									X 1.600			Roof:	

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

**BUILDING 2**



**APT.14**

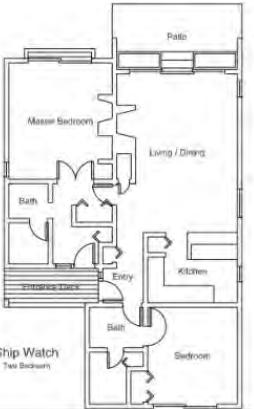
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOBBS ROBERT C & DIANE E	CARTWRIGHT MARY L TRUST	350,000	06/30/2014	WD	03-ARM'S LENGTH	1202P150	PROPERTY TRANSFER	100.0
GERISH	HOGGS	125,000	08/27/1990	WD	03-ARM'S LENGTH	314:774	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
25 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CARTWRIGHT MARY L TRUST 1016 RIDGE CREST DR COLUMBUS OH 43230	MAP #: 16					
	2024 Est TCV 491,960 TCV/TFA: 468.53					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD						
	Public Improvements		* Factors *						
L255 P327 L281 P968 L314 P774/90 APARTMENT 15 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences	Topography of Site		H775 SHIP	>1000SQFT	240K	1 Units	240000.00000	100	240,0
2BED/2BATH UPPER LEVEL	Level		0.00 Total Acres		Total Est. Land Value =		240,000		

2BED/2BATH  
UPPER LEVEL



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	120,000	126,000	246,000			172,653C
2023	100,000	117,300	217,300			164,432C
2022	30,000	153,700	183,700			156,602C
2021	30,000	121,600	151,600			151,600S

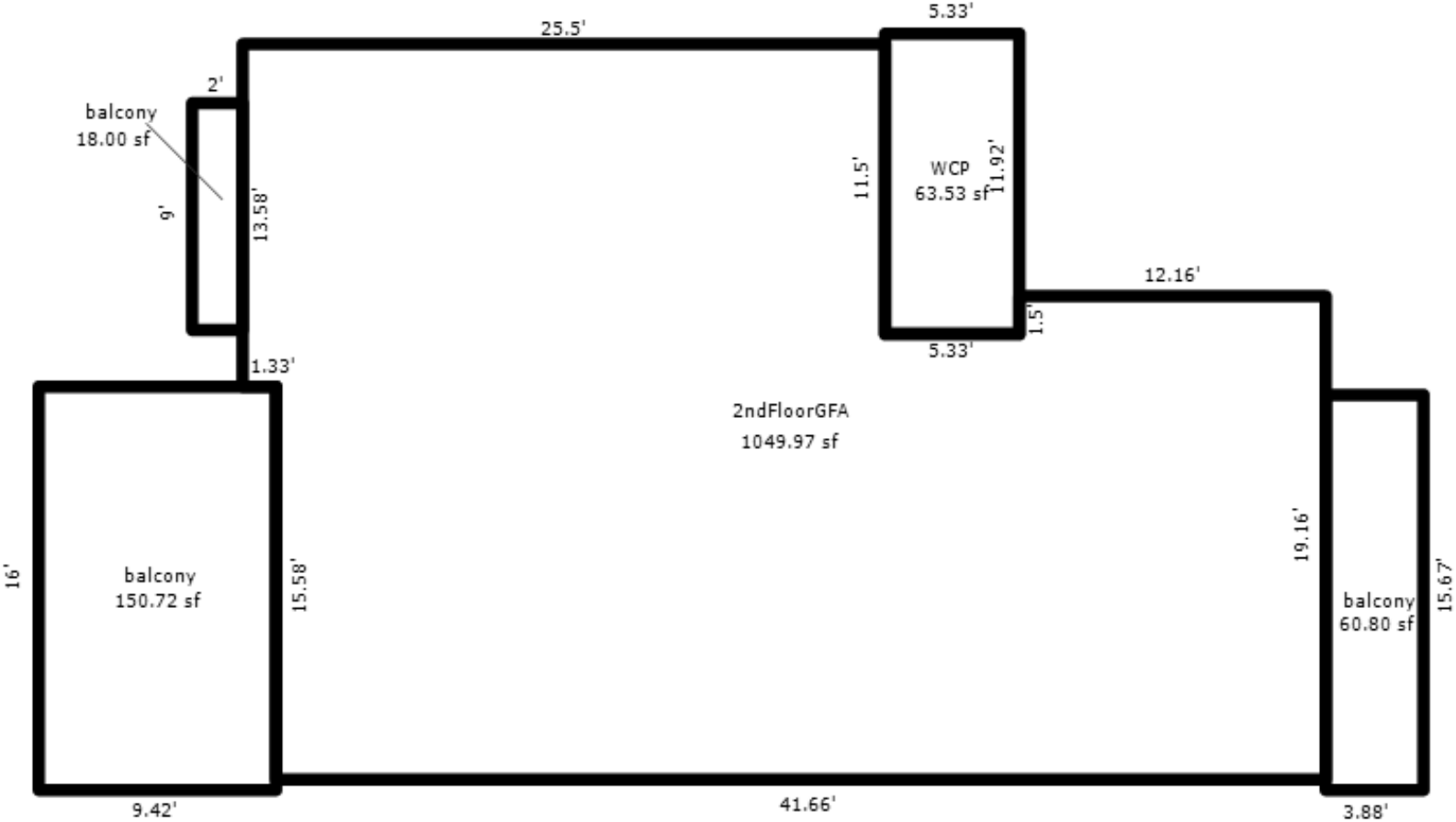
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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 196,844 Total Depr Cost: 157,475 Estimated T.C.V: 251,960		63	WCP (1 Story)	Bsmnt Garage:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Carpport Area: Roof:					
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 196,844 Total Depr Cost: 157,475 Estimated T.C.V: 251,960		E.C.F. X 1.600						
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1978				
Room List		Doors	Solid	X	H.C.	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:								
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Ground Area = 1050 SF Floor Area = 1050 SF.									
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation			Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0			1	Average Fixture(s)		Stories Exterior Foundation Size Cost New Depr. Cost							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			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 1,050							
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath								
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Porches WCP (1 Story)									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Balcony Wood Balcony Wood Balcony Water/Sewer Public Water Public Sewer									
								Built-Ins Appliance Allow. Fireplaces Interior 1 Story									
								Notes: 2ND FLR									
								Totals:			196,844		157,475		251,960		
								ECF (H775 SHIP WATCH CONDOS) 1.600 => TCY:									

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

**BUILDING 2**



**APT.15**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORTH KAREN	WORTH DANIEL & MARGARET	0	10/15/2019	QC	09-FAMILY	2019005861	OTHER	0.0
FANNIE MAE	WORTH DANIEL & MARGARET	274,000	09/04/2012	CD	11-FROM LENDING INSTITUT	1134P676	OTHER	100.0
SHERIFF	FANNIE MAE	318,751	12/24/2011	SD	10-FORECLOSURE	1098/894	DEED	0.0
CITIMORTGAGE INC	FANNIE MAE	1	07/08/2011	QC	09-FAMILY	1091-550	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
29 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WORTH DANIEL & MARGARET 66 GROVE HILL AVE NEWTON MA 02458	MAP #: 16					
	2024 Est TCV 504,619 TCV/TFA: 480.59					

X	Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100	240,0
			0.00	Total Acres	Total Est. Land Value =		240,000

Tax Description  
 L270 P303/86 L271 P5/86 L914 P852/06 L947 P968/07 APARTMENT 16 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences  
 2BED/2BATH  
 UPPER LEVEL



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	120,000	132,300	252,300			179,714C
2023	100,000	123,200	223,200			171,157C
2022	30,000	161,400	191,400			163,007C
2021	30,000	127,800	157,800			157,800S

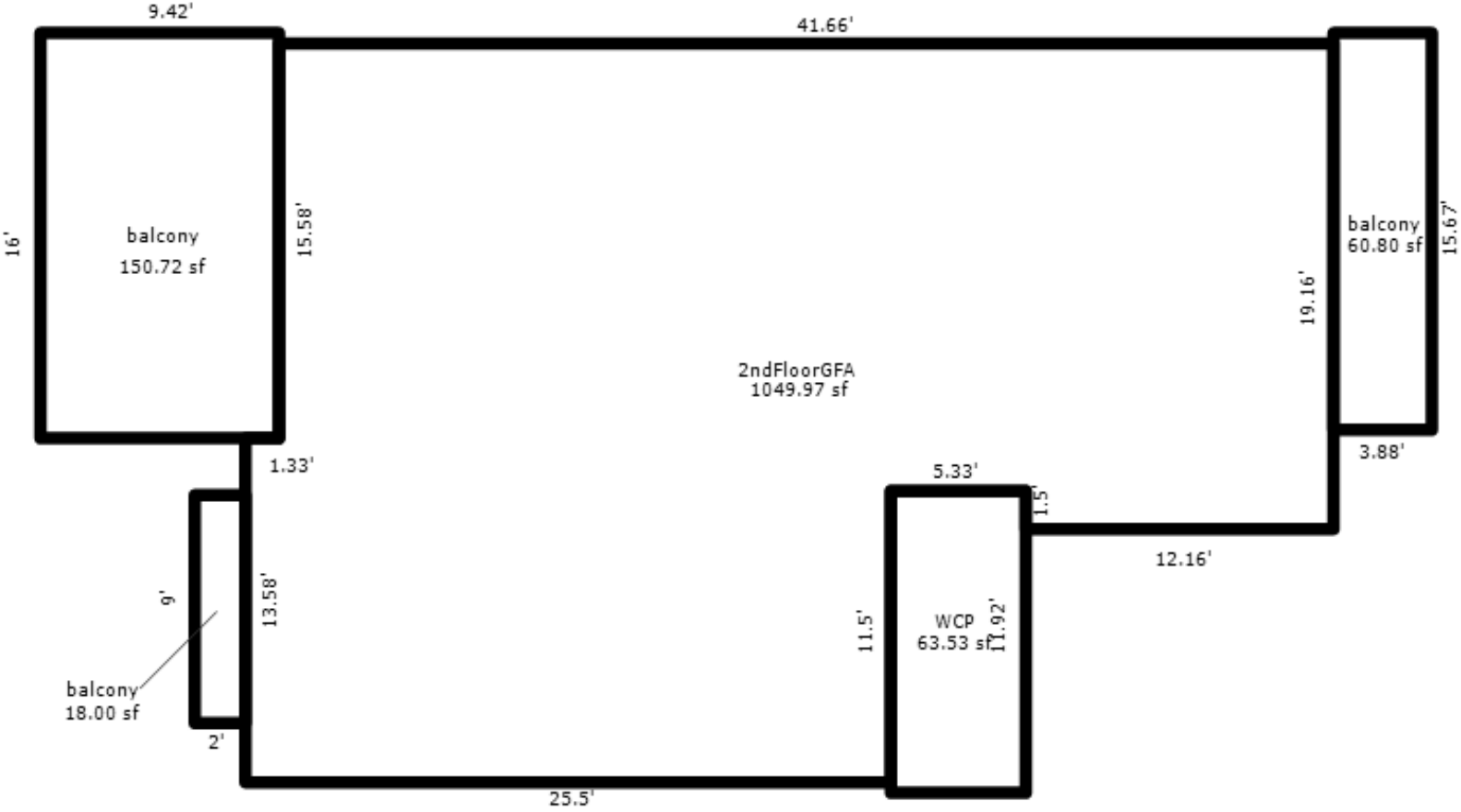
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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built:					
	Mobile Home		Insulation		Wood						Coal	Steam				Interior 2 Story	63 WCP (1 Story)	Car Capacity:		
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Cook Top	1	2nd/Same Stack		168 Wood Balcony	60 Wood Balcony	Class:					
	Duplex	0	Other Overhang		Forced Air w/ Ducts						1	Dishwasher				1	Two Sided		Exterior 1 Story	Exterior 2 Story
	A-Frame			Forced Hot Water			1	Bath Heater	1	Prefab 1 Story			Prefab 2 Story	Heat Circulator	Raised Hearth		Stone Ven.:			
X	Wood Frame	(4) Interior		Electric Baseboard						1	Vent Fan	1				Heat Stove		Direct-Vented Ga	Class: BC	Effec. Age: 20
		Drywall	Plaster	Elec. Ceil. Radiant			1	Hot Tub	1				Wood Stove		E.C.F.	Total Base New : 206,735	Total Depr Cost: 165,387			
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)						1	Unvented Hood	1	X 1.600					Storage Area:		
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat			1	Vented Hood	1				No Conc. Floor:							
	Yr Built	Ex	X	Ord	Min	Space Heater				1	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum
	1978	Remodeled	0	Size of Closets		Wall/Floor Furnace			1											
	Condition:	Lg	X	Ord	Small	Forced Heat & Cool				1	Central Vacuum	Security System								
	Average	(5) Floors		No Heating/Cooling			Central Air						1	Central Vacuum	Security System					
	Room List	Doors	Solid	X	H.C.	Wood Furnace			(12) Electric			1				Central Vacuum	Security System			
	Basement	(5) Floors		(12) Electric			0 Amps Service			1	Central Vacuum		Security System							
	1st Floor	Kitchen:		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978					1		Central Vacuum	Security System					
	2nd Floor	Other:		Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			1	Central Vacuum		Security System							
	2 Bedrooms	Other:		No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts					1		Central Vacuum	Security System					
	(1) Exterior	(6) Ceilings		Many X Ave. Few			Ground Area = 1050 SF Floor Area = 1050 SF.			1	Central Vacuum		Security System							
X	Wood/Shingle	(6) Ceilings		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					1		Central Vacuum	Security System					
	Aluminum/Vinyl	(7) Excavation		1 Average Fixture(s)			Building Areas			1	Central Vacuum		Security System							
	Brick	Basement: 0 S.F.		2 3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost					1		Central Vacuum	Security System					
	Insulation	Crawl: 0 S.F.		2 Fixture Bath			1 Story Siding Slab 1,050 166,063 132,851			1	Central Vacuum		Security System							
	(2) Windows	Slab: 1050 S.F.		Softener, Auto			Other Additions/Adjustments					1		Central Vacuum	Security System					
	Many	X	Large	Softener, Manual			Plumbing			1	Central Vacuum		Security System							
	Avg.	X	Avg.	No Plumbing			Average Fixture(s)					1		Central Vacuum	Security System					
	Few		Small	Extra Toilet			3 Fixture Bath			1	Central Vacuum		Security System							
	Wood Sash	(8) Basement		Extra Sink			Porches					1		Central Vacuum	Security System					
	Metal Sash	Conc. Block		Separate Shower			WCP (1 Story)			1	Central Vacuum		Security System							
	Vinyl Sash	Poured Conc.		Ceramic Tile Floor			Balcony					1		Central Vacuum	Security System					
	Double Hung	Stone		Ceramic Tile Wains			Wood Balcony			1	Central Vacuum		Security System							
	Horiz. Slide	Treated Wood		Ceramic Tub Alcove			Wood Balcony					1		Central Vacuum	Security System					
	Casement	Concrete Floor		(9) Basement Finish			Water/Sewer			1	Central Vacuum		Security System							
	Double Glass	(9) Basement Finish		1 Public Water			Public Water					1		Central Vacuum	Security System					
	Patio Doors	Recreation SF		1 Public Sewer			Public Sewer			1	Central Vacuum		Security System							
	Storms & Screens	Living SF		1 Water Well			Public Sewer					1		Central Vacuum	Security System					
	(3) Roof	Walkout Doors (B)		1000 Gal Septic			Built-Ins			1	Central Vacuum		Security System							
X	Gable	No Floor SF		2000 Gal Septic			Appliance Allow.					1		Central Vacuum	Security System					
	Hip	Walkout Doors (A)		(14) Water/Sewer			Fireplaces			1	Central Vacuum		Security System							
	Flat	(10) Floor Support		Lump Sum Items:			Interior 1 Story					1		Central Vacuum	Security System					
	Asphalt Shingle	Joists:		1 Public Water			Notes: 2ND FLR			1	Central Vacuum		Security System							
	Chimney: Brick	Unsupported Len:		1 Public Sewer			ECF (H775 SHIP WATCH CONDOS) 1.600 => TCY: 264,619					1		Central Vacuum	Security System					
		Cntr.Sup:		1 Water Well			Totals: 206,735 165,387			1	Central Vacuum		Security System							

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

**BUILDING 2**



**APT.16**

\*\*\* 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

31 SHIP WATCH      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 0%      MAP #: 16      2024 Est TCV 488,056 TCV/TFA: 464.82

Owner's Name/Address      HOISINGTON DAVID H & KATHI JO      7584 CREYTS RD      DIMONDALE MI 48821

Tax Description      L273 P738/87 APARTMENT 17 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences      2BED/2BATH      LOWER LEVEL

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

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

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

H775 SHIP >1000SQFT 240K      1 Units      240000.00000      100      240,0

0.00 Total Acres      Total Est. Land Value =      240,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	120,000	124,000	244,000			119,567C
2023	100,000	115,500	215,500			113,874C
2022	30,000	151,300	181,300			108,452C
2021	30,000	119,800	149,800			104,988C

Who      When      What      2024      120,000      124,000      244,000       

TPC 12/11/2017 INSPECTED      2023      100,000      115,500      215,500       

WAS 01/03/2007 INSPECTED      2022      30,000      151,300      181,300       

2021      30,000      119,800      149,800       

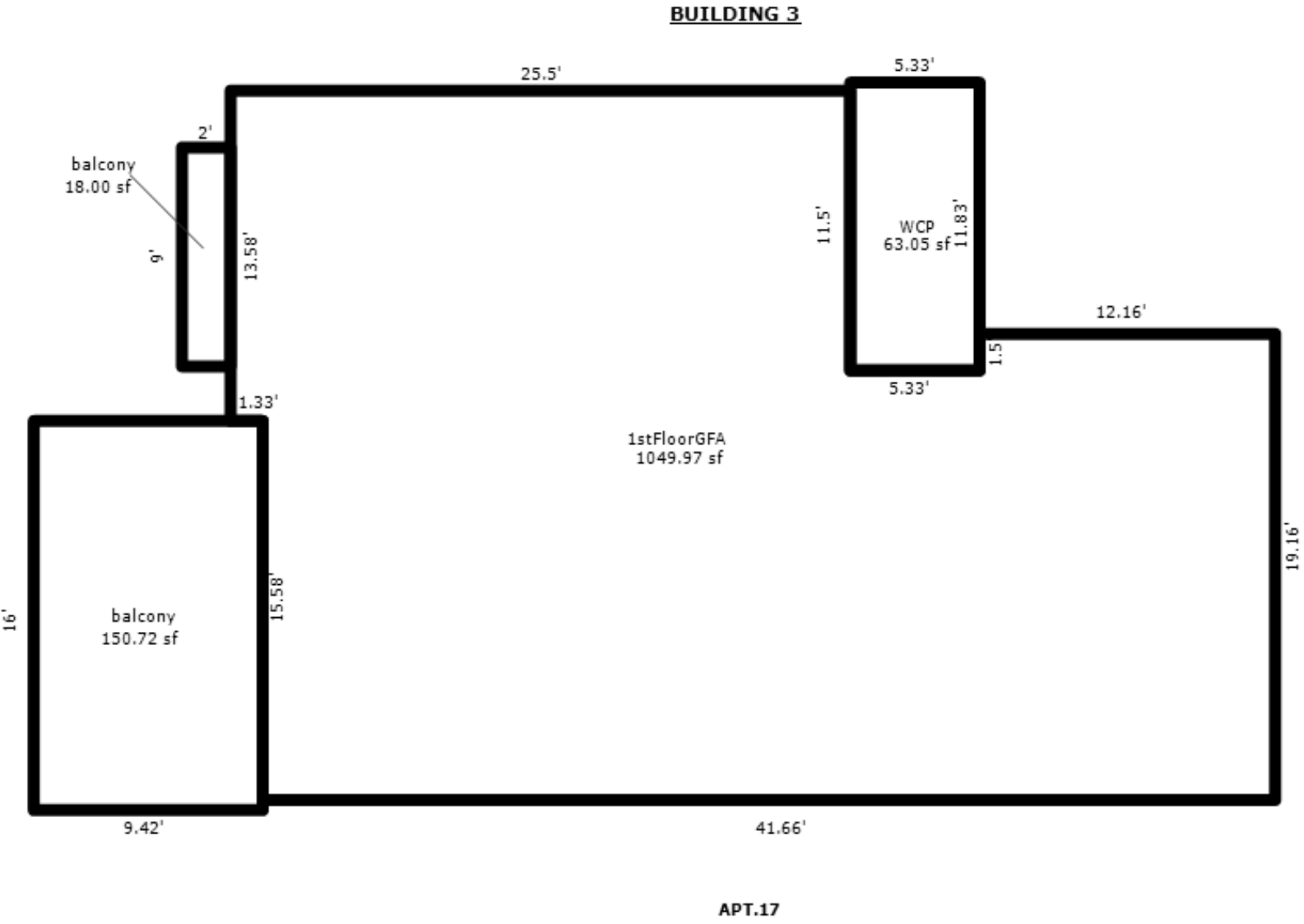
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 63 168	Type WCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 193,794 Total Depr Cost: 155,035 Estimated T.C.V: 248,056		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:										
Building Style: CONDOMINIUM			Drywall Paneled		Plaster Wood T&G		Trim & Decoration															
Yr Built	Remodeled	Ex		X	Ord		Min	Size of Closets														
1978	0		Lg	X	Ord		Small	Room List		Doors		Solid		X	H.C.							
Condition: Average				(5) Floors		(12) Electric		0 Amps Service														
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X	Ord.		Min	No. of Elec. Outlets								
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		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								
(2) Windows		Insulation		(7) Excavation		1		Average Fixture(s)		1		Average Fixture(s)		3 Fixture Bath								
X		Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 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		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,234		1,787	
X		Few		Small	(8) Basement				3 Fixture Bath		Porches		WCP (1 Story)		63		4,688		3,750			
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				No Plumbing		Balcony		Wood Balcony		168		8,539		6,831			
(3) Roof		X		Gable Hip Flat	Gambrel Mansard Shed				Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Public Water		1		1,968		1,574			
X		Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				1 Public Water		1 Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
Chimney: Brick																						
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 1050 SF Floor Area = 1050 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 Slab 1,050 Total: 156,172 124,939														Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Porches WCP (1 Story) 63 4,688 3,750 Balcony Wood Balcony 168 8,539 6,831 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690 Totals: 193,794 155,035								
Notes: 1ST FLR														ECF (H775 SHIP WATCH CONDOS) 1.600 => TCv:		248,056						

\*\*\* 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.
HIGGINS THOMAS C & RITA T	TROPMAN JOHN E & PENELOPE	275,000	02/28/2018	WD	03-ARM'S LENGTH	1321P906	OTHER	100.0
LUCE	HIGGINS	97,000	02/20/1993	WD	03-ARM'S LENGTH	358:584	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
35 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/02/2023	PE23-0075	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	02/02/2023	PM23-0129	100% FINIS
TROPMAN JOHN E & PENELOPE S 3568 RIVER PINES DR ANN ARBOR MI 48103	MAP #: 16					
	2024 Est TCV 316,440 TCV/TFA: 465.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD							
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value		
L270 P400 L291 P443 L358 P584 L362 P563 APARTMENT 18 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.			H775 SHIP	<1000SQFT	140K	1	Units	140000.00000	100	140,0
Comments/Influences			0.00 Total Acres			Total Est. Land Value =				140,000

1BED/1BATH  
LOWER LEVEL

- 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	70,000	88,200	158,200			119,618C
2023	70,000	80,100	150,100			111,827C
2022	20,000	105,000	125,000			106,502C
2021	20,000	83,100	103,100			103,100S

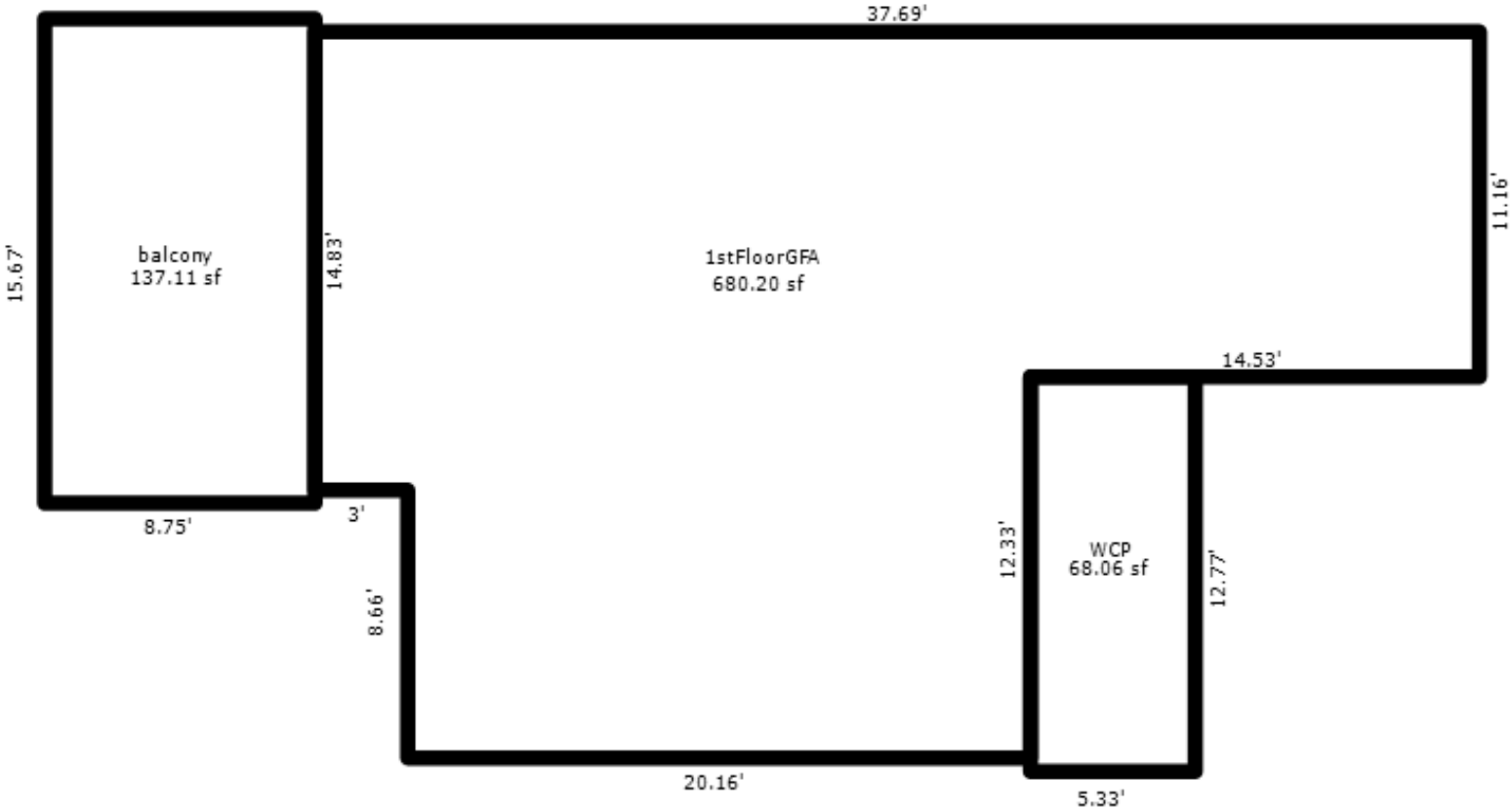
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 68 137	Type WCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: CONDOMINIUM																	
Yr Built 1978	Remodeled 0	Ex X Ord Min															
Condition: Average		Size of Closets Lg X Ord Small															
Room List		Doors Solid X H.C.			Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors			(12) Electric 0 Amps Service												
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets Many X Ave. Few												
	Insulation				(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												
(2) Windows		(7) Excavation															
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 680 S.F. Height to Joists: 0.0															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat Gambrel Mansard Shed				Lump Sum Items:												
X	Asphalt Shingle	(10) Floor Support															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 680 SF Floor Area = 680 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 Slab 680 Total: 108,569 86,855 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 Porches WCP (1 Story) 68 4,942 3,954 Balcony Wood Balcony 137 6,964 5,571 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690 Totals: 137,845 110,275 Notes: 1ST FLR ECF (H775 SHIP WATCH CONDOS) 1.600 => TCY: 176,440										E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:					

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

**BUILDING 3**



**APT.18**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVASZ J RONALD TRUST	BREWSTER JANET L TRUST	300,000	09/05/2023	LC	03-ARM'S LENGTH	2023004009	PROPERTY TRANSFER	100.0
LOVASZ PATRICIA J TRUST	LOVASZ J RONALD TRUST	0	11/08/2011	QC	09-FAMILY	1102-426 QCD	DEED	0.0
LOVASZ PATRICIA J		0	06/19/2011	AFF	07-DEATH CERTIFICATE	1091/374	DEED	0.0
LOVASZ RONALD L & PATRICI	LOVASZ PATRICIA J TRUST	0	04/27/2000	QC	09-FAMILY		DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
37 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 16					
BREWSTER JANET L TRUST 37 SHIPWATCH GLEN ARBOR MI 49636	2024 Est TCV 323,658 TCV/TFA: 475.97					

X	Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H775 SHIP	<1000SQFT	140K	1	Units	140000.00000	100	140,0
0.00 Total Acres					Total Est. Land Value =		140,000

Tax Description  
L237 P406/83 L310 P988 L542 P014/00  
APARTMENT 19 SHIP WATCH CONDOMINIUM REC  
IN L198 P417-454 / 1ST AMEND L201 P802 /  
2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences  
1BED/1BATH  
LOWER LEVEL



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	70,000	91,800	161,800			161,800S
2023	70,000	85,500	155,500			85,403C
2022	20,000	112,000	132,000			81,337C
2021	20,000	88,700	108,700			78,739C

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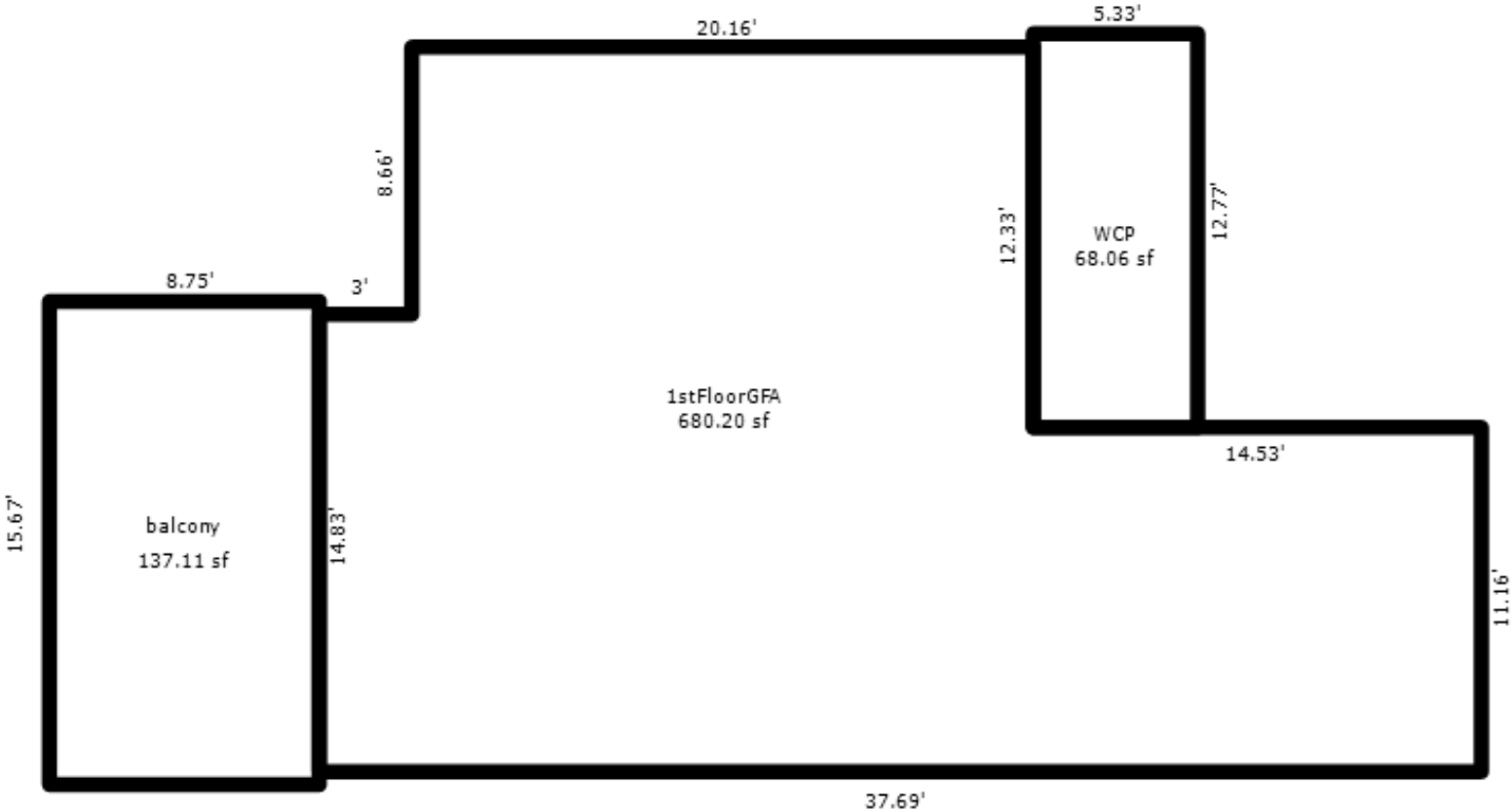
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		68	Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	2nd/Same Stack	55	Treated Wood	Class:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts									1	Garbage Disposal
	A-Frame			Forced Hot Water			1	Bath Heater	Exterior 2 Story	Prefab 1 Story			Stone Ven.:		
X	Wood Frame	(4) Interior		Electric Baseboard										1	Vent Fan
		Drywall	Plaster	Elec. Ceil. Radiant			1	Hot Tub	Heat Circulator	Raised Hearth			Foundation:		
		Paneled	Wood T&G	Electric Wall Heat										1	Unvented Hood
	Building Style:	Trim & Decoration		Space Heater			1	Vented Hood	Jacuzzi Tub				Auto. Doors:		
	CONDOMINIUM			Wall/Floor Furnace										1	Intercom
	Yr Built	Ex	Ord	Forced Heat & Cool			1	Jacuzzi Tub					Area:		
	1978	X		Heat Pump										1	Oven
	Remodeled		Min	No Heating/Cooling			1	Microwave					Storage Area:		
	0			Central Air										1	Standard Range
	Condition:	Size of Closets		Wood Furnace			1	Self Clean Range					Bsmnt Garage:		
	Average	Lg	Ord	(12) Electric										1	Sauna
		X		0 Amps Service			1	Trash Compactor					Roof:		
	Room List		H.C.	No./Qual. of Fixtures										1	Central Vacuum
	Basement	(5) Floors		Ex. X Ord. Min			1	Security System							
	1st Floor	Kitchen:		No. of Elec. Outlets										1	
	2nd Floor	Other:		Many X Ave. Few			1								
	2 Bedrooms	Other:		(13) Plumbing										1	
	(1) Exterior			Average Fixture(s)			1								
X	Wood/Shingle	(6) Ceilings		3 Fixture Bath										1	
	Aluminum/Vinyl			2 Fixture Bath			1								
	Brick			Softener, Auto										1	
	Insulation			Softener, Manual			1								
	(2) Windows	(7) Excavation		Solar Water Heat										1	
	Many	Basement: 0 S.F.		No Plumbing			1								
	Avg.	Crawl: 0 S.F.		Extra Toilet										1	
	Few	Slab: 680 S.F.		Extra Sink			1								
	Large	Height to Joists: 0.0		Separate Shower										1	
	X	(8) Basement		Ceramic Tile Floor			1								
	Avg.	Conc. Block		Ceramic Tile Wains										1	
	X	Poured Conc.		Ceramic Tub Alcove			1								
	Few	Stone		Vent Fan										1	
	Small	Treated Wood		(14) Water/Sewer			1								
	Wood Sash	Concrete Floor		Public Water										1	
	Metal Sash	(9) Basement Finish		Public Sewer			1								
	Vinyl Sash			Water Well										1	
	Double Hung			1000 Gal Septic			1								
	Horiz. Slide			2000 Gal Septic										1	
	Casement			Lump Sum Items:			1								
	Double Glass													1	
	Patio Doors						1								
	Storms & Screens													1	
	(3) Roof	(10) Floor Support					1								
X	Gable	Joists:												1	
	Hip	Unsupported Len:					1								
	Flat	Cntr.Sup:												1	
	Gambrel						1								
	Mansard													1	
	Shed						1								
X	Asphalt Shingle													1	
	Chimney: Brick						1								

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



**BUILDING 3**



**APT.19**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WALDECK LYNDA	WALDECK LYNDA	0	03/08/2022	WD	18-LIFE ESTATE	2022002048	PROPERTY TRANSFER	0.0			
DUNBAR JAMES H TRUST	CARLSON ELIZABETH & WALDE	0	11/18/2021	QC	09-FAMILY	2021009658	PROPERTY TRANSFER	0.0			
DUNBAR JAMES H & BETTY J		0	07/16/2007	MLC	09-FAMILY	956/447	DEED	0.0			
DUNBAR JAMES H & BETTY J	DUNBAR JAMES H TRUST	1	12/06/2000	QC	09-FAMILY	1151P353	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)		Date	Number	Status			
39 SHIP WATCH		School: GLEN LAKE COMMUNITY SCH DIST		Commercial/Residential		03/20/2017	PB17-0079	100% FINIS			
Owner's Name/Address		P.R.E. 0%		MAP #: 16							
CARLSON ELIZABETH & WALDECK LYNDA 12085 ARROWHEAD CT PLYMOUTH MI 48170		2024 Est TCV 538,011 TCV/TFA: 399.71		Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD							
Tax Description		X Improved	Vacant	* Factors *							
APARTMENT 20 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Dirt Road		H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100	240,0
DOOR 39 & 40 3BED/2BATH LOWER LEVEL		Gravel Road		0.00 Total Acres					Total Est. Land Value =	240,000	
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	120,000	149,000	269,000			129,534C
		TPC 12/11/2017 INSPECTED			2023	100,000	138,700	238,700			123,366C
		WAS 01/03/2007 INSPECTED			2022	30,000	181,800	211,800			117,492C
					2021	30,000	143,900	173,900			113,739C



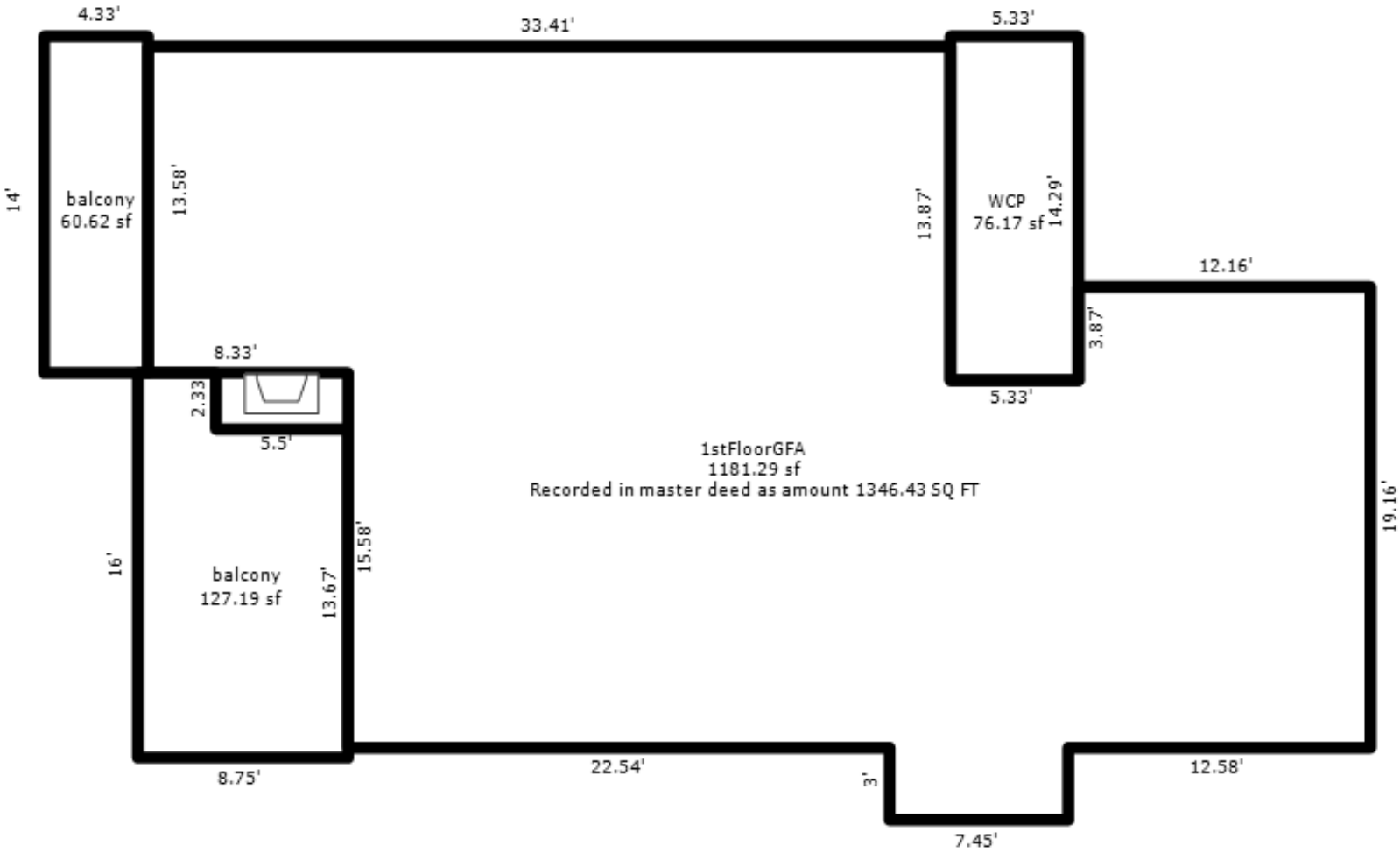
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		76	WCP (1 Story)	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam			
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Cook Top			2nd/Same Stack		Class:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Dishwasher			Two Sided		Exterior:		
	A-Frame			Forced Hot Water			Bath Heater			Exterior 1 Story		Brick Ven.:			
X	Wood Frame	(4) Interior		Electric Baseboard			Vent Fan			Exterior 2 Story		Stone Ven.:			
			Drywall	Elec. Ceil. Radiant			Hot Tub			Prefab 1 Story		Common Wall:			
			Paneled	Radiant (in-floor)			Unvented Hood			Prefab 2 Story		Foundation:			
	Building Style:		Plaster	Electric Wall Heat			Vented Hood			Heat Circulator		Finished ?:			
	CONDOMINIUM		Wood T&G	Space Heater			Intercom			Raised Hearth		Auto. Doors:			
			Trim & Decoration	Wall/Floor Furnace			Jacuzzi Tub			Wood Stove		Mech. Doors:			
	Yr Built		Ex	Forced Heat & Cool			Jacuzzi repl.Tub			Direct-Vented Ga		Area:			
	Remodeled		X	Heat Pump			Oven			Class: BC		% Good:			
	1978	0	Ord	No Heating/Cooling			Microwave			Effec. Age: 20		Storage Area:			
	Condition:	Average	Min	Central Air			Standard Range			Floor Area: 1,346		No Conc. Floor:			
				Wood Furnace			Self Clean Range			Total Base New : 232,822		Bsmnt Garage:			
	Room List		Lg	(12) Electric			Sauna			Total Depr Cost: 186,257		Carport Area:			
			X	0 Amps Service			Trash Compactor			Estimated T.C.V: 298,011		Roof:			
			Ord	No./Qual. of Fixtures			Central Vacuum			E.C.F.					
				Ex.			Security System			X 1.600					
	Basement		H.C.	Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1978			
	1st Floor			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:								
	2nd Floor			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts								
	3 Bedrooms			(13) Plumbing			Ground Area = 1346 SF Floor Area = 1346 SF.								
				1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
				2 3 Fixture Bath			Building Areas								
				2 Fixture Bath			Stories Exterior Foundation Size			Cost New		Depr. Cost			
				Softener, Auto			1 Story Siding Slab 1,346			193,612		154,890			
				Softener, Manual			Other Additions/Adjustments								
				Solar Water Heat			Plumbing								
				No Plumbing			Average Fixture(s)			1		2,234			
				Extra Toilet			3 Fixture Bath			1		7,025			
				Extra Sink			Porches								
				Separate Shower			WCP (1 Story)			76		5,310			
				Ceramic Tile Floor			Balcony								
				Ceramic Tile Wains			Wood Balcony			187		9,505			
				Ceramic Tub Alcove			Water/Sewer								
				Vent Fan			Public Water			1		1,968			
				(9) Basement Finish			Public Sewer			1		1,968			
				(14) Water/Sewer			Built-Ins								
				1 Public Water			Appliance Allow.			1		4,088			
				1 Public Sewer			Fireplaces								
				Water Well			Interior 1 Story			1		7,112			
				1000 Gal Septic			Notes: 1ST FLR								
				2000 Gal Septic			ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV:					298,011			
				Lump Sum Items:											
				Joists:											
				Unsupported Len:											
				Cntr.Sup:											

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

**BUILDING 3**



**APT.20**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUESSLER ROBERT & KATHE	SCHUESSLER FAMILY TRUST	1	07/25/2016	QC	09-FAMILY	1268P583	PROPERTY TRANSFER	0.0
SCHUESSLER ROBERT & KATHE	SCHUESSLER ROBERT & KATHE	0	01/11/2008	WD	03-ARM'S LENGTH	977/508	DEED	0.0
DUNLOP	SCHUESSLER	215,000	05/19/1999	WD	03-ARM'S LENGTH	512:825	PROPERTY TRANSFER	0.0

Property Address: 33 SHIP WATCH  
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 16

Owner's Name/Address: SCHUESSLER FAMILY TRUST  
 36325 ST ANDREWS DR  
 LIVONIA MI 48152  
 2024 Est TCV 491,960 TCV/TFA: 468.53

X Improved Vacant Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	H775 SHIP	>1000SQFT	240K	1	Units	240000.00000	100		240,0
Gravel Road	0.00 Total Acres Total Est. Land Value =								240,000

Tax Description: L512 P825/99 APARTMENT 21 SHIP WATCH  
 CONDOMINIUM REC IN L198 P417-454 / 1ST  
 AMEND L201 P802 / 2ND AMEND L858 P628 SEC  
 14 T29N R14W.

Comments/Influences: 2BED/2BATH  
 UPPER LEVEL



- 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	120,000	126,000	246,000			172,653C
2023	100,000	117,300	217,300			164,432C
2022	30,000	153,700	183,700			156,602C
2021	30,000	121,600	151,600			151,600S

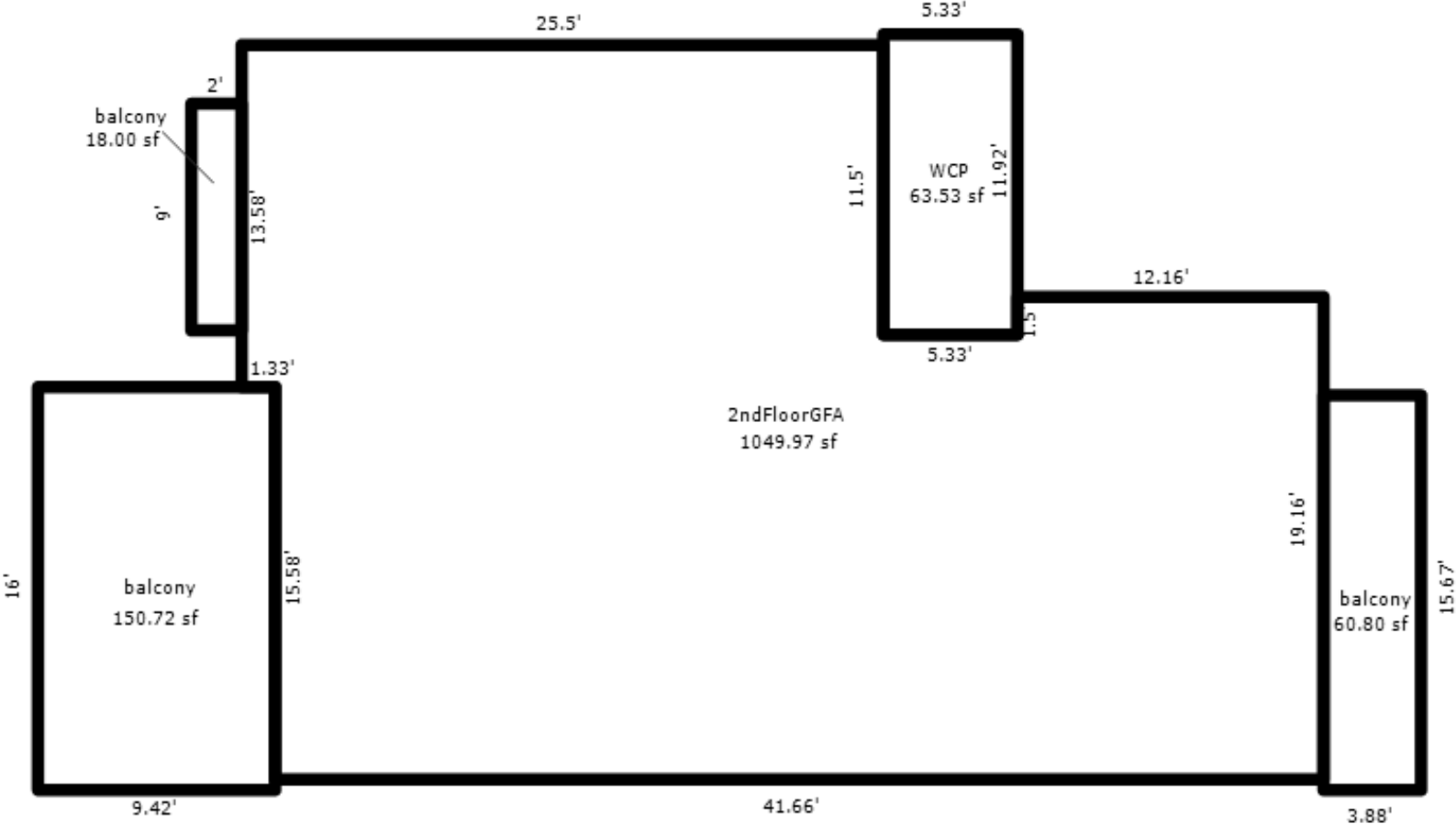
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	0 0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	63 168 60	WCP (1 Story) Wood Balcony 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											Drywall Paneled Plaster Wood T&G		Trim & Decoration		Ex X Ord Min		Size of Closets		Lg X Ord Small		Doors Solid X H.C.		Central Air Wood Furnace		Class: BC Effec. Age: 20 Floor Area: 1,050 Total Base New : 196,844 Total Depr Cost: 157,475 Estimated T.C.V: 251,960		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONDOMINIUM		Yr Built Remodeled 1978 0		Condition: Average		Room List		(5) Floors		(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 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 1050 SF Floor Area = 1050 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 Slab 1,050 Total: 156,172 124,939 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Porches WCP (1 Story) 63 4,688 3,750 Balcony Wood Balcony 168 8,539 6,831 Wood Balcony 60 3,050 2,440 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 1 7,112 5,690 Totals: 196,844 157,475 Notes: 2ND FLR ECF (H775 SHIP WATCH CONDOS) 1.600 => TCv: 251,960	
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1050 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney: Brick											
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		X Many Avg. X Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		Asphalt Shingle																					

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

**BUILDING 3**



**APT.21**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSIAL JAMES J & GERI A	SCHABES PAMELA L TRUST	283,500	01/10/2014	WD	03-ARM'S LENGTH	1189P366	PROPERTY TRANSFER	100.0
ODONALD	MUSIAL	111,800	06/21/1996	WD	03-ARM'S LENGTH	425:518	OTHER	0.0
SMITH	O'DONALD	94,000	10/11/1990	WD	03-ARM'S LENGTH	316:944	OTHER	0.0

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

Owner's Name/Address	MAP #: 16	2024 Est TCV 314,998 TCV/TFA: 463.23
SCHABES PAMELA L TRUST 9521 CONSERVATION ST NE ADA MI 49301		

X	Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD
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Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L316 P944-945/90 L425 P518/96 APARTMENT 22 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		H775 SHIP	<1000SQFT	140K	1	Units	140000.00000	100		140,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 140,000								

1BED/1BATH  
UPPR LEVEL



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	70,000	87,500	157,500			119,012C
2023	70,000	81,500	151,500			113,345C
2022	20,000	106,800	126,800			107,948C
2021	20,000	84,500	104,500			104,500S

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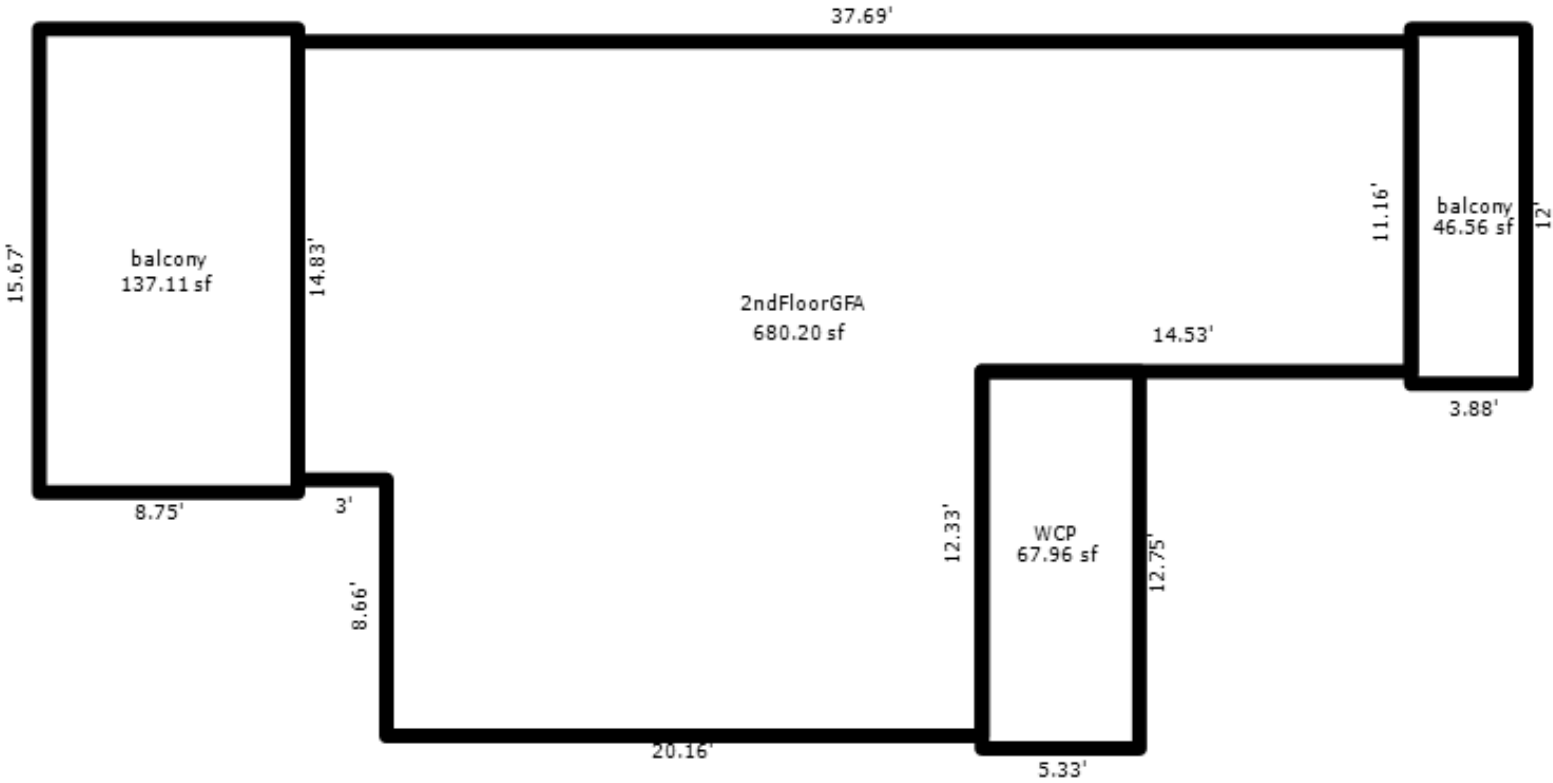
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 67 137 46	Type WCP (1 Story) Wood Balcony 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 Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 20 Floor Area: 680 Total Base New : 136,719 Total Depr Cost: 109,374 Estimated T.C.V: 174,998	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Room List Doors Solid X H.C.		Central Air Wood Furnace		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 = 680 SF Floor Area = 680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1978			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas							
1978	0	Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		(5) Floors		(12) Electric 0 Amps Service		1 Story Siding Slab							
Basement 1st Floor 2nd Floor 1 Bedrooms		Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) Porches WCP (1 Story) Balcony Wood Balcony Wood Balcony Water/Sewer Public Water Public Sewer		Total: 105,155		84,124			
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Totals: 136,719		1,574		1,574	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Lump Sum Items:		Notes: 2ND FLR		ECF (H775 SHIP WATCH CONDOS) 1.600 => TC		174,998			
Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 680 S.F. Height to Joists: 0.0											
X	Many Avg. X Avg. Few	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens											
(3) Roof		(9) Basement Finish											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

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

**BUILDING 3**



**APT.22**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOUGHTY CLARK G & CLAUDIA	DOUGHTY CLARK G & CLAUDIA	0	10/12/2021	QC	09-FAMILY	2021008313	DEED	0.0
BEETY FAMILY TRUST	DOUGHTY CLARK G & CLAUDIA	260,000	01/23/2019	WD	03-ARM'S LENGTH	1351P916	PROPERTY TRANSFER	100.0
BEETY THOMAS E	BEETY FAMILY TRUST	10	05/12/2015	WD	03-ARM'S LENGTH	1230P663	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
38 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/30/2019	PP19-0105	REVIEWED
	P.R.E. 0%		Res. Add/Alter/Repair	04/03/2019	PB19-0062	100% FINIS
Owner's Name/Address	MAP #: 16		Electrical	04/03/2019	PE19-0135	REVIEWED

DOUGHTY CLARK G & CLAUDIA A 33856 HUNTERS POINTE RD FARMINGTON MI 48331	2024 Est TCV 323,990 TCV/TFA: 476.46		Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD					
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Tax Description	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
APARTMENT 23 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.	Dirt Road	H775 SHIP	<1000SQFT	140K	1	Units	140000.00000	100	140,0
Comments/Influences	Gravel Road	0.00 Total Acres Total Est. Land Value = 140,000							
1BED/1BATH UPPER LEVEL	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								



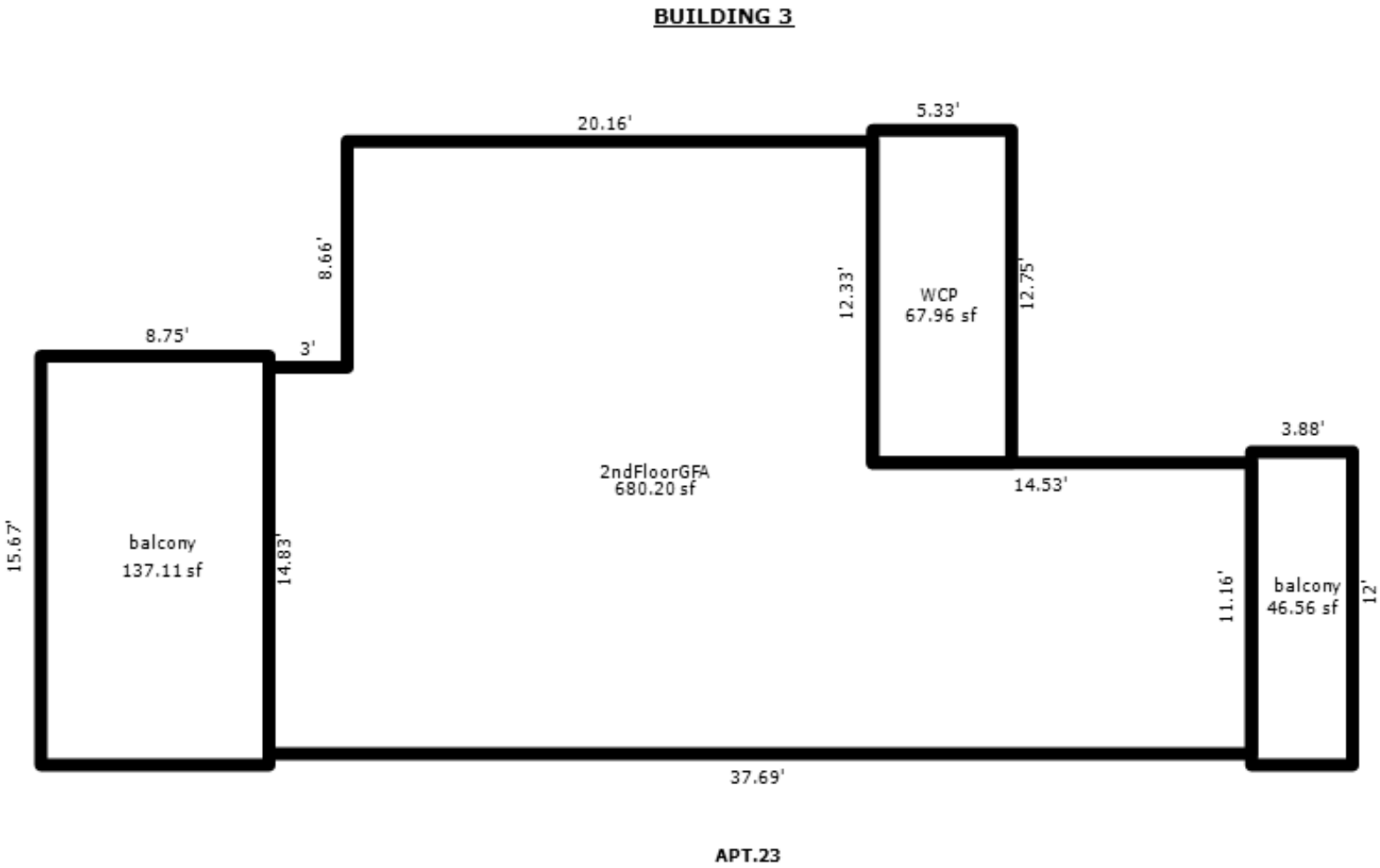
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	70,000	92,000	162,000			123,909C
Rolling	2023	70,000	85,700	155,700			118,009C
Low	2022	20,000	112,200	132,200			112,390C
High	2021	20,000	88,800	108,800			108,800S
Landscaped							
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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 680 Total Base New : 143,744 Total Depr Cost: 114,994 Estimated T.C.V: 183,990		67	WCP (1 Story)	Car Capacity:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Wood Balcony 46 Wood Balcony		Class:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1978		Finished ?	
1978	2019	Ex	X	Ord	Min	Ex.	X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof:			Auto. Doors:		
Condition: Average		Lg		X	Ord	No. of Elec. Outlets			Ground Area = 680 SF Floor Area = 680 SF.			Storage Area:			
Room List		Doors	Solid	X	H.C.	Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Mech. Doors:		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
(1) Exterior		Kitchen:		0 Amps Service			1 Story			Siding	Slab	680	Total:	105,155	84,124
X		Other:		Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1,787
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Average Fixture(s)			Plumbing			Porches			3 Fixture Bath		5,620
Insulation		(7) Excavation		3 Fixture Bath			Plumbing			WCP (1 Story)			2 Fixture Bath		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 680 S.F. Height to Joists: 0.0		2 Fixture Bath			Plumbing			Balcony			Softener, Auto		
X	Many Avg. Few	X	Large Avg. Small	Softener, Manual			Plumbing			Wood Balcony			Solar Water Heat		2,234
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No Plumbing			Plumbing			Wood Balcony			Extra Toilet		7,025
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink			Plumbing			Wood Balcony			Separate Shower		6,964
(3) Roof		(9) Basement Finish		Ceramic Tile Floor			Plumbing			Wood Balcony			Ceramic Tile Wains		2,338
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Ceramic Tile Wains		1,968
X		(10) Floor Support		Vent Fan			Plumbing			Public Water			Ceramic Tub Alcove		1,968
Asphalt Shingle		Joists:		(14) Water/Sewer			Plumbing			Public Sewer			Vent Fan		
Chimney: Brick		Unsupported Len:		1 Public Water			Plumbing			Water Well			Vent Fan		
		Cntr.Sup:		1000 Gal Septic			Plumbing			2000 Gal Septic			Notes: 2ND FLR		
				Lump Sum Items:			Plumbing			Appliance Allow.			Totals:		143,744
							Plumbing			Fireplaces			ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV:		183,990
							Plumbing			Interior 1 Story					

\*\*\* 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.
LEFLEIN JEFFREY & LAURIE	SHIP WATCH TRUST	0	05/15/2009	QC	03-ARM'S LENGTH	2009 1015-607T	DEED	0.0
STEINER PETER & PATRICIA	LEFLEIN JEFFREY & LAURIE	330,000	05/15/2009	WD	03-ARM'S LENGTH	2009 1015-610W	DEED	100.0
STEINER	LEFLEIN JEFFREY & LAURIE	0	05/13/2009	WD	03-ARM'S LENGTH	2009 1015-610W	DEED	0.0
STEINER PATRICIA O TRUST		0	07/18/2008	QC	03-ARM'S LENGTH	2008 984/172TD	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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41 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 16					
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LEFLEIN JEFFREY & LAURIE 2975 EXMOOR ANN ARBOR MI 48104	2024 Est TCV 547,355 TCV/TFA: 406.65					
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	X Improved	Vacant	Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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		H775 SHIP	>1000SQFT	240K	1	Units240000.00000	100	240,0
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		0.00 Total Acres Total Est. Land Value =						240,000
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Tax Description	Dirt Road							
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	Gravel Road							
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	Paved Road							
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	Storm Sewer							
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	Sidewalk							
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	Water							
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	Sewer							
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	Electric							
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	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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	Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	120,000	153,700	273,700	203,176C
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TPC 12/11/2017 INSPECTED			2023	100,000	143,100	243,100	193,501C
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WAS 01/03/2007 INSPECTED			2022	30,000	187,500	217,500	184,287C
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			2021	30,000	148,400	178,400	178,400S
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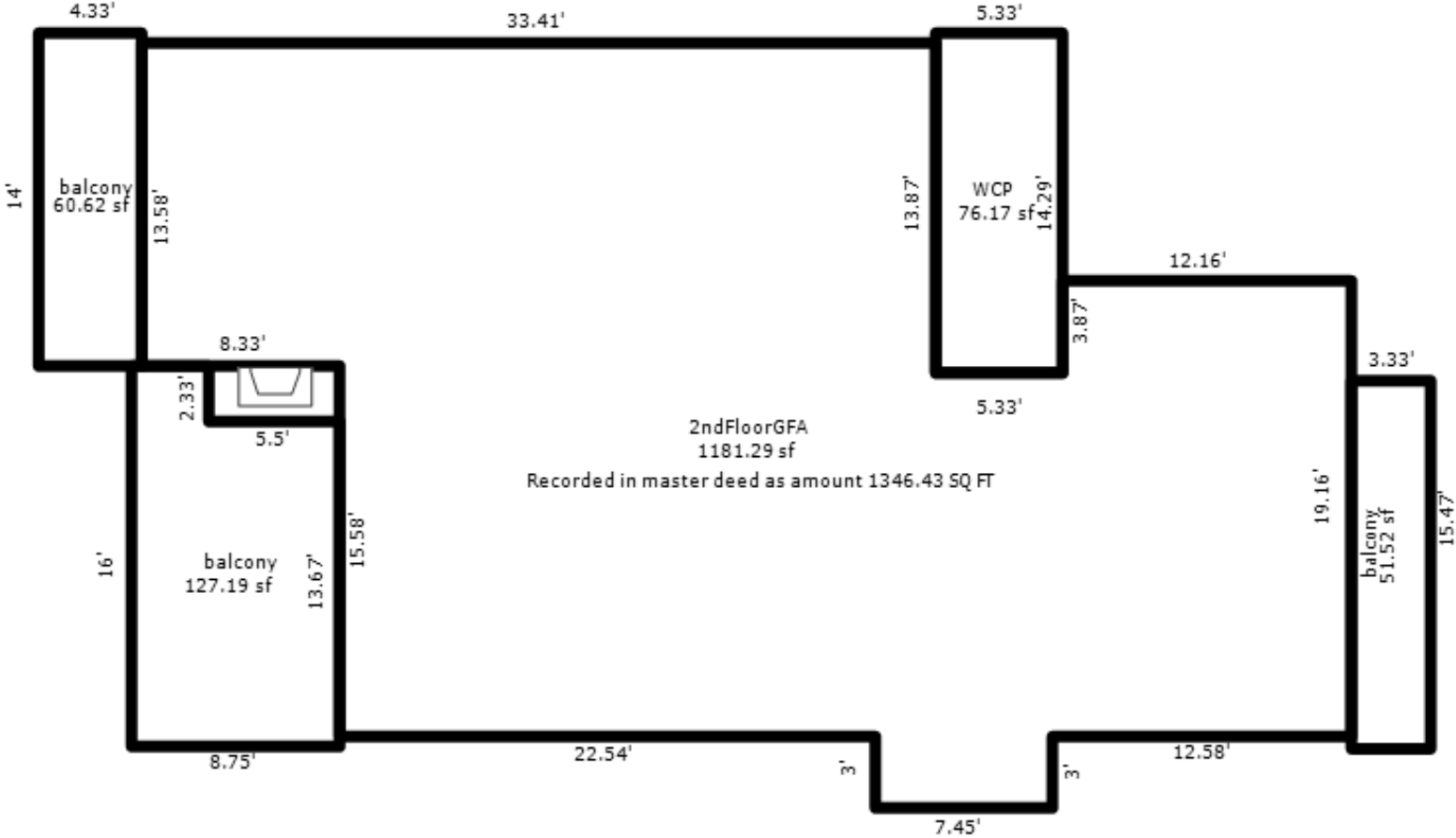
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						76 187 51	WCP (1 Story) Wood Balcony Wood Balcony		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		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 = 1346 SF Floor Area = 1346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Class: BC Effec. Age: 20 Floor Area: 1,346 Total Base New : 240,121 Total Depr Cost: 192,097 Estimated T.C.V: 307,355		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	(12) Electric		No./Qual. of Fixtures		Cls BC		Blt 1978			
Condition: Average		Size of Closets		No. of Elec. Outlets		0 Amps Service		Many		X		Ave.		Few	
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Average Fixture(s)		1		Average Fixture(s)		1	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		2		3 Fixture Bath		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1346 S.F. Height to Joists: 0.0		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)	
	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)	
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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)	
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer		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)	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Porches/Decks		Public Water		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)	
(3) Roof		(16) Porches/Decks		Public Sewer		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)	
X	Gable Hip Flat	X	Gambrel Mansard Shed	Public Sewer		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)	
X	Asphalt Shingle	(17) Garage		Water Well		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)	
Chimney: Brick		(17) Garage		1000 Gal Septic		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)	
		(17) Garage		2000 Gal Septic		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)	
		(17) Garage		Lump Sum Items:		1		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)	
		(17) Garage		Notes: 2ND FLR		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)	
		(17) Garage		ECF (H775 SHIP WATCH CONDOS) 1.600 => TCV:		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)	
		(17) Garage		Totals:		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)	
		(17) Garage		240,121		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)	
		(17) Garage		192,097		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)	
		(17) Garage		307,355		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)	

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

**BUILDING 3**



**APT.24**

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VASIU SAMUEL II & ELIZABE	VASIU SAMUEL II & ELIZABE	0	12/31/2021	WD	09-FAMILY	2022000072	PROPERTY TRANSFER	0.0
VASIU SAMUEL II & ELIZABE	VASIU SAMUEL II & ELIZABE	1	05/22/2019	QC	09-FAMILY	1362P976	OTHER	0.0
BAYBERRY PROP	VASIU	360,000	10/18/2000	WD	03-ARM'S LENGTH	557:634	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/28/2017	PE17-0197	
	P.R.E. 0%		Mechanical	04/28/2017	PM17-0268	
Owner's Name/Address	MAP #: 38		Plumbing	04/28/2017	PP17-0106	
VASIU SAMUEL II & ELIZABETH A TRUST 21 PEARTREE LANE NE GRAND RAPIDS MI 49546	2024 Est TCV 242,243 TCV/TFA: 220.62					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L557 P634/00 UNIT 1A SHORESIDE CONDOMINIUM REC IN L543 P677-737/00 SEC 23 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H778 SHORE APPURTENANCE	1 Units	180000.00000	100		180,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 180,000					
DUPLEX TYPE UNIT									



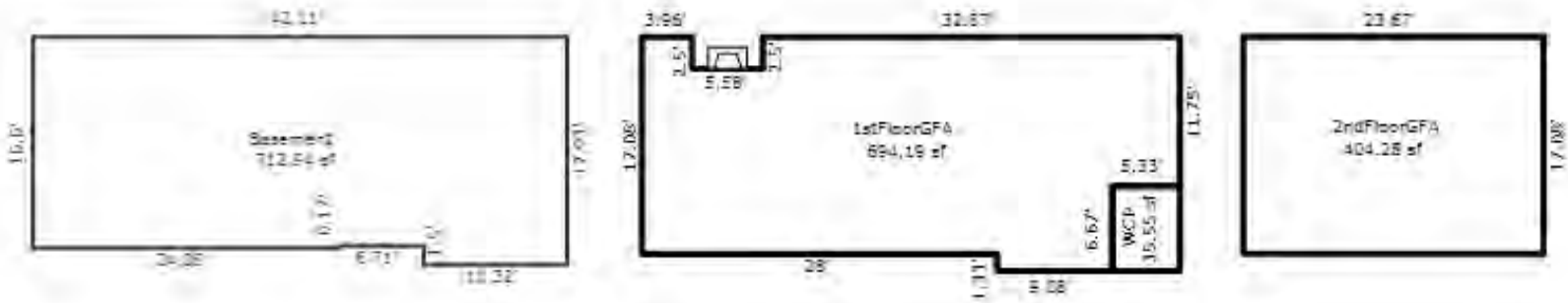
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	90,000	31,100	121,100			86,440C
	2023	80,000	29,000	109,000			82,324C
	2022	60,000	21,600	81,600			78,404C
	2021	55,000	20,900	75,900			75,900S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 250,577 Total Depr Cost: 27,062 Estimated T.C.V: 62,243			E.C.F. X 2.300	Bsmnt Garage: Carport Area: Roof:					
Building Style: FRACTIONAL SHR		Size of Closets Lg X Ord Small		Central Air Wood Furnace			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Economic Depreciation because of: INTEREST SHARE Building Areas			Totals: 250,577 27,062		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 62,243			
Yr Built 2000		Remodeled 0		Condition: Average			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			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 20,498		
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer			Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Built-Ins Appliance Allow. 4,088 442 Fireplaces Interior 2 Story 8,735 943		
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Lump Sum Items:			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Totals: 250,577 27,062		
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 62,243								
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			(14) Water/Sewer											
X Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish			(14) Water/Sewer											
X Asphalt Shingle		Chimney: Brick		(9) Basement Finish			(14) Water/Sewer											

\*\*\* 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.
BAYBERRY PROP	MARINOS	240,000	10/19/2000	WD	03-ARM'S LENGTH	559:923	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST	REPAIR	11/17/2015	PB15-0442	100% FINIS	
Owner's Name/Address	P.R.E. 0%					
MARINOS PAUL & TAMMY 37116 DUNSTABLE CT FARMINGTON MI 48335	MAP #: 38					
	2024 Est TCV 240,527 TCV/TFA: 219.06					

	X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				H778 SHORE APPURTENANCE	1 Units	180000.00000	100		180,0
				0.00 Total Acres Total Est. Land Value = 180,000					

Tax Description  
L559 P923/00 UNIT 1-B SHORESIDE  
CONDOMINIUM REC IN L543 P677-737 SEC 23  
T29N R14W.  
Comments/Influences  
FRACTIONAL - 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	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas			
Yr Built 2000		Remodeled 0		Basement 1st Floor 2nd Floor 3 Bedrooms			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752		Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399			
Condition: Average		Size of Closets Lg X Ord Small		Basement 1st Floor 2nd Floor 3 Bedrooms			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
Room List Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
(1) Exterior		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
X Gable Hip Flat		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
X Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
							Lump Sum Items:			Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:		Totals: 243,671		26,316 60,527	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERNTH BRIAN F & LINDA L	BERNTH BRIAN F & LINDA L	0	03/31/2022	WD	09-FAMILY	2022002140	DEED	0.0
LAVEN ROBERT & MARGARET	BERNTH LINDA L	180,000	07/22/2015	QC	09-FAMILY	1236P489	OTHER	0.0
BERNTH LINDA L	BERNTH BRIAN F & LINDA L	0	07/22/2015	QC	09-FAMILY	1236P491	DEED	0.0
MARINOS	LAVEN	240,000	08/29/2002	WD	03-ARM'S LENGTH	661:806	OTHER	0.0

Property Address      Class: RESIDENTIAL CONDO      Zoning: R-5 (      Building Permit(s)      Date      Number      Status

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

Owner's Name/Address      2024 Est TCV 240,527 TCV/TFA: 219.06

BERNTH BRIAN F & LINDA L  
2407 TOPSWOOD LN  
SOUTH BEND IN 46614      X Improved      Vacant      Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

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

L559 P923 L661 P806/02 UNIT 1-C SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.      H778 SHORE APPURTENANCE      1 Units      180000.00000      100      180,0

Comments/Influences      0.00 Total Acres      Total Est. Land Value =      180,000

DUPLEX 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	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S

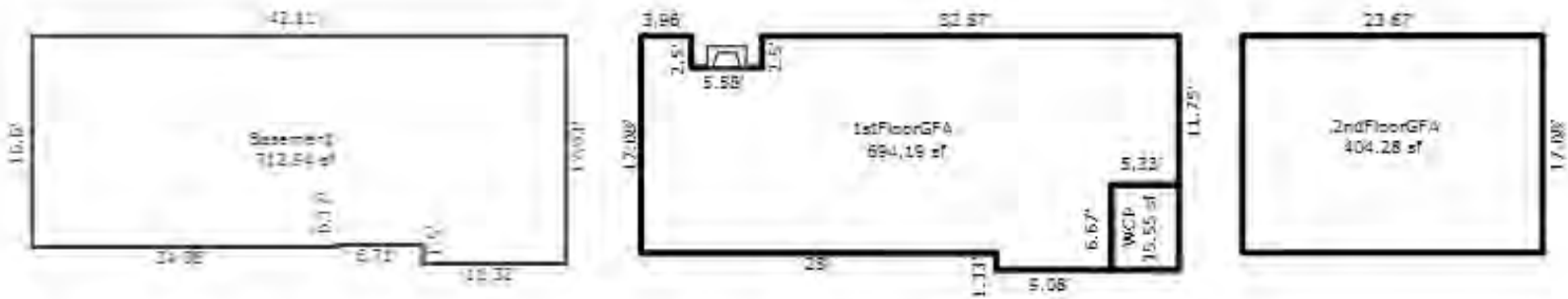


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399		Plumbing Average Fixture(s) 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508		Porches WCP (1 Story) 35 3,042 329		Deck Treated Wood 144 3,636 393	
X		(2) Windows Many Avg. X Large Avg. Small		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. 1 4,088 442		Fireplaces Interior 2 Story 1 8,735 943		Totals: 243,671 26,316		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527	
X		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Water/Sewer Public Water 1 1,968 213 Public Sewer 1 1,968 213		Totals: 243,671 26,316		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527	
X		Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527		Totals: 243,671 26,316		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527			

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UNIT 1

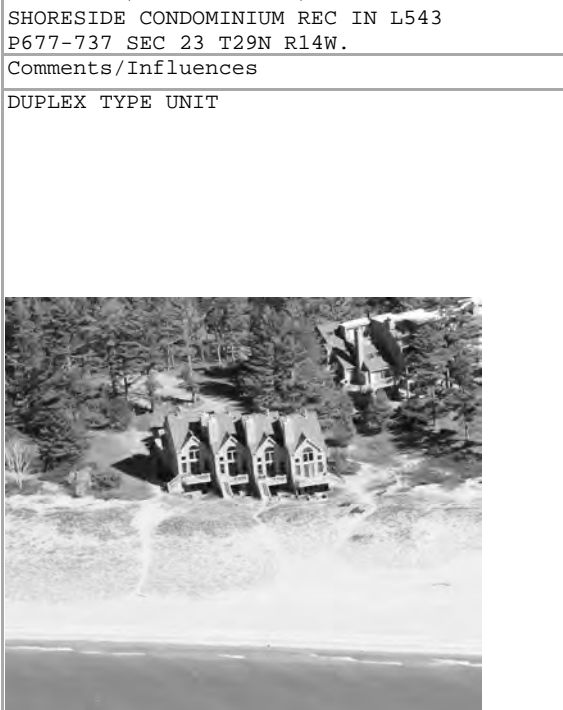
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNAPP KATHLEEN	KNAPP KATHLEEN R ET AL	1	04/28/2014	QC	09-FAMILY	1198P201	DEED	0.0
BAYBERRY PROP	VASIU	360,000	10/18/2000	WD	03-ARM'S LENGTH	557:634	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KNAPP KATHLEEN R ET AL 4883 FAIRWAYS DR BRIGHTON MI 48116	MAP #: 38					
	2024 Est TCV 240,527 TCV/TFA: 219.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
L580 P137/01 L557 P634/00 UNIT 1D SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.			H778 SHORE APPURTENANCE	1 Units	180000.00000	100	180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value =				180,000



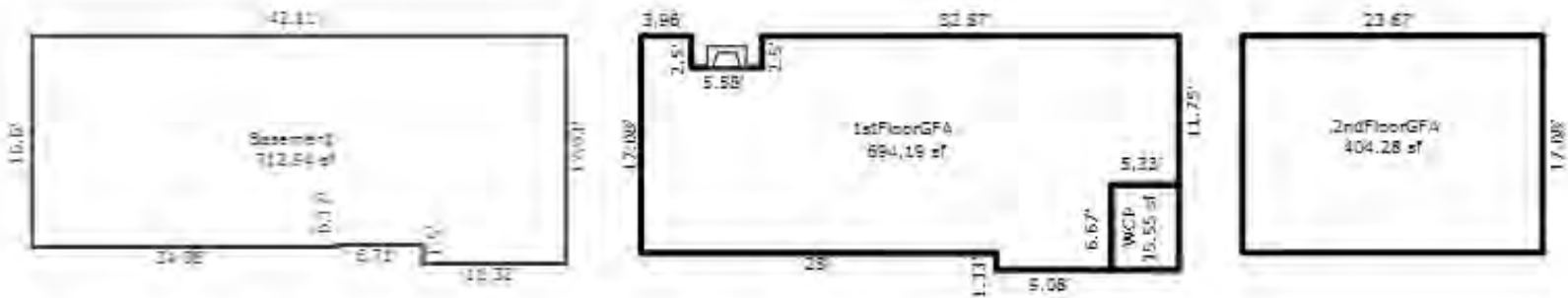
Comments/Influences	Public Improvements		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Dirt Road	Gravel Road							
DUPLEX TYPE UNIT			2024	90,000	30,300	120,300			85,756C
			2023	80,000	28,200	108,200			81,673C
			2022	60,000	21,000	81,000			77,784C
			2021	55,000	20,300	75,300			75,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000		Exterior Units: 1 Interior Units: 0 Roof:					
Yr Built 2000		Remodeled 0		Condition: Average		(12) Electric 0 Amps Service			Ground Area = 732 SF Floor Area = 1098 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8					
Room List		Doors Lg X Ord Small		Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			1.5 Story Siding Basement		732		Total: 182,903 19,752			
(1) Exterior		(6) Ceilings		(7) Excavation		(13) Plumbing			Other Additions/Adjustments		Recreation Room 700 19,670 2,124		Basement, Outside Entrance, Below Grade 1 3,695 399			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Basement: 732 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			Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		700 19,670 2,124			
	Insulation	(7) Excavation		(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		WCP (1 Story) 35 3,042 329		Deck		Treated Wood 144 3,636 393	
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish		(14) Water/Sewer			Water/Sewer		Public Water 1 1,968		Public Sewer 1 1,968			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:			Built-Ins		Appliance Allow. 1 4,088 442		Fireplaces		Interior 2 Story 1 8,735 943	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:							Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527		Totals: 243,671 26,316					

\*\*\* 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.
INCHAUSTEGUI MARIO F & MO	INCHAUSTEGUI MARIO TR	0	07/16/2010	WD	03-ARM'S LENGTH	2010 1054-345W	PROPERTY TRANSFER	0.0
QUACKENBUSH LELAND J &	INCHAUSTEGUI MARIO & MONI	250,000	09/17/2004	WD	03-ARM'S LENGTH	823:267	OTHER	100.0
BAYBERRY PROP	QUACKENBUSH	120,000	10/18/2000	WD	03-ARM'S LENGTH	557:526	OTHER	0.0

Property Address: 1 SHORESIDE 1E  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: INCHAUSTEGUI MARIO F TRUST  
 22715 FOXMOOR DR  
 NOVI MI 48374  
 2024 Est TCV 240,527 TCV/TFA: 219.06

X Improved Vacant Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	H778 SHORE APPURTENANCE			1	Units	180000.00000	100		180,0
Gravel Road				0.00	Total Acres			Total Est. Land Value =	180,000

Tax Description  
 L557 P526/00 L566 P023/01 L823 P276/04  
 UNIT 1E SHORESIDE CONDOMINIUM REC IN L543  
 P677-737 SEC 23 T29N R14W.  
 Comments/Influences  
 DUPLEX TYPE UNIT

- 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



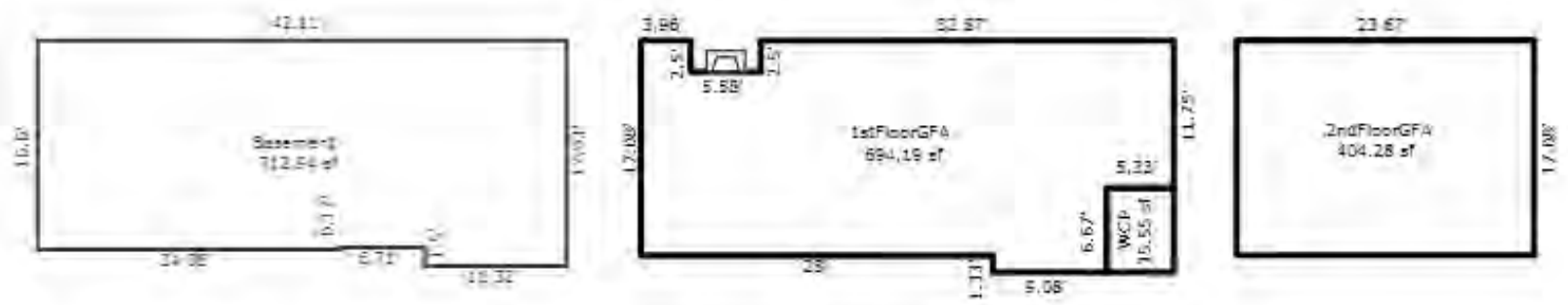
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas			
Yr Built 2000		Remodeled 0		Basement 1st Floor 2nd Floor 3 Bedrooms			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752		Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399			
Condition: Average		Size of Closets Lg X Ord Small		Basement 1st Floor 2nd Floor 3 Bedrooms			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
Room List Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
(1) Exterior		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
X		Asphalt Shingle		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
		Lump Sum Items:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:		(6) Ceilings			(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			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			

\*\*\* 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.			
VASIU JENNIFER C REVOCABL	BRENNAN THOMAS S & MARGAR	215,000	03/16/2018	WD	03-ARM'S LENGTH	1323P807	PROPERTY TRANSFER	100.0			
VASIU DR PETER S & JENNIF	VASIU JENNIFER C REVOCABL	0	05/03/2005	WD	09-FAMILY	901:703	OTHER	0.0			
EARL WILLIAM & ROSEMARY	VASIU DR PETER S & JENNIF	220,000	05/02/2005	WD	03-ARM'S LENGTH	852:447	OTHER	100.0			
BAYBERRY PROP	VASIU	360,000	10/18/2000	WD	03-ARM'S LENGTH	557:634	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
1 SHORESIDE		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 38									
BRENNAN THOMAS S & MARGARET A 1901 AUSTIN AVE ANN ARBOR MI 48104		2024 Est TCV 240,527 TCV/TFA: 219.06									
		X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				H778 SHORE APPURTENANCE	1	Units	180000	0.0000	100		180,0
				0.00 Total Acres			Total Est. Land Value =		180,000		
Tax Description		Dirt Road									
L557 P634/00 L586 P340/01 L852 P447/05		Gravel Road									
L901 P703/06 UNIT 1F SHORESIDE		Paved Road									
CONDOMINIUM REC IN L543 P677-737 SEC 23		Storm Sewer									
T29N R14W.		Sidewalk									
Comments/Influences		Water									
DUPLEX TYPE UNIT		Sewer									
PETE CALLED TO STATE HE FELT THE 2007		Electric									
TRUE CASH VALUE IS OVERSTATED COMPAIED		Gas									
TO MARKET PRICES FOR THESE UNITS. I		Curb									
EMAILED PETE @ PVASIU@EARTHLINK.NET AND		Street Lights									
TOLD HIM I MIGHT CALL HIM NEAR YEAR END		Standard Utilities									
FOR ADDITIONAL INFORMATION. - TIM PETE'S		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	90,000	30,300	120,300		85,756C	
		TPC 10/11/2017 INSPECTED			2023	80,000	28,200	108,200		81,673C	
		TPC 12/17/2015 INSPECTED			2022	60,000	21,000	81,000		77,784C	
		WAS 01/12/2008 INSPECTED			2021	55,000	20,300	75,300		75,300S	



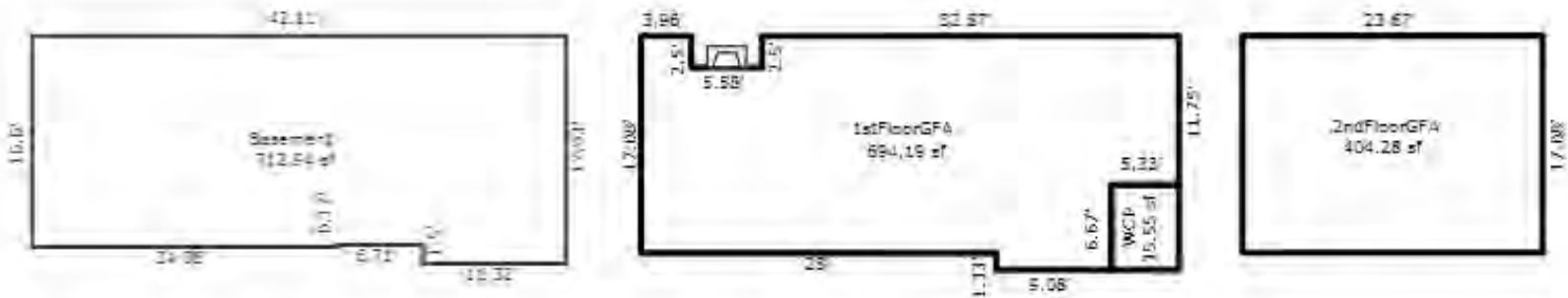
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas					
Yr Built 2000		Remodeled 0		(5) Floors Kitchen: Other: Other:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752							
Condition: Average		Size of Closets Lg X Ord Small		(6) Ceilings			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399 Plumbing Average Fixture(s) 1 2,234 241 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508 Porches WCP (1 Story) 35 3,042 329 Deck Treated Wood 144 3,636 393 Water/Sewer Public Water 1 1,968 213 Public Sewer 1 1,968 213		Built-Ins Appliance Allow. 1 4,088 442 Fireplaces Interior 2 Story 1 8,735 943		Totals: 243,671 26,316			
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(7) Excavation Basement: 732 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			Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527							
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(3) Roof 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)										
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(3) Roof Gable Hip Flat Gambrel Mansard Shed															

\*\*\* 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.
BAYBERRY PROP	MARINOS	120,000	10/18/2000	WD	03-ARM'S LENGTH	557:636	OTHER	0.0

Property Address: 1 SHORESIDE  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: 2024 Est TCV 240,527 TCV/TFA: 219.06

MARINOS PAUL & TAMMY  
 37116 DUNSTABLE CT  
 FARMINGTON MI 48335

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Public Improvements: H778 SHORE APPURTENANCE 1 Units 180000.00000 100 180,000

0.00 Total Acres Total Est. Land Value = 180,000

Tax Description: . L557 P636 UNIT 1G SHORESIDE CONDOMINIUM  
 REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences: DUPLEX 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

Who	When	What	2024	90,000	30,300	120,300			85,756C
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TPC 10/11/2017 INSPECTED	2023	80,000	28,200	108,200			81,673C
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TPC 12/17/2015 INSPECTED	2022	60,000	21,000	81,000			77,784C
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WAS 01/12/2008 INSPECTED	2021	55,000	20,300	75,300			75,300S
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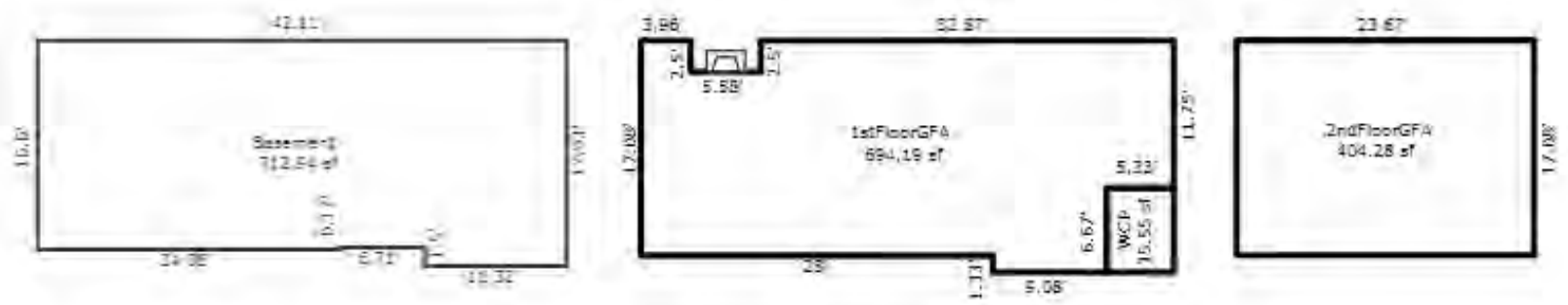


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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8						
Yr Built 2000		Remodeled 0		Basement 1st Floor 2nd Floor 3 Bedrooms			(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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752						
(1) Exterior		(6) Ceilings		Other: Other:			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399						
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Porches Ceramic Tile Floor Deck Treated Wood Water/Sewer Public Water Public Sewer			Built-Ins Appliance Allow. 1 4,088 442 Fireplaces Interior 2 Story 1 8,735 943						
X		Many Avg. X Avg. Large Avg. Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527			Totals: 243,671 26,316						
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Gable Hip Flat Gambrel Mansard Shed						
X		Asphalt Shingle		Chimney: Brick												

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



UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHAPIN RICHARD E	CHAPIN RICHARD E LIVING T	0	03/15/2015	AFF	09-FAMILY	1245P115	OTHER	0.0
CHAPIN RICHARD & LOIS	CHAPIN RICHARD E LIVING T	1	01/22/2015	WD	03-ARM'S LENGTH	1221P709	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES INC	CHAPIN RICHARD & LOIS	120,000	10/18/2000	WD	03-ARM'S LENGTH	557:635	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
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1 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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CHAPIN RICHARD E LIVING TRUST CHAPIN BRUCE A TRUSTEE 9353 TAVISTOCK PLYMOUTH MI 48170	MAP #: 38					
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	2024 Est TCV 240,527 TCV/TFA: 219.06					
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X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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H778 SHORE APPURTENANCE			1 Units	180000.00000	100		180,0
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	0.00 Total Acres		Total Est.	Land Value =			180,000
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Tax Description	Dirt Road						
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. L557 P635/00 UNIT 1H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.	Gravel Road						
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Comments/Influences	Paved Road						
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DUPLEX TYPE UNIT MLS 1689491 \$249,900	Storm Sewer						
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	Sidewalk						
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	Water						
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	Sewer						
--	-------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Waterfront						
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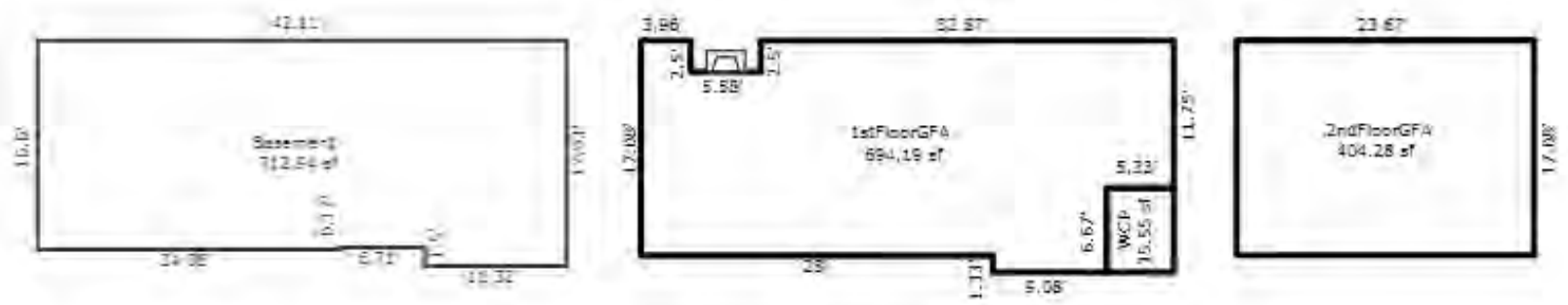
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Size of Closets Lg X Ord Small		Central Air Wood Furnace			(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000		Exterior Units: 1 Interior Units: 0 Roof:					
Yr Built 2000		Remodeled 0		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few		Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas					
Condition: Average		Doors Solid X H.C.		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 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		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath 700 19,670 2,124 1 3,695 399					
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(6) Ceilings			(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399		Porches WCP (1 Story) 35 3,042 329		Deck Treated Wood 144 3,636 393			
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Water/Sewer Public Water 1 1,968 Public Sewer 1 1,968		Built-Ins Appliance Allow. 1 4,088 442		Fireplaces Interior 2 Story 1 8,735 943		Totals: 243,671 26,316	
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(3) Roof 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY:							
X Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle			Chimney: Brick									

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



UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANDLER WILLIAM C & DEBRA	KANDLER WILLIAM C & DEBRA	0	08/01/2014	WD	03-ARM'S LENGTH	1205P864	PROPERTY TRANSFER	0.0
SEVERINO FAMILY TRUST AGR	KANDLER WILLIAM C & DEBRA	220,000	06/07/2007	WD	03-ARM'S LENGTH	943:661	PROPERTY TRANSFER	100.0
SEVERINO NICHOLAS A & LAU	SEVERINO FAMILY TRUST AGR	0	10/28/2004	QC	09-FAMILY	831:813	OTHER	0.0
BAYBERRY PROP	SEVERINO	118,000	11/09/2000	WD	03-ARM'S LENGTH	559:809	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/28/2017	PE17-0198	
	P.R.E. 0%		Mechanical	04/28/2017	PM17-0269	
Owner's Name/Address	MAP #: 38		Plumbing	04/28/2017	PP17-0107	
KANDLER WILLIAM C & DEBRA A TRUST 1510 SAND POINT LANSING MI 48917	2024 Est TCV 239,782 TCV/TFA: 222.43					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE							
	Public Improvements			* Factors *							
L559 P809/00 L831 P813/04 UNIT 2-A SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences				H778 SHORE APPURTENANCE	1 Units	180000.00000	100				180,0
DUPLEX TYPE UNIT				0.00 Total Acres Total Est. Land Value =					180,000		



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County of Leelanau, Michigan

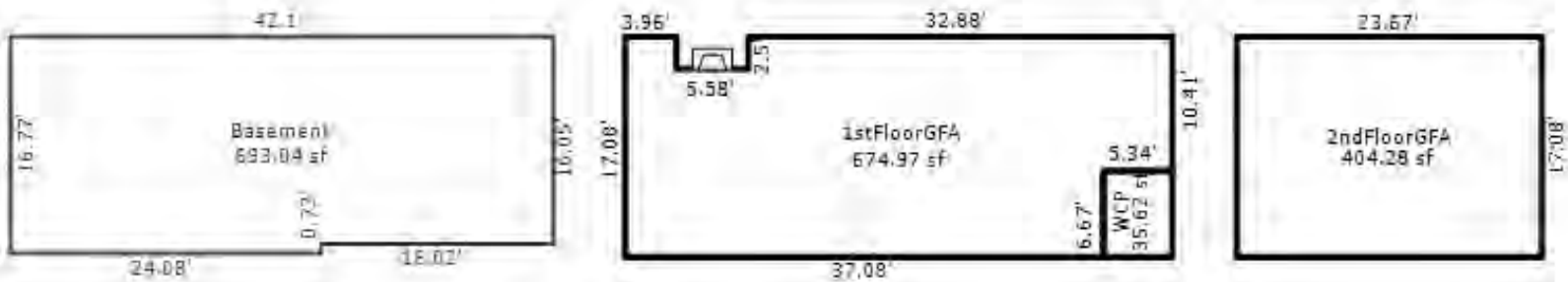
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	90,000	29,900	119,900			85,528C
	2023	80,000	27,800	107,800			81,456C
	2022	60,000	20,800	80,800			77,578C
	2021	55,000	20,100	75,100			75,100S

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




Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																																			
	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: FRACTIONAL SHR		Drywall Paneled																																																																																																																																																														
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Condition: Average																																																																																																																																																																
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UNIT 2

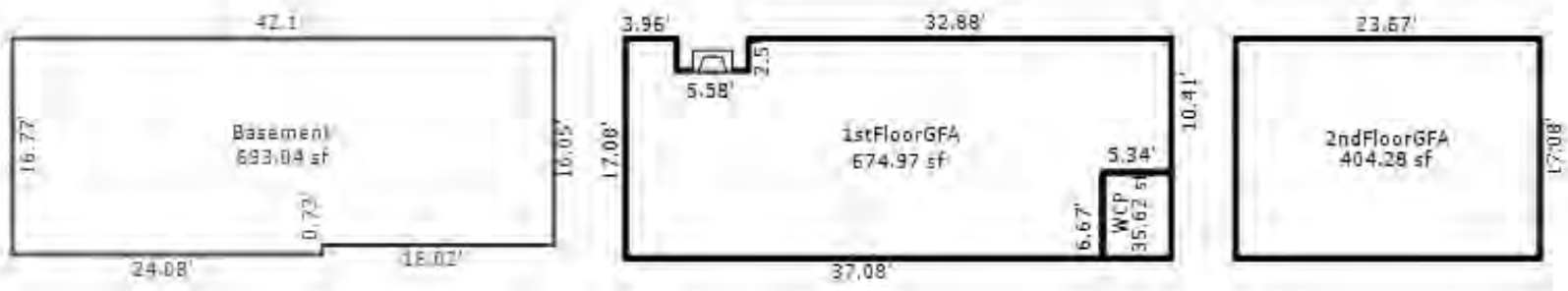
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KENDZICKY DAVID & DANA	KENDZICKY DANA A TRUST	100	01/04/2022	WD	09-FAMILY	2022000316	PROPERTY TRANSFER	0.0		
HART ROY & MARILYN	KENDZICKY DAVID & DANA	170,000	05/04/2021	WD	03-ARM'S LENGTH	2021003698	PROPERTY TRANSFER	100.0		
REEMS RONDA R & EPSTEIN M	HART ROY & MARILYN	180,000	09/25/2017	WD	03-ARM'S LENGTH	1315P362	PROPERTY TRANSFER	100.0		
MATT-BOND PROPERTIES LLC	REEMS RONDA R & EPSTEIN M	10	02/29/2008	QC	09-FAMILY	970/74	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
2 SHORESIDE		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
KENDZICKY DANA A TRUST 4954 MOTHER TERESA DR ANN ARBOR MI 48105		MAP #: 38		2024 Est TCV 239,782 TCV/TFA: 222.43						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE						
L562 P406/00 L913 P349/06 UNIT 2B SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W. Comments/Influences		Public Improvements		* Factors *						
DUPLICATE TYPE UNIT		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		H778 SHORE APPURTENANCE	1	Units	180000.00000	100		180,0
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres Total Est. Land Value = 180,000						
				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	90,000	29,900	119,900		89,082C
		TPC	03/30/2021	INSPECTED	2023	80,000	27,800	107,800		84,840C
		TPC	08/29/2020	INSPECTED	2022	60,000	20,800	80,800		80,800S
		TPC	10/11/2017	INSPECTED	2021	55,000	20,100	75,100		75,100S

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min Lg X Ord Small		Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 180,166 19,458 Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399 Plumbing Average Fixture(s) 1 2,234 241 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508 Porches WCP (1 Story) 35 3,042 329 Deck Treated Wood 144 3,636 393 Water/Sewer Public Water 1 1,968 213 Public Sewer 1 1,968 213 Built-Ins Appliance Allow. 1 4,088 442 Fireplaces Interior 2 Story 1 8,735 943 Totals: 240,653 25,992	
Yr Built Remodeled 2000 0		Condition: Average		Room List Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:		59,782					
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 719 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 690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:							
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small		(3) Roof 690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		Chimney: Brick											

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UNIT 2

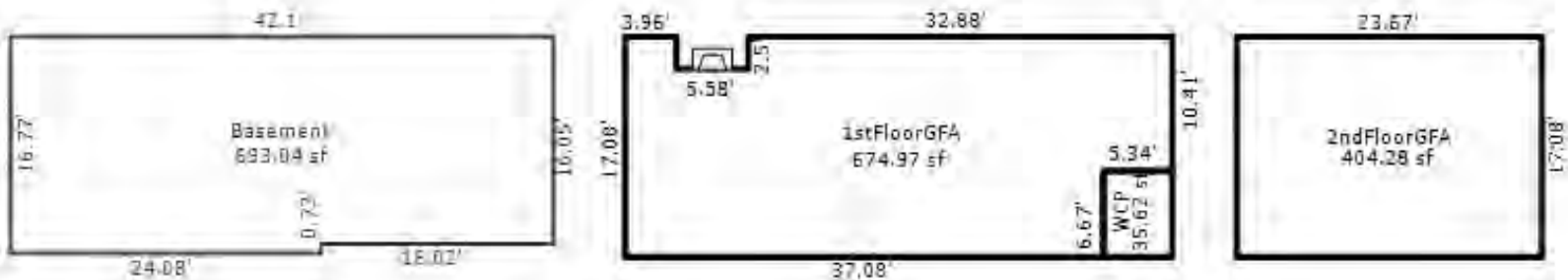
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GROVE GEORGE A & BEVERLY	GROVE GEROG E A & BEVERLY	0	06/29/2016	WD	09-FAMILY	1288P790	PROPERTY TRANSFER	0.0			
GROVE GEORGE A & BEVERLY	GROVE BEVERLY R TRUSTEE	0	09/13/2005	PTA	09-FAMILY		PROPERTY TRANSFER	0.0			
MCCAUSLAND CONSTANCE LIVI	GROVE GEORGE A & BEVERLY	230,000	11/14/2003	WD	03-ARM'S LENGTH	776:301	OTHER	100.0			
BAYBERRY PROP	MCCAUSLAND	123,000	11/09/2000	WD	03-ARM'S LENGTH	559:579	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
2 SHORESIDE		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
GROVE GEORGE A & BEVERLY R 798 EMERSON WAY CT BLOOMFIELD HILLS MI 48304		MAP #: 38		2024 Est TCV 239,782 TCV/TFA: 222.43							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE							
L559 P579/00 L568 P855/01 L776 P301/03 UNIT 2-C SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W. Comments/Influences DUPLEX TYPE UNIT		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Topography of Site		H778 SHORE APPURTENANCE	1 Units	180000.00000	100				180,0
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est. Land Value =					180,000
		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	90,000	29,900	119,900		85,528C	
		TPC 03/30/2021	INSPECTED		2023	80,000	27,800	107,800		81,456C	
		TPC 08/29/2020	INSPECTED		2022	60,000	20,800	80,800		77,578C	
		TPC 10/11/2017	INSPECTED		2021	55,000	20,100	75,100		75,100S	

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		No. of Elec. Outlets Many X Ave. Few			
Yr Built	Remodeled	Doors		(5) Floors		(12) Electric		No. of Elec. Outlets		Stories		Size		Cost New		Depr. Cost	
2000	0	Solid X H.C.		Kitchen: Other: Other:		0 Amps Service		Plumbing		Exterior		719		180,166		19,458	
Condition: Average		Lg X Ord Small		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		(13) Plumbing		Foundation		Total:		3,695		399	
Room List		Doors		(7) Excavation		Average Fixture(s)		Plumbing		Basement		1		3,695		399	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		1 2 Fixture Bath 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		Porches		1		1,968		213	
(1) Exterior		(6) Ceilings		(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		WCP (1 Story)		1		4,088		442	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(9) Basement Finish		Lump Sum Items:		Notes:		Deck		1		8,735		943	
(2) Windows		(7) Excavation		(10) Floor Support		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 59,782				Treated Wood		144		3,636		393	
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Joists: Unsupported Len: Cntr.Sup:						Public Water		1		1,968		213	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement								Built-Ins		1		4,088		442	
(3) Roof		690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)								Fireplaces		1		8,735		943	
X	Gable Hip Flat	Gambrel Mansard Shed								Interior 2 Story		Totals:		240,653		25,992	
X	Asphalt Shingle																

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



UNIT 2

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICH FAMILY TRUST	RICH CINEY J & JANET A	0	02/25/2020	QC	09-FAMILY	2020001241	PROPERTY TRANSFER	0.0
RICH CINEY J & JANET L	RICH FAMILY TRUST	0	02/09/2016	QC	09-FAMILY	1253P548	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES	RICH	123,000	11/09/2000	WD	03-ARM'S LENGTH	560:850	OTHER	0.0

Property Address: 2 SHORESIDE  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: RICH CINEY J & JANET A  
 5538 SILVER LEAF CT  
 HASLETT MI 48840  
 2024 Est TCV 239,782 TCV/TFA: 222.43

X Improved Vacant Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	H778 SHORE APPURTENANCE			1 Units	180000.00000	100			180,0
Gravel Road				0.00 Total Acres				Total Est. Land Value =	180,000

Tax Description: L560 P850/00 UNIT 2D SHORESIDE  
 CONDOMINIUM MASTER DEED L543 P677-737 SEC 28 T29N R14W.  
 Comments/Influences: DUPLEX TYPE UNIT

- 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



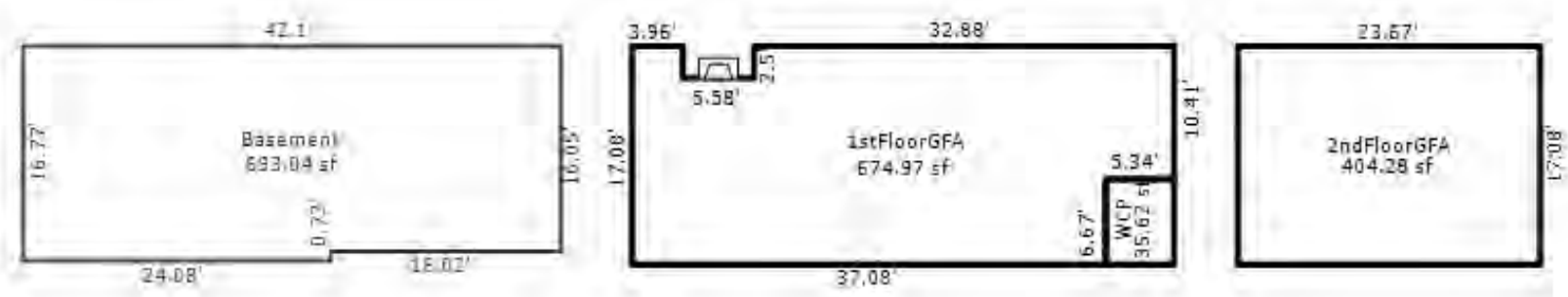
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 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C
2021	55,000	20,100	75,100			75,100S

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Totals: 240,653		25,992	59,782				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
2000	0	Lg X Ord Small		(12) Electric 0 Amps Service		(13) Plumbing		1.5 Story Siding Basement		719		180,166		19,458			
Condition: Average		Doors Solid X H.C.		(6) Ceilings		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399		Plumbing		Average Fixture(s) 3 Fixture Bath 7,025 759 2 Fixture Bath 4,707 508		Porches WCP (1 Story) 35 3,042 329		Deck Treated Wood 144 3,636 393	
Room List		(5) Floors		(7) Excavation		(14) Water/Sewer		Public Water 1 1,968 213 Public Sewer 1 1,968 213		Built-Ins Appliance Allow. 1 4,088 442		Fireplaces Interior 2 Story 1 8,735 943		Totals: 240,653 25,992			
Basement	1st Floor	Kitchen: Other: Other:		(8) Basement		1 Public Water		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 59,782									
2nd Floor	3 Bedrooms	Height to Joists: 0.0		(9) Basement Finish		1 Public Sewer											
(1) Exterior		Insulation		(10) Floor Support		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		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
(2) Windows		Many Avg. X Large Avg. Small															
X		Wood Shingle Aluminum/Vinyl Brick															
(3) Roof		690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)															
X		Gable Hip Flat															
X		Gambrel Mansard Shed															
X		Asphalt Shingle															
Chimney: Brick																	

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



**UNIT 2**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENNEDY LAWRENCE R	KENNEDY LAWRENCE R	0	06/28/2019	QC	09-FAMILY	2019005099	PROPERTY TRANSFER	0.0
LITTLETON ANN L TRUST	KENNEDY LAWRENCE	168,000	03/08/2019	WD	03-ARM'S LENGTH	1355P180	PROPERTY TRANSFER	100.0
GESSERT GEOFFREY		0	09/01/2009	OTH	07-DEATH CERTIFICATE	2009 1025-873D	DEED	0.0
LAVEN	GESSERT	220,000	08/29/2002	WD	03-ARM'S LENGTH	661:804	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
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2 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 38
KENNEDY LAWRENCE R KENNEDY LAWRENCE R PROTECTION TRUST 3856 PRESERVE DR NE BELMONT MI 49306	2024 Est TCV 245,585 TCV/TFA: 227.82

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road		H778 SHORE APPURTENANCE			1	Units	180000.00000	100	180,0
Gravel Road					0.00	Total Acres	Total Est. Land Value =		180,000

Tax Description  
L559 P650/00 L661 P804/02 UNIT 2-E  
SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 T29N R14W.

Comments/Influences  
DUPLEX TYPE UNIT



- 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

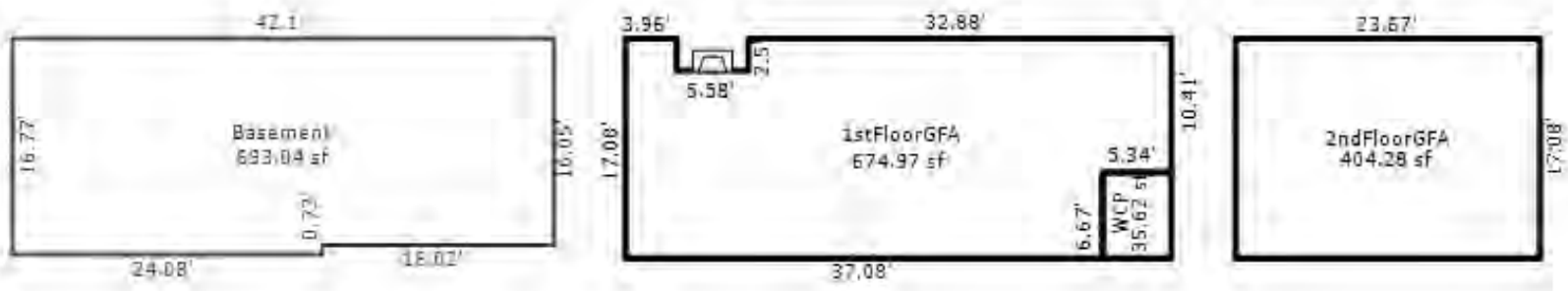
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	32,800	122,800			87,693C
2023	80,000	30,500	110,500			83,518C
2022	60,000	22,800	82,800			79,541C
2021	55,000	22,000	77,000			77,000S

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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B -10 Effec. Age: 10 Floor Area: 1,078 Total Base New : 264,021 Total Depr Cost: 28,515 Estimated T.C.V: 65,585		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:					
Building Style: FRACTIONAL SHR		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 Duplex FRACTIONAL SHR Cls B-10 Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Yr Built 2000		Remodeled 0		Condition: Average			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding Basement 719 Total: 188,296 20,337		Other Additions/Adjustments Recreation Room 690 21,494 2,321 Basement, Outside Entrance, Below Grade 1 4,378 473		Plumbing Average Fixture(s) 3 Fixture Bath 1 10,749 1,161 2 Fixture Bath 1 7,166 774		Porches WCP (1 Story) 35 3,303 357		Deck Treated Wood 144 3,789 409	
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Water 1 2,261 Public Sewer 1 2,261		Built-Ins Appliance Allow. 1 7,043 761		Fireplaces Interior 2 Story 1 9,874 1,066		Totals: 264,021 28,515	
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 719 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 690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 65,585				
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support						
(2) Windows		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support						
X	Many Avg. X Few	Large Avg. X Small		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(9) Basement Finish		(10) Floor Support						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support						
(3) Roof		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support						
X	Gable Hip Flat	Gambrel Mansard Shed		690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(8) Basement			(9) Basement Finish		(10) Floor Support						
X	Asphalt Shingle	(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support						
Chimney: Brick		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support						

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



**UNIT 2**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INCHAUSTEGUI MARIO F & MO	INCHAUSTEGUI MARIO TR	0	07/16/2010	WD	03-ARM'S LENGTH	2010 1054-344W	PROPERTY TRANSFER	0.0
CHRISTO PAUL TRUST		0	12/21/2009	QC	03-ARM'S LENGTH	2009 1036-95TR	DEED	0.0
CHRISTO PAUL TTEE	INCHAUSTEGUI MARIO F & MO	177,900	12/15/2009	WD	03-ARM'S LENGTH	2009 1036-121W	PROPERTY TRANSFER	100.0
BAYBERRY PROPERTIES	CHRISTO	120,500	11/09/2000	WD	03-ARM'S LENGTH	560:849	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
INCHAUSTEGUI MARIO F TRUST 22715 FOXMOOR DR NOVI MI 48374	MAP #: 38					
	2024 Est TCV 239,782 TCV/TFA: 222.43					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	180000.00000	100		180,0
			0.00 Total Acres	Total Est. Land Value =			180,000

Tax Description  
L560 P849/00 UNIT 2F SHORESIDE  
CONDOMINIUM MASTER DEED REC L543 P677-737  
SEC 23 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



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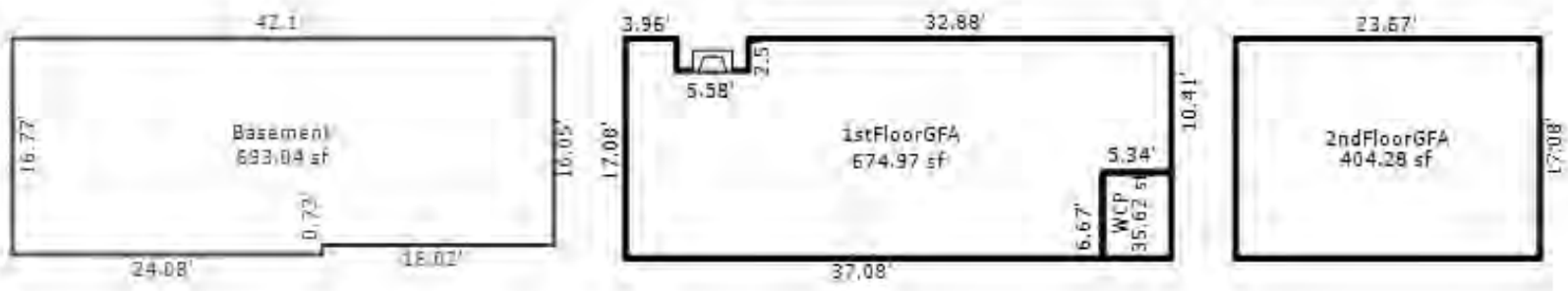
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C
2021	55,000	20,100	75,100			75,100S

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:	
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas	
Yr Built 2000		Remodeled 0		Basement 1st Floor 2nd Floor 3 Bedrooms			(6) Ceilings		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 180,166 19,458		Building Areas		Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399	
(1) Exterior		Insulation		(7) Excavation Basement: 719 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		Plumbing Average Fixture(s) 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		Porches WCP (1 Story) 35 3,042 329		Deck Treated Wood 144 3,636 393	
X		Many Avg. X Avg. Large Small		(9) Basement Finish			(14) Water/Sewer		Water/Sewer Public Water 1 1,968 Public Sewer 1 1,968		Built-Ins Appliance Allow. 1 4,088 442		Fireplaces Interior 2 Story 1 8,735 943	
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:		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 59,782		Totals: 240,653 25,992			
X		Gable Hip Flat Gambrel Mansard Shed		690 Recreation SF Living SF 1 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		Chimney: Brick										

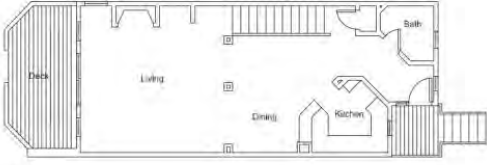
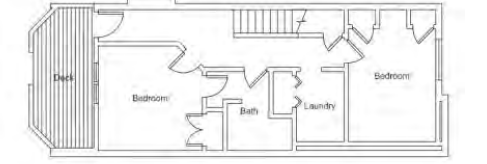
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**UNIT 2**

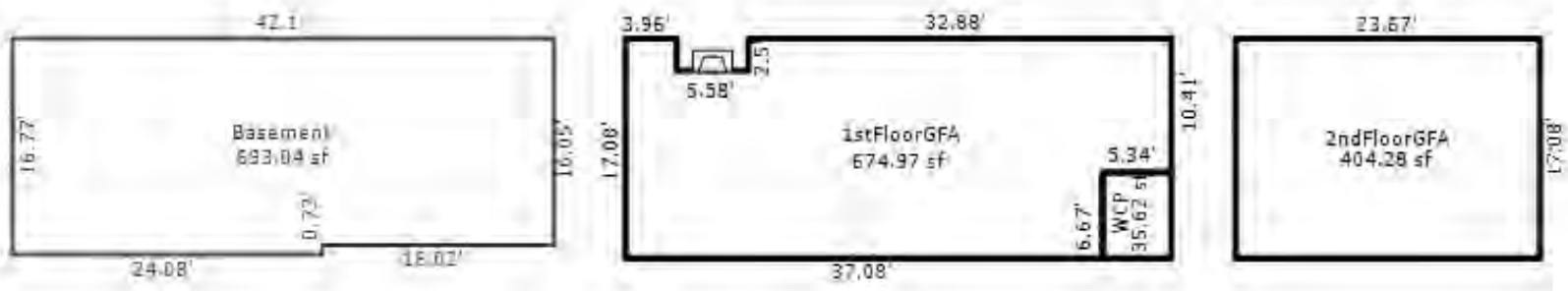
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ORR AMY J & STEPHEN H	MASNYJ MICHAEL W	162,500	12/04/2020	WD	03-ARM'S LENGTH	20200008458	PROPERTY TRANSFER	100.0		
WATSON DOUGLAS M & JACQUE	WERTENBERGER JEFF & WERTE	189,900	10/31/2014	WD	03-ARM'S LENGTH	1213P358	PROPERTY TRANSFER	100.0		
WERTENBERGER JEFF ET AL	ORR AMY J & STEPHEN H	170,000	10/31/2014	WD	03-ARM'S LENGTH	1213P362	PROPERTY TRANSFER	100.0		
HART	WATSON	195,000	04/15/2002	WD	03-ARM'S LENGTH	641:7	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
2 SHORESIDE G		School: GLEN LAKE COMMUNITY SCH DIST		REPAIR		11/17/2015	PB15-0441	100% FINIS		
Owner's Name/Address		P.R.E. 0%		MAP #: 38						
MASNYJ MICHAEL W 1780 WHITEGATE LN EAST LANSING MI 48823		2024 Est TCV 239,782 TCV/TFA: 222.43								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE						
L560 P842/00 L641 P7/02 UNIT 2G SHORESIDE CONDOMINIUM MASTER DEED REC L543 P677-737 SEC 23 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
DUPLIX TYPE UNIT		Topography of Site		H778 SHORE APPURTENANCE	1 Units	180000.00000	100			180,0
		Level		0.00 Total Acres Total Est. Land Value = 180,000						
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Shoreside Three Bedroom, Three Level		Low		2024	90,000	29,900	119,900			85,528C
Main Level		High		2023	80,000	27,800	107,800			81,456C
Lower Level		Landscaped		2022	60,000	20,800	80,800			77,578C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Swamp		2021	55,000	20,100	75,100			75,100S
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who When What								
		TPC 03/30/2021 INSPECTED								
		TPC 08/29/2020 INSPECTED								
		TPC 10/11/2017 INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas			
Yr Built 2000		Remodeled 0		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		(12) Electric 0 Amps Service			(13) Plumbing			1.5 Story Siding Basement 719		Total: 180,166		19,458	
Room List		(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath 1 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399					
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 719 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			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath 1 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water 1 1,968 Public Sewer 1 1,968			
(1) Exterior		(6) Ceilings		(8) Basement			(9) Basement Finish			Built-Ins Appliance Allow. 1 4,088 442					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(9) Basement Finish			(14) Water/Sewer			Fireplaces Interior 2 Story 1 8,735 943		Totals: 240,653		25,992	
(2) Windows		(7) Excavation		(10) Floor Support			Lump Sum Items:			Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 59,782					
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 240,653		180,166		19,458	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 240,653		180,166		19,458	
(3) Roof		690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 240,653		180,166		19,458	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 240,653		180,166		19,458	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 240,653		180,166		19,458	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 240,653		180,166		19,458	

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



**UNIT 2**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VONFOERSTER STEPHEN & KAT	BENSON TRUST	161,000	12/04/2020	WD	03-ARM'S LENGTH	2020008464	PROPERTY TRANSFER	100.0
BAYBERRY PROP	VONFOERSTER	118,000	11/09/2000	WD	03-ARM'S LENGTH	560:308	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BENSON TRUST 4458 GAYLORD DR TROY MI 48098	MAP #: 38					
	2024 Est TCV 239,782 TCV/TFA: 222.43					

	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			H778 SHORE APPURTENANCE	1 Units	180000.00000	100 180,0
			0.00 Total Acres Total Est. Land Value =			180,000

Tax Description  
L560 P308 UNIT 2-H SHORESIDE CONDOMINIUM  
REC IN L543 P677-737 SEC 23 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

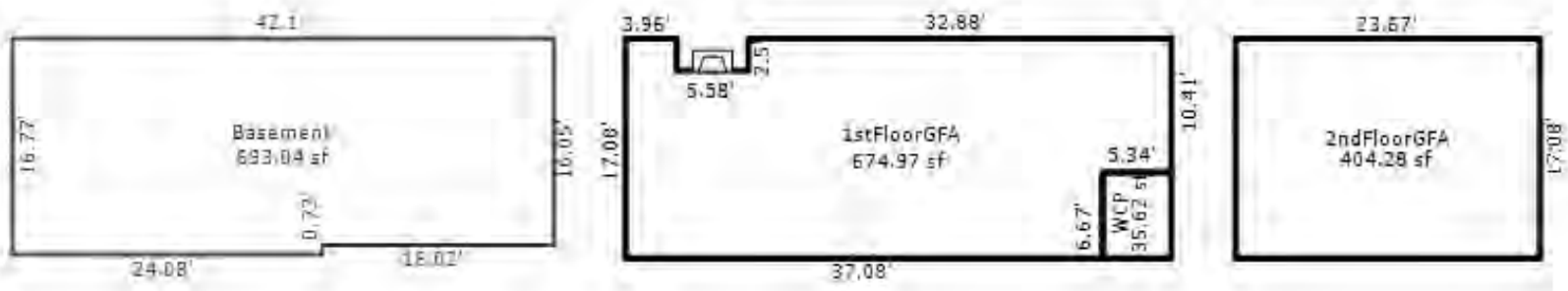
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C
2021	55,000	20,100	75,100			75,100S

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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Totals: 240,653		59,782				
Yr Built 2000	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		Lg X Ord Small		(12) Electric 0 Amps Service		(13) Plumbing		1.5 Story Siding Basement 719		Total: 180,166 19,458				
Room List		Doors	Solid	X	H.C.	(5) Floors		Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399				
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(7) Excavation		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s) 1 2,234 241 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508			
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		Porches		WCP (1 Story) 35 3,042 329		Deck		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		Deck		Treated Wood 144 3,636 393		Water/Sewer		
Insulation		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		Water/Sewer		Public Water 1 1,968		Public Sewer 1 1,968 213		
(2) Windows		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		Built-Ins		Appliance Allow. 1 4,088 442		Fireplaces		
Many Avg. X Few	Large Avg. X Small	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		Fireplaces		Interior 2 Story 1 8,735 943		Totals: 240,653 25,992		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		Notes:		ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 59,782				
(3) Roof		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish								
X	Gable Hip Flat	Gambrel Mansard Shed	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish							
X	Asphalt Shingle	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish								
Chimney: Brick		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish								
Joists: Unsupported Len: Cntr.Sup:		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish								

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MACFARLAND PHILIP J & CAR	MACFARLAND PHILIP J & CAR	0	01/24/2022	QC	09-FAMILY	2022002081	PROPERTY TRANSFER	0.0		
JOHNSON PENNY J TRUST	MACFARLAND PHILIP J & CAR	153,000	11/13/2020	WD	03-ARM'S LENGTH	2020007803	PROPERTY TRANSFER	100.0		
JOHNSON PENNY JANE	JOHNSON PENNY J TRUST	0	04/12/2016	QC	09-FAMILY	1258P693	OTHER	0.0		
JOHNSON PENNY JANE	JOHNSON PENNY JANE TRUST	0	04/06/2016	QC	09-FAMILY	1256P787	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
3 SHORESIDE A		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		04/28/2017	PE17-0199			
Owner's Name/Address		P.R.E. 0%		Mechanical		04/28/2017	PM17-0270			
MACFARLAND PHILIP J & CAROLE TRUST 304 MONTGOMERY AVE ANN ARBOR MI 48103		MAP #: 38		Plumbing		04/28/2017	PP17-0108			
		2024 Est TCV 239,782 TCV/TFA: 222.43								
		X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE						
Tax Description		Public Improvements		* Factors *						
L562 P999/00 DC L771 P255 L771 P256/03 UNIT 3A SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		Topography of Site		H778 SHORE APPURTENANCE	1 Units	180000.00000	100			180,0
DUPLEX TYPE UNIT		Level		0.00 Total Acres		Total Est. Land Value =				180,000
		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	90,000	29,900	119,900		85,528C
		TPC 01/27/2023 INSPECTED			2023	80,000	27,800	107,800		81,456C
		TPC 04/26/2019 INSPECTED			2022	60,000	20,800	80,800		77,578C
		TPC 10/11/2017 INSPECTED			2021	55,000	20,100	75,100		75,100S



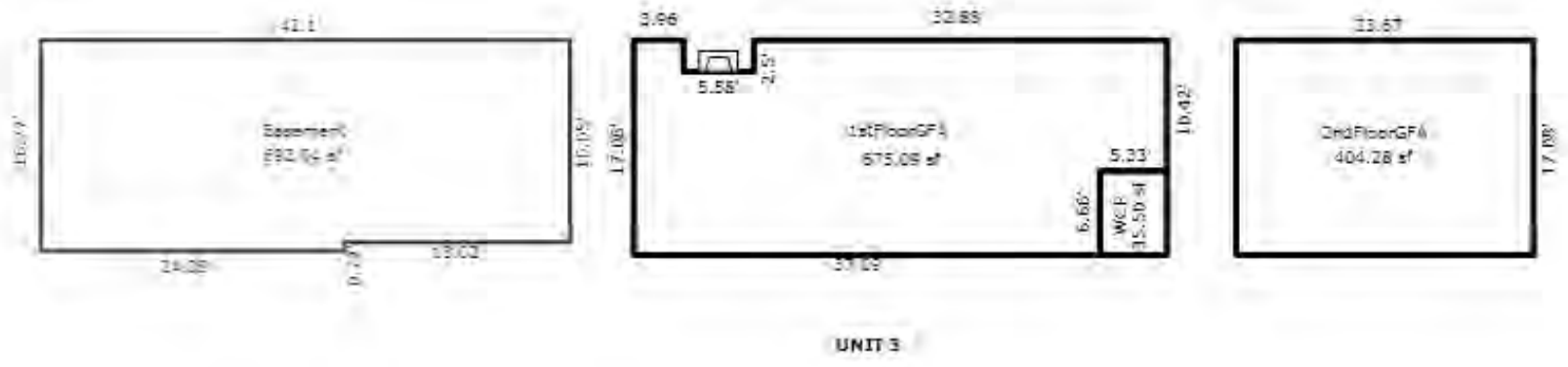
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000		Exterior Units: 1 Interior Units: 0 Roof:			
Yr Built 2000		Remodeled 0		Condition: Average		(12) Electric 0 Amps Service			Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8			
Room List		Doors Lg X Ord Small		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Basement 719		Total: 180,166 19,458	
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399		Plumbing		Average Fixture(s) 1 2,234 241 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508		Porches WCP (1 Story) 35 3,042 329	
(1) Exterior		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Deck Treated Wood 144 3,636 393		Water/Sewer		Public Water 1 1,968 213 Public Sewer 1 1,968 213		Built-Ins Appliance Allow. 1 4,088 442	
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Interior 2 Story 1 8,735 943		Totals: 240,653		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 59,782		Totals: 25,992	
(2) Windows		(7) Excavation		(10) Floor Support		Lump Sum Items:										
X		Many Avg. X Large Avg. Small		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.
MAURER PAUL GENERAL CONTR	WERTENBERGER JAMES ET AL	235,000	07/28/2005	WD	03-ARM'S LENGTH	864:384	OTHER	100.0
BAYBERRY PROP	MAURER CONTRACTI	110,507	12/07/2001	WD	03-ARM'S LENGTH	568:302	OTHER	0.0

Property Address: 3 SHORESIDE  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: WERTENBERGER JAMES ET AL  
 9418 CAMBERWELL DR  
 FORT WAYNE IN 46804  
 2024 Est TCV 239,782 TCV/TFA: 222.43

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1	Units	180000.00000	100		180,0
0.00 Total Acres Total Est. Land Value =								180,000

Tax Description: L568 P302/00 L864 P384/05 L903 P594/06  
 UNIT 3-B SHORESIDE CONDOMINIUM REC IN  
 L543 P677-737 SEC 23 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	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C
2021	55,000	20,100	75,100			75,100S

Who When What: TPC 01/28/2023 INSPECTED, TPC 04/26/2019 INSPECTED, TPC 10/11/2017 INSPECTED

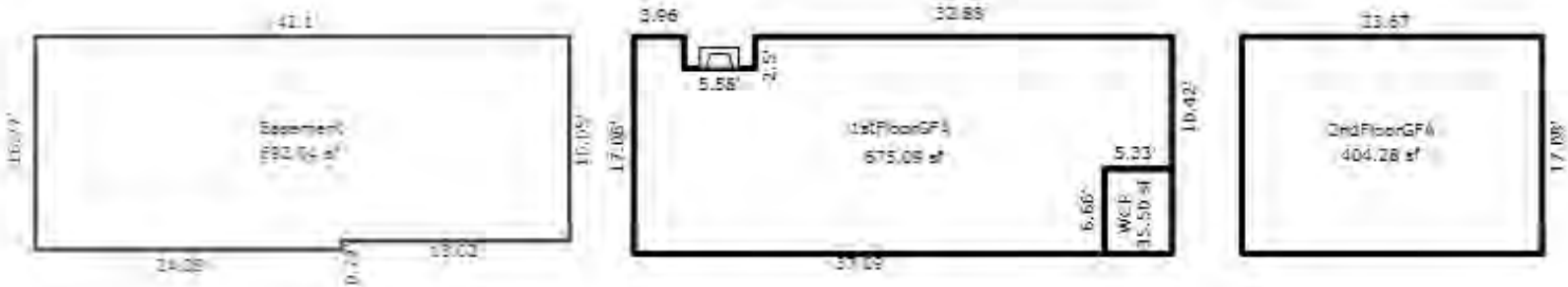
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 180,166 19,458 Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399 Plumbing Average Fixture(s) 1 2,234 241 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508 Porches WCP (1 Story) 35 3,042 329 Deck Treated Wood 144 3,636 393 Water/Sewer Public Water 1 1,968 213 Public Sewer 1 1,968 213 Built-Ins Appliance Allow. 1 4,088 442 Fireplaces Interior 2 Story 1 8,735 943 Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782						
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Building Areas		Building Areas		Building Areas		Building Areas		
2000	0	Ex	X	Ord	Min	Many	X	Ave.	Few	Building Areas		Building Areas		Building Areas		
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Building Areas		Building Areas		Building Areas		Building Areas		
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer		Building Areas		Building Areas		Building Areas		Building Areas		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric		Average Fixture(s)		Building Areas		Building Areas		Building Areas		Building Areas		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service		3 Fixture Bath		Building Areas		Building Areas		Building Areas		Building Areas		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		2 Fixture Bath		Building Areas		Building Areas		Building Areas		Building Areas		
Insulation		No. of Elec. Outlets		Many		1 2 Fixture Bath		Building Areas		Building Areas		Building Areas		Building Areas		
(2) Windows		(7) Excavation		Ex.		Softener, Auto		Building Areas		Building Areas		Building Areas		Building Areas		
X	Many Avg. Few	X	Large Avg. Small	Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual		Building Areas		Building Areas		Building Areas		Building Areas		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Solar Water Heat		No Plumbing		Building Areas		Building Areas		Building Areas		Building Areas		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet		Extra Sink		Building Areas		Building Areas		Building Areas		Building Areas		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Separate Shower		Ceramic Tile Floor		Building Areas		Building Areas		Building Areas		Building Areas	
Asphalt Shingle		690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Wains		Ceramic Tub Alcove		Building Areas		Building Areas		Building Areas		Building Areas		
Chimney: Brick		(10) Floor Support		Vent Fan		Ceramic Tub Alcove		Building Areas		Building Areas		Building Areas		Building Areas		
Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Vent Fan		Ceramic Tub Alcove		Building Areas		Building Areas		Building Areas		Building Areas		

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



UNIT 3

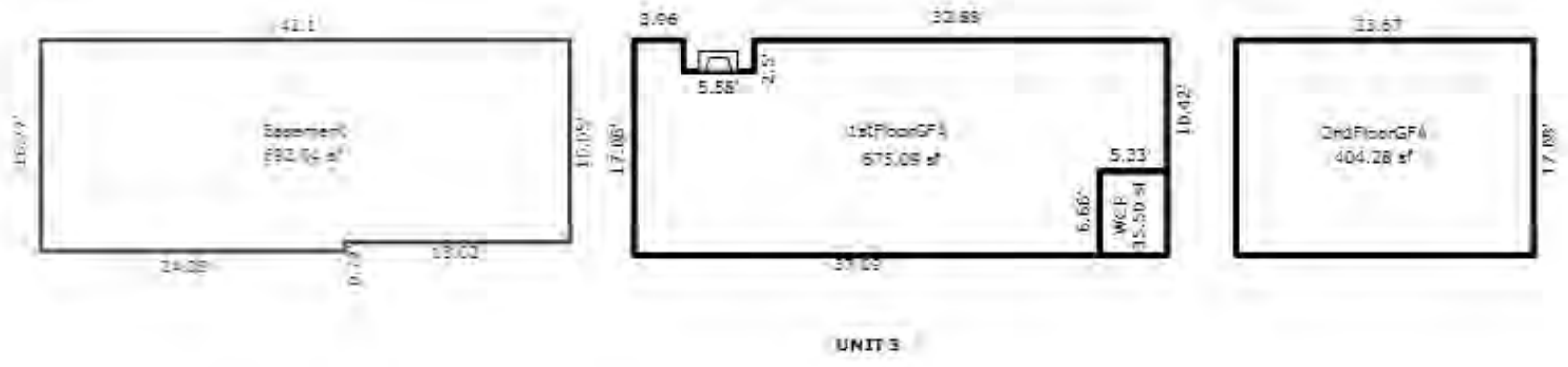
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
ORR STEPHEN H & AMI J	WERTENBERGER JAMES & WERT	170,000	10/31/2014	WD	03-ARM'S LENGTH	1213P366	PROPERTY TRANSFER	100.0	
COOK JAMES G & MARTHA Z	ORR STEPHEN H & AMI J	170,000	08/29/2013	WD	03-ARM'S LENGTH	1176P757	OTHER	100.0	
BUNTING W CLARK & KAREN C	COOK JAMES G & MARTHA Z	178,000	04/29/2011	WD	03-ARM'S LENGTH	1085-102	PROPERTY TRANSFER	100.0	
NARAS MARK G & DONNA M	BUNTING W CLARK & KAREN C	232,000	03/31/2004	WD	03-ARM'S LENGTH	795:326	OTHER	100.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status
3 SHORESIDE 3C		School: GLEN LAKE COMMUNITY SCH DIST		REPAIR		11/17/2015	PB15-0440	100% FINIS	
Owner's Name/Address		P.R.E. 0%		MAP #: 38					
WERTENBERGER JAMES & WERTENBERGER J WERTNERBERGER JUDITH 1400 S JEFFERSON ST HUNTINGTON IN 46750		2024 Est TCV 239,782 TCV/TFA: 222.43		Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
Tax Description		X	Improved	Vacant	* Factors *				
L567 P350/01 L795 P326/04 UNIT 3C SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W. Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
DUPLX TYPE UNIT		Dirt Road		H778 SHORE APPURTENANCE 1 Units 180000.00000 100					
		Gravel Road		0.00 Total Acres Total Est. Land Value = 180,000					
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	90,000	29,900	119,900		85,528C
TPC 01/27/2023 INSPECTED		2023	80,000	27,800	107,800			81,456C	
TPC 04/26/2019 INSPECTED		2022	60,000	20,800	80,800			77,578C	
TPC 10/11/2017 INSPECTED		2021	55,000	20,100	75,100			75,100S	

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782			E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000				
Yr Built 2000		Remodeled 0		Condition: Average		(12) Electric 0 Amps Service			Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8			Building Areas				
Room List		Doors Lg X Ord Small		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1.5 Story Siding Basement			Total: 180,166		19,458		
(1) Exterior		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399			Plumbing				
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches WCP (1 Story) 35 3,042 329 Deck Treated Wood 144 3,636 393 Water/Sewer Public Water 1 1,968 213 Public Sewer 1 1,968 213			Built-Ins Appliance Allow. 1 4,088 442 Fireplaces Interior 2 Story 1 8,735 943		Totals: 240,653 25,992		
(2) Windows Many Avg. X Large Avg. Small Few		(8) Basement		(10) Floor Support		Lump Sum Items:			Notes: FRACTIONAL ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY:			Totals: 240,653 25,992		59,782		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)														
X Asphalt Shingle		(10) Floor Support														
Chimney: Brick																

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER KENNETH & SUSAN S	KRAAY CHRISTINE R	169,900	10/23/2009	WD	03-ARM'S LENGTH	2009 1030-970W	DEED	100.0
BAYBERRY PROP	BAKER	236,000	12/07/2000	WD	03-ARM'S LENGTH	562:59	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE 3D	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KRAAY CHRISTINE R 18093 CLIFTON RD LAKEWOOD OH 44107	MAP #: 38					
	2024 Est TCV 239,782 TCV/TFA: 222.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
L562 P059/00 UNIT 3D SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.			H778 SHORE APPURTENANCE	1 Units	180000.00000	100	180,000
Comments/Influences			* Factors *				
2007 MLS \$229,000 3/2.5 - DUPLEX TYPE UN			0.00 Total Acres Total Est. Land Value =				180,000

2007 MLS \$229,000 3/2.5 - DUPLEX TYPE UN

- 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	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C
2021	55,000	20,100	75,100			75,100S

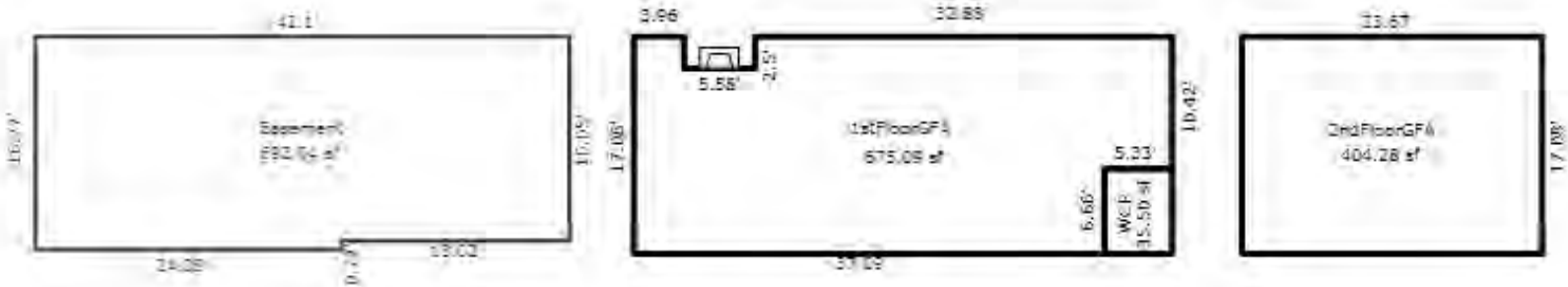


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 180,166 19,458			
Yr Built 2000		Remodeled 0		(6) Ceilings			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Recreation Room 690 19,389 2,094 Basement, Outside Entrance, Below Grade 1 3,695 399		Plumbing Average Fixture(s) 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508			
Condition: Average		Size of Closets Lg X Ord Small		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches WCP (1 Story) 35 3,042 329		Deck Treated Wood 144 3,636 393		Water/Sewer Public Water 1 1,968 213 Public Sewer 1 1,968 213			
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Built-Ins Appliance Allow. 1 4,088 442		Fireplaces Interior 2 Story 1 8,735 943		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782	
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed			Asphalt Shingle		Chimney: Brick							

\*\*\* 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.
KRAMER MAX A & ANN M	KRAMER MAX A & ANN M TRUS	0	08/26/2014	QC	09-FAMILY	1208P132	DEED	0.0
BAYBERRY PROP	KRAMER	130,000	12/11/2000	WD	03-ARM'S LENGTH	563:848	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KRAMER MAX A & ANN M TRUST 5167 45TH AVE BETTENDORF IA 52722	MAP #: 38					
	2024 Est TCV 239,782 TCV/TFA: 222.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
L563 P848/00 . UNIT 3-E SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.			H778 SHORE APPURTENANCE	1 Units	180000.00000	100	180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value =				180,000
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



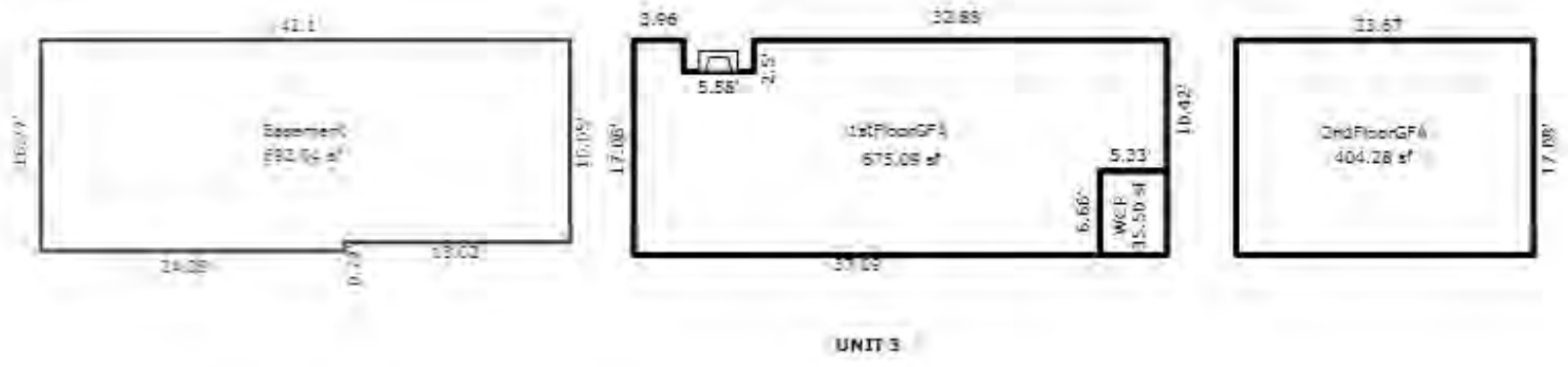
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Licensed To: Township of Glen Arbor,  
County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	90,000	29,900	119,900			85,528C
TPC 01/27/2023	INSPECTED		2023	80,000	27,800	107,800			81,456C
TPC 04/26/2019	INSPECTED		2022	60,000	20,800	80,800			77,578C
TPC 10/11/2017	INSPECTED		2021	55,000	20,100	75,100			75,100S

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8 Building Areas		Size 719		Cost New 180,166	Depr. Cost 19,458			
Yr Built 2000	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Stories 1.5		Exterior Siding	Foundation Basement			
Condition: Average		Size of Closets		Lg X Ord Small		(12) Electric 0 Amps Service		(13) Plumbing		Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 1 2,234 241 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508		Porches WCP (1 Story) 35 3,042 329		
Room List		Doors	Solid	X	H.C.	(5) Floors		(14) Water/Sewer		Deck Treated Wood 144 3,636 393		Water/Sewer Public Water 1 1,968 213 Public Sewer 1 1,968 213		Built-Ins Appliance Allow. 1 4,088 442		
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:		(7) Excavation		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Fireplaces Interior 2 Story 1 8,735 943		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				
(2) Windows		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				
X	Many Avg. X Few	Large Avg. X Small	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				
(3) Roof		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				
X	Gable Hip Flat	Gambrel Mansard Shed	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782			
X	Asphalt Shingle	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				
Chimney: Brick		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				
Joists: Unsupported Len: Cntr.Sup:		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(9) Basement Finish		(10) Floor Support		Totals: 240,653 25,992		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 59,782				

\*\*\* 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.
HANKEE WILLIAMM L & NANCY	MOYER JOHN T	215,000	05/16/2022	WD	03-ARM'S LENGTH	2022002966	PROPERTY TRANSFER	100.0
DECOOK CYNTHIA SUE TRUST	HANKEE WILLIAMM L & NANCY	165,000	10/29/2009	WD	03-ARM'S LENGTH	2009 1031-988W	DEED	100.0
DECOOK		0	10/19/2009	QC	03-ARM'S LENGTH	2009 1031-985T	DEED	0.0
BAYBERRY PROP	DECOOK	123,000	12/07/2000	WD	03-ARM'S LENGTH	562:405	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MOYER JOHN T 12345 DUXBURY CT PLYMOUTH MI 48170	MAP #: 38					
	2024 Est TCV 239,782 TCV/TFA: 222.43					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H778 SHORE APPURTENANCE			1	Units	180000.00000	100	180,0
			0.00	Total Acres	Total Est. Land Value =		180,000

Tax Description  
L562 P405/00 L847 P212/05 UNIT 3F  
SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 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	90,000	29,900	119,900			113,190C
2023	80,000	27,800	107,800			107,800S
2022	60,000	20,800	80,800			77,578C
2021	55,000	20,100	75,100			75,100S



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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																											
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																			
Building Style: FRACTIONAL SHR																																																																																																																																																									
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Condition: Average		Size of Closets Lg X Ord Small																																																																																																																																																							
Room List		Doors Solid X H.C.			Central Air Wood Furnace																																																																																																																																																				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service																																																																																																																																																				
(1) Exterior					No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets Many X Ave. Few																																																																																																																																																				
	(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																			
X	Wood 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																				
	(3) Roof Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish 690 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																																																						
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																																																																																				
Chimney: Brick																																																																																																																																																									
Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>719</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>180,166</td> <td>19,458</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3"></td> <td>Recreation Room</td> <td>690</td> <td>19,389</td> </tr> <tr> <td colspan="3"></td> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,695</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3"></td> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> </tr> <tr> <td colspan="3"></td> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> </tr> <tr> <td colspan="3"></td> <td>2 Fixture Bath</td> <td>1</td> <td>4,707</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3"></td> <td>WCP (1 Story)</td> <td>35</td> <td>3,042</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3"></td> <td>Treated Wood</td> <td>144</td> <td>3,636</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3"></td> <td>Public Water</td> <td>1</td> <td>1,968</td> </tr> <tr> <td colspan="3"></td> <td>Public Sewer</td> <td>1</td> <td>1,968</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3"></td> <td>Appliance Allow.</td> <td>1</td> <td>4,088</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="3"></td> <td>Interior 2 Story</td> <td>1</td> <td>8,735</td> </tr> <tr> <td colspan="4"></td> <td>Totals:</td> <td>240,653</td> </tr> <tr> <td colspan="4"></td> <td></td> <td>25,992</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	719						Total:	180,166	19,458	Other Additions/Adjustments									Recreation Room	690	19,389				Basement, Outside Entrance, Below Grade	1	3,695	Plumbing									Average Fixture(s)	1	2,234				3 Fixture Bath	1	7,025				2 Fixture Bath	1	4,707	Porches									WCP (1 Story)	35	3,042	Deck									Treated Wood	144	3,636	Water/Sewer									Public Water	1	1,968				Public Sewer	1	1,968	Built-Ins									Appliance Allow.	1	4,088	Fireplaces									Interior 2 Story	1	8,735					Totals:	240,653						25,992	E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:	
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Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:												59,782																																																																																																																																													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLANAGAN ANTHONY C & RACH	MURPHY JOHN B & SUSAN A	225,000	02/23/2023	WD	03-ARM'S LENGTH	2023000816	PROPERTY TRANSFER	100.0
EQUITY EXCHANGE PROPRTIE	FLANAGAN ANTHONY C & RACH	230,000	03/31/2004	WD	03-ARM'S LENGTH	795:720	OTHER	100.0
JAGODA LEONARD M & LORI M	EQUITY EXCHANGE PROPRTIE	0	12/26/2003	QC	09-FAMILY	782:965	OTHER	100.0
BAYBERRY PROP	JAGODA	123,000	12/07/2000	WD	03-ARM'S LENGTH	562:404	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MURPHY JOHN B & SUSAN A 1300 E LAFAYETTE #2607 DETROIT MI 48207	MAP #: 38					
	2024 Est TCV 239,782 TCV/TFA: 222.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L562 P404/00 L782 P965/03 L795 P720/04 UNIT 3G SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.			H778 SHORE APPURTENANCE	0.00	Total Acres	1	Units	180000.00000	100		180,000
Comments/Influences			* Factors * Total Est. Land Value = 180,000								

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

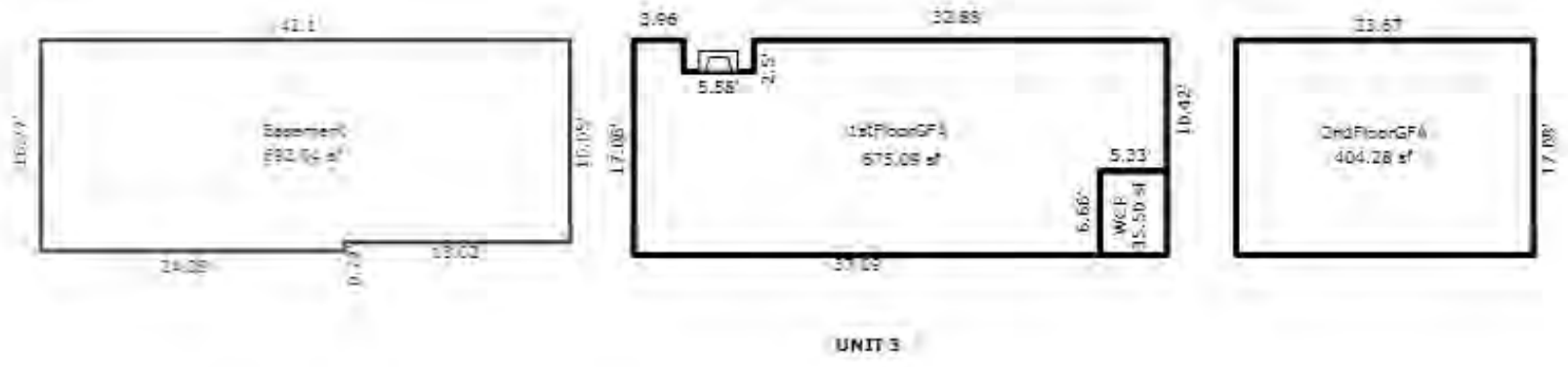
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	29,900	119,900			119,900S
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C
2021	55,000	20,100	75,100			75,100S

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Totals: 240,653		25,992	59,782			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
2000	0	Ex	X	Ord	Min	Many	X	Ave.	Few	1.5 Story	Siding	Basement	719	180,166	19,458	
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Plumbing		Other Additions/Adjustments		Recreation Room		690	19,389	2,094
Room List		Doors	Solid	X	H.C.	Average Fixture(s)		Average Fixture(s)		Basement, Outside Entrance, Below Grade		1	3,695	399		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		3 Fixture Bath		3 Fixture Bath		Plumbing		Average Fixture(s)		1	2,234	241
(1) Exterior		Kitchen:		0 Amps Service		2 Fixture Bath		2 Fixture Bath		Porches		Ceramic Tile Floor		3,042		329
X	Wood/Shingle Aluminum/Vinyl Brick	Other:		No./Qual. of Fixtures		Softener, Auto		Softener, Manual		Deck		Treated Wood		144	3,636	393
(2) Windows		Other:		No. of Elec. Outlets		Solar Water Heat		No Plumbing		Water/Sewer		Public Water		1	1,968	213
	Insulation	(6) Ceilings		Many		Extra Toilet		Extra Sink		Built-Ins		Appliance Allow.		1	4,088	442
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		X		Separate Shower		Ceramic Tile Floor		Fireplaces		Interior 2 Story		1	8,735	943
	(2) Windows	Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X		Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Notes:		ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:				59,782
X	Many Avg. Few	X	Large Avg. Small	Basement		Public Water		1 Public Water								
	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		Public Sewer		1 Public Sewer								
	(3) Roof	690	Recreation SF Living SF	(9) Basement Finish		Water Well		1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed	1	Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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

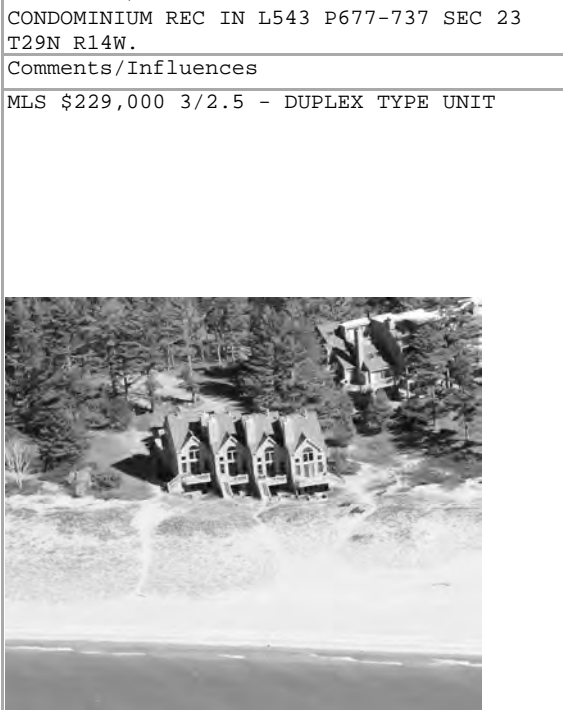


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGELAND ERIC W & DORACE A	EGELAND ERIC W & DORACE A	0	07/22/2022	WD	15-LADY BIRD	2022004998	DEED	0.0
EGELAND ERIC W & LAURIE J	EGELAND ERIC W & DORACE A	0	03/14/2022	QC	09-FAMILY	2022002032	PROPERTY TRANSFER	0.0
BAKER KENNETH & SUSAN S	EGELAND ERIC W & LAURIE J	215,000	09/21/2007	WD	03-ARM'S LENGTH	954:511	PROPERTY TRANSFER	100.0
BAYBERRY PROP	BAKER	236,000	12/07/2000	WD	03-ARM'S LENGTH	562:59	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
EGELAND ERIC W & DORACE A 1853 ADAMS ST SE GRAND RAPIDS MI 49506	2024 Est TCV 239,782 TCV/TFA: 222.43					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L562 P059/00 UNIT 3H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H778 SHORE APPURTENANCE	1 Units	180000.00000	100		180,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 180,000					
MLS \$229,000 3/2.5 - DUPLEX TYPE UNIT									



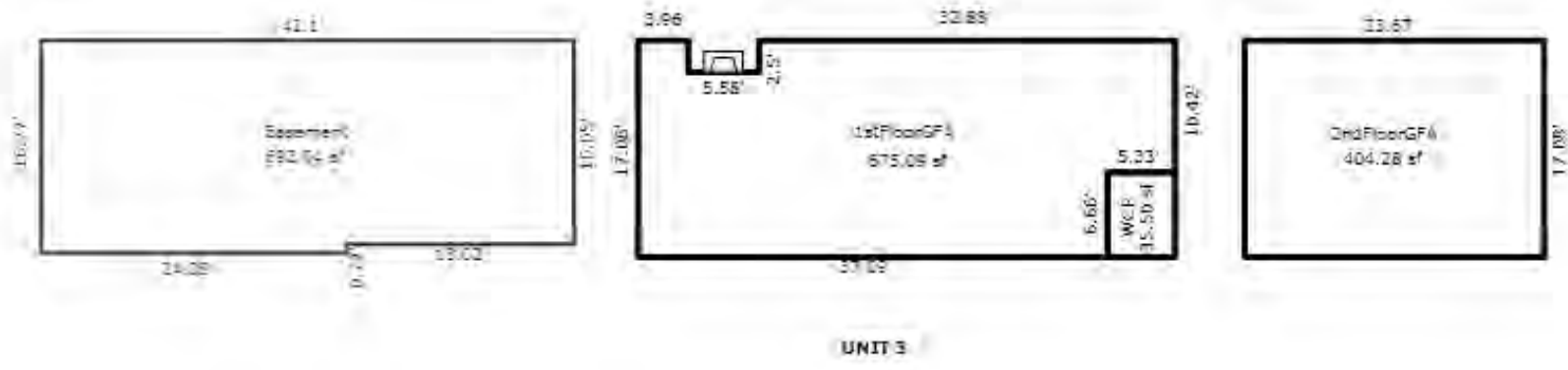
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	90,000	29,900	119,900			85,528C
	2023	80,000	27,800	107,800			81,456C
	2022	60,000	20,800	80,800			77,578C
	2021	55,000	20,100	75,100			75,100S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	1	Interior 1 Story		Year Built:		
	Wood				Coal	Steam	Interior 2 Story 2nd/Same Stack				Area	Type		Car Capacity:	
Town Home				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			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		35 144	WCP (1 Story) Treated Wood	Class:	Stone Ven.:	
Duplex				Central Air Wood Furnace			Class: BC Effec. Age: 10 Floor Area: 1,078 Total Base New : 240,653 Total Depr Cost: 25,992 Estimated T.C.V: 59,782		E.C.F. X 2.300				Finished ?		Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
A-Frame				X			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000				Roof:		
X Wood Frame		(4) Interior					Ex. X Ord. Min		Exterior Units: 1 Interior Units: 0				Roof:		
Building Style: FRACTIONAL SHR		Drywall Paneled		Plaster Wood T&G			No. of Elec. Outlets		Ground Area = 719 SF Floor Area = 1078 SF.				Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		
Yr Built 2000		Remodeled 0		Trim & Decoration			Many X Ave. Few		Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Size of Closets						(13) Plumbing		1.5 Story Siding Basement		719		Total: 180,166 19,458	
Room List		Doors			Solid X H.C.			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 1 2,234 241 3 7,025 759 2 4,707 508		Other Additions/Adjustments	
Basement		(5) Floors						(14) Water/Sewer		Porches		WCP (1 Story)		35 3,042 329	
1st Floor		Kitchen:						1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Treated Wood		144 3,636 393	
2nd Floor		Other:						Lump Sum Items:		Water/Sewer		Public Water		1 1,968 213	
3 Bedrooms		Other:								Public Sewer		Public Sewer		1 1,968 213	
(1) Exterior		(6) Ceilings								Built-Ins		Appliance Allow.		1 4,088 442	
X Wood/Shingle										Fireplaces		Interior 2 Story		1 8,735 943	
Aluminum/Vinyl										Notes:		ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:		59,782	
Brick										Totals:		240,653 25,992			
Insulation															
(2) Windows		(7) Excavation													
Many		Basement: 719 S.F.													
Avg. X Avg.		Crawl: 0 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															
Patio Doors															
Storms & Screens															
(3) Roof		(9) Basement Finish													
690		Recreation SF													
X Gable		Living SF													
Hip		1 Walkout Doors (B)													
Flat		No Floor SF													
Gambrel		Walkout Doors (A)													
Mansard															
Shed															
X Asphalt Shingle		(10) Floor Support													
Chimney: Brick		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUPAY SUSAN	DUPAY SUSAN TRUST	1	08/04/2022	WD	09-FAMILY	2022004519	PROPERTY TRANSFER	0.0
KAHN WILLIAM D & NANCY L	DUPAY SUSAN & STEVEN	187,000	08/22/2014	WD	03-ARM'S LENGTH	1207P254	PROPERTY TRANSFER	100.0
BAYBERRY PROP	KAHN	128,000	01/05/2001	WD	03-ARM'S LENGTH	566:757	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/28/2017	PE17-0200	
	P.R.E. 0%		Mechanical	04/28/2017	PM17-0271	
Owner's Name/Address	MAP #: 38		Plumbing	04/28/2017	PP17-0109	
DUPAY SUSAN TRUST 6389 HIGHLAND RIDGE DR EAST LANSING MI 48823	2024 Est TCV 240,527 TCV/TFA: 219.06					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H778 SHORE APPURTENANCE			1 Units	180000.00000	100	180,0
			0.00 Total Acres	Total Est. Land Value =		180,000

Tax Description  
L566 P757/01 UNIT 4A SHORESIDE  
CONDOMINIUM REC IN L543 P677-737 SEC 23  
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	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S



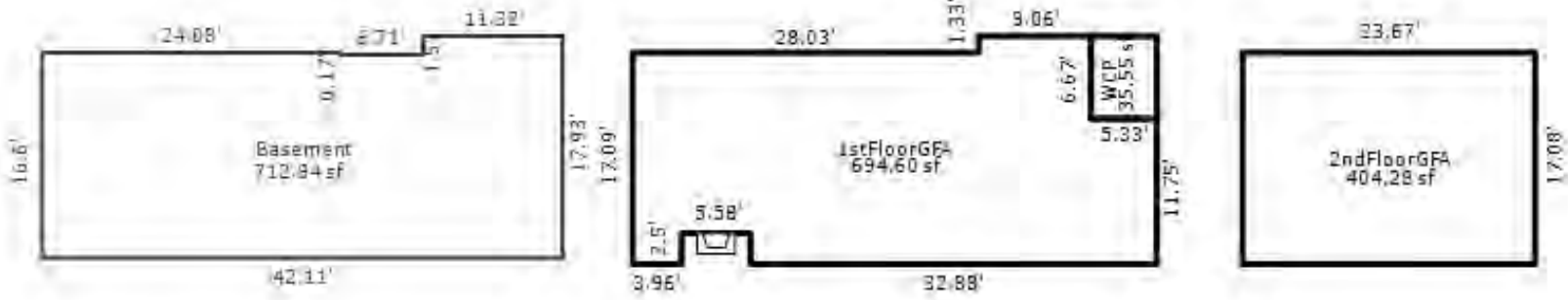
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000		Exterior Units: 1 Interior Units: 0 Roof:		(11) Heating System: Forced Heat & Cool		Ground Area = 732 SF Floor Area = 1098 SF.		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Basement 732		
2000	0	Ex	X	Ord	Min	Many	X	Ave.	Few	Plumbing		Average Fixture(s)		1 2 Fixture Bath		
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		1 Average Fixture(s)		Other Additions/Adjustments		Recreation Room		700 19,670 2,124		
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer		1 Public Water		Basement, Outside Entrance, Below Grade		1 3,695 399		Plumbing		
Basement	1st Floor	(5) Floors		Kitchen:		1 2 Fixture Bath		2 3 Fixture Bath		Plumbing		Average Fixture(s)		1 2,234 241		
2nd Floor	3 Bedrooms	Kitchen:		Other:		Softener, Auto		1 2 Fixture Bath		Plumbing		Average Fixture(s)		1 7,025 759		
(1) Exterior		Other:		Height to Joists: 0.0		Softener, Manual		Solar Water Heat		Plumbing		Average Fixture(s)		1 4,707 508		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(8) Basement		No Plumbing		Extra Toilet		Porches		Average Fixture(s)		3 7,025 759		
Insulation		No. of Elec. Outlets		Conc. Block		Extra Sink		Separate Shower		Deck		Average Fixture(s)		2 4,707 508		
(2) Windows		Many		Poured Conc.		Ceramic Tile Floor		Ceramic Tile Wains		Water/Sewer		Average Fixture(s)		1 3,042 329		
Many	X	Large	Basement: 732 S.F.		Stone		Ceramic Tub Alcove		Vent Fan		Public Water		Average Fixture(s)		1 1,968 213	
Avg.	X	Avg.	Crawl: 0 S.F.		Treated Wood		Ceramic Tub Alcove		Vent Fan		Public Sewer		Average Fixture(s)		1 1,968 213	
Few		Small	Slab: 0 S.F.		Concrete Floor		Ceramic Tub Alcove		Vent Fan		Built-Ins		Average Fixture(s)		1 4,088 442	
Wood Sash		(7) Excavation		Height to Joists: 0.0		(9) Basement Finish		(14) Water/Sewer		Fireplaces		Average Fixture(s)		1 8,735 943		
Metal Sash		Basement: 732 S.F.		Height to Joists: 0.0		Recreation SF		1 Public Water		Interior 2 Story		Average Fixture(s)		1 8,735 943		
Vinyl Sash		Crawl: 0 S.F.		Height to Joists: 0.0		Living SF		1 Public Sewer		Totals:		Average Fixture(s)		1 8,735 943		
Double Hung		Slab: 0 S.F.		Height to Joists: 0.0		Walkout Doors (B)		1 Water Well		Notes: END UNIT		Average Fixture(s)		1 8,735 943		
Horiz. Slide		Height to Joists: 0.0		Height to Joists: 0.0		No Floor SF		1000 Gal Septic		ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:		Average Fixture(s)		1 8,735 943		
Casement		Height to Joists: 0.0		Height to Joists: 0.0		Walkout Doors (A)		2000 Gal Septic		60,527		Average Fixture(s)		1 8,735 943		
Double Glass		Height to Joists: 0.0		Height to Joists: 0.0		(10) Floor Support		Lump Sum Items:				Average Fixture(s)		1 8,735 943		
Patio Doors		Height to Joists: 0.0		Height to Joists: 0.0		Joists:						Average Fixture(s)		1 8,735 943		
Storms & Screens		Height to Joists: 0.0		Height to Joists: 0.0		Unsupported Len:						Average Fixture(s)		1 8,735 943		
(3) Roof		700		Recreation SF		Cntr.Sup:						Average Fixture(s)		1 8,735 943		
X	Gable	Gambrel	1		Living SF						Average Fixture(s)		1 8,735 943			
Hip		Mansard	1		Walkout Doors (B)						Average Fixture(s)		1 8,735 943			
Flat		Shed	1		No Floor SF						Average Fixture(s)		1 8,735 943			
X	Asphalt Shingle		1		Walkout Doors (A)						Average Fixture(s)		1 8,735 943			
Chimney: Brick		1		Recreation SF								Average Fixture(s)		1 8,735 943		

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





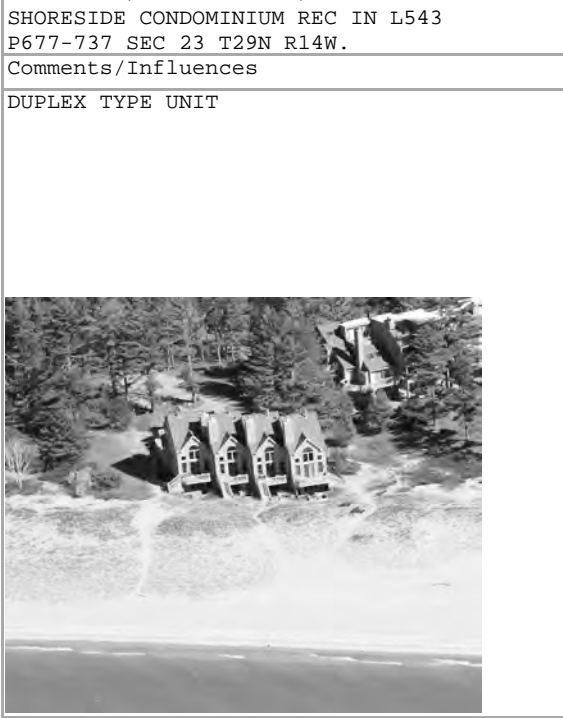
UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIORONI J JOSEPH & LYNETT	ABEAR JULIE D	260,000	08/19/2022	WD	03-ARM'S LENGTH	2022004817	PROPERTY TRANSFER	100.0
STOVER R BROOKS & CAROL L	FIORONI J JOSEPH & LYNETT	255,000	07/23/2004	WD	03-ARM'S LENGTH	814:506	OTHER	100.0
BAYBERRY PROP	STOVER	125,000	01/05/2001	WD	03-ARM'S LENGTH	564:767	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST	REPAIR	11/17/2015	PB15-0443	100% FINIS	
Owner's Name/Address	P.R.E. 0%					
ABEAR JULIE D 20305 PLANTATION LN BEVERLY HILLS MI 48025	MAP #: 38					
	2024 Est TCV 240,527 TCV/TFA: 219.06					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L564 P767/01 L814 P506/04 UNIT 4B SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 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.			H778 SHORE APPURTENANCE	1 Units	180000.00000	100		180,000
				0.00 Total Acres Total Est. Land Value = 180,000					



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	2024	90,000	30,300	120,300			113,610C
	2023	80,000	28,200	108,200			108,200S
	2022	60,000	21,000	81,000			77,784C
	2021	55,000	20,300	75,300			75,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000		Exterior Units: 1 Interior Units: 0 Roof:						
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 732 SF Floor Area = 1098 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8					
2000	0	Ex	X	Ord	Min	Many	X	Ave.	Few	Building Areas							
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid	X	H.C.	1	Average Fixture(s)			1.5 Story Siding Basement 732							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			2	3 Fixture Bath			Total: 182,903		19,752				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			1	2 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 700		19,670		2,124			
(2) Windows		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Plumbing			Basement, Outside Entrance, Below Grade 1		3,695		399			
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation		1 2 Fixture Bath			Plumbing								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		2 3 Fixture Bath			Average Fixture(s)			Ceramic Tile Floor							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath			Extra Toilet			Ceramic Tile Wains							
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 2 Fixture Bath			Extra Sink			Ceramic Tub Alcove						
X	Asphalt Shingle	700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2 Fixture Bath			Separate Shower			Porches							
Chimney: Brick		(10) Floor Support		1 2 Fixture Bath			Ceramic Tile Floor			Deck							
		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath			Ceramic Tile Wains			Treated Wood							
				1 2 Fixture Bath			Vent Fan			Water/Sewer							
				1 2 Fixture Bath			Ceramic Tub Alcove			Public Water							
				1 2 Fixture Bath			Vent Fan			Public Sewer							
				1 2 Fixture Bath			Vent Fan			Built-Ins							
				1 2 Fixture Bath			Vent Fan			Appliance Allow.							
				1 2 Fixture Bath			Vent Fan			Fireplaces							
				1 2 Fixture Bath			Vent Fan			Interior 2 Story							
				1 2 Fixture Bath			Vent Fan			Totals:		243,671		26,316			
				1 2 Fixture Bath			Vent Fan			Notes:							
				1 2 Fixture Bath			Vent Fan			ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:				60,527			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERRELL STEVEN L & CATHER	PAMELA S FUHRIG TRUST	205,000	08/10/2010	WD	03-ARM'S LENGTH	2010 1056_923W	PROPERTY TRANSFER	100.0
HERRELL STEVEN L & CATHER	HERRELL STEVEN L & CATHER	0	06/22/2007	WD	15-LADY BIRD	949:17	OTHER	0.0
GREDEN JOHN F & RENEE M	HERRELL STEVEN L & CATHER	248,000	03/17/2006	WD	03-ARM'S LENGTH	894:862	OTHER	100.0
BAYBERRY PROP	GREDEN	128,000	01/05/2001	WD	03-ARM'S LENGTH	565:339	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
PAMELA S FUHRIG TRUST 248 WASHINGTON ST MASON MI 48854	MAP #: 38					
	2024 Est TCV 240,527 TCV/TFA: 219.06					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	180000.00000	100		180,0
			0.00 Total Acres	Total Est. Land Value =			180,000

Tax Description  
L565 P339/01 L894 P862/06 UNIT 4-C  
SHORESIDE CONDOMINIUM REC IN L543  
P677-740 SEC 23 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



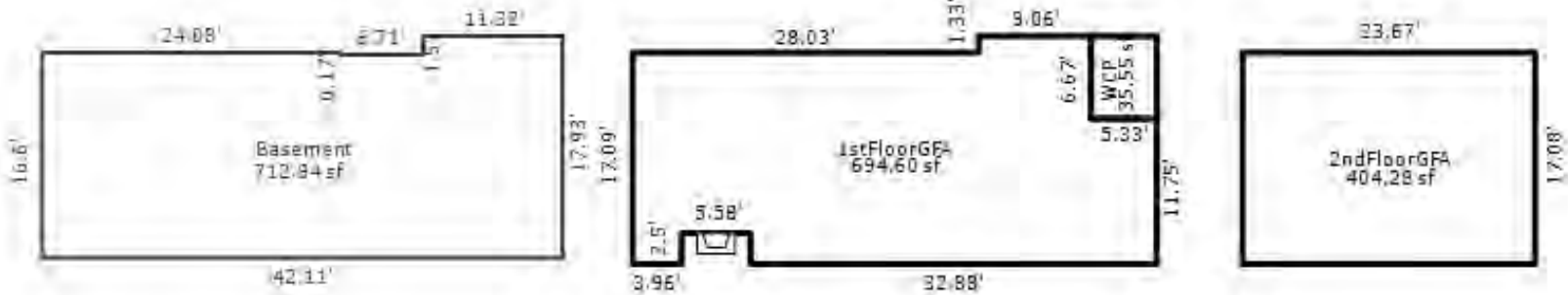
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	90,000	30,300	120,300			85,756C
TPC	08/18/2022	INSPECTED	2023	80,000	28,200	108,200			81,673C
TPC	10/11/2017	INSPECTED	2022	60,000	21,000	81,000			77,784C
TPC	12/17/2015	INSPECTED	2021	55,000	20,300	75,300			75,300S

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																											
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																			
Building Style: FRACTIONAL SHR																																																																																																																																																									
Yr Built 2000	Remodeled 0																																																																																																																																																								
Condition: Average																																																																																																																																																									
Room List		Doors			Central Air Wood Furnace																																																																																																																																																				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric																																																																																																																																																				
		Kitchen: Other: Other:			0 Amps Service																																																																																																																																																				
(1) Exterior					No./Qual. of Fixtures																																																																																																																																																				
X		Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min																																																																																																																																																				
		Insulation			No. of Elec. Outlets																																																																																																																																																				
					Many X Ave. Few																																																																																																																																																				
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																																				
X		Many Avg. X Avg. Few Large Avg. Small			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																				
		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer																																																																																																																																																				
		(8) Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																																							
(3) Roof		(9) Basement Finish																																																																																																																																																							
X		700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																																																																																																																																																				
		(10) Floor Support																																																																																																																																																							
		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																							
X		Asphalt Shingle																																																																																																																																																							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHMIDT WILLIAM C & BETHA	SCHMIDT WILLIAM & SCHMIDT	0	11/15/2023	WD	09-FAMILY	2023005170	PROPERTY TRANSFER	0.0
SCHMIDT WILLIAM & BETHANY	SCHMIDT WILLIAM C & BETHA	0	11/15/2023	WD	09-FAMILY	2023005169	PROPERTY TRANSFER	0.0
SCHMIDT WILLIAM C & BETHA	SCHMIDT WILLIAM C & BETHA	0	10/16/2018	WD	09-FAMILY	1343P830	DEED	0.0
FAUT	SCHMIDT	245,000	11/01/2002	WD	03-ARM'S LENGTH	680:255	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
SCHMIDT WILLIAM C & BETHANY A TRUSTS 5908 LONDONBERRIE MIDLAND MI 48640	2024 Est TCV 240,527 TCV/TFA: 219.06					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			H778 SHORE APPURTENANCE	1 Units	180000.00000	100 180,0
				0.00 Total Acres	Total Est. Land Value =	180,000

Tax Description

L565 P224/01 L680 P255/02 UNIT 4D  
SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 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	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S

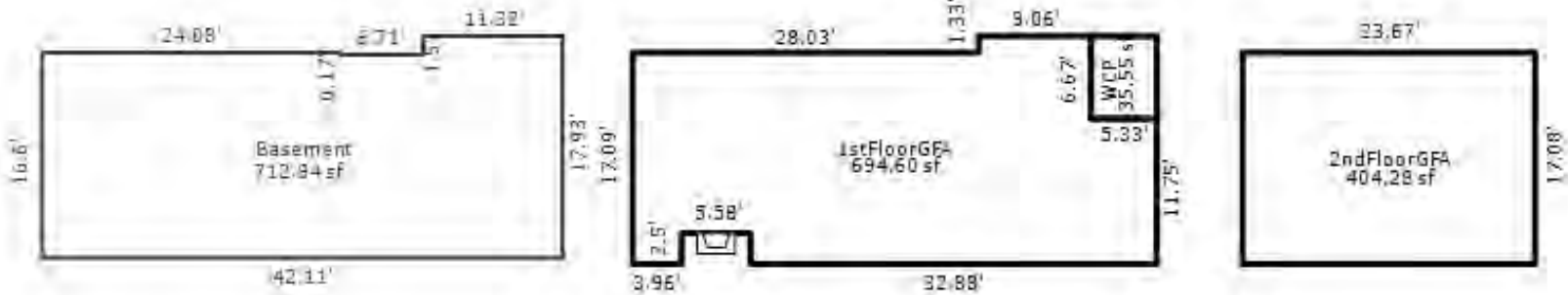
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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		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 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8					
Yr Built 2000		Remodeled 0		Condition: Average			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		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752					
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(6) Ceilings			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Totals: 243,671 26,316			
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		Basement: 732 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		Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY: 60,527							
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation			(9) Basement Finish		Built-Ins Appliance Allow. Fireplaces Interior 2 Story							
X		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
X		Asphalt Shingle		Chimney: Brick												

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





UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY PROP	KIRSHENBAUM	128,000	12/29/2000	WD	03-ARM'S LENGTH	565:925	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KIRSHENBAUM DAVID & ELAINE 1475 MIAMI BENTON HARBOR MI 49022	MAP #: 38					
	2024 Est TCV 240,527 TCV/TFA: 219.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE						
	Public Improvements		* Factors *						
L565 P925/01 UNIT 4E SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences			H778 SHORE APPURTENANCE	1 Units	180000.00000	100	100		180,0
DUPLEX TYPE UNIT			0.00 Total Acres		Total Est. Land Value =		180,000		



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County of Leelanau, Michigan

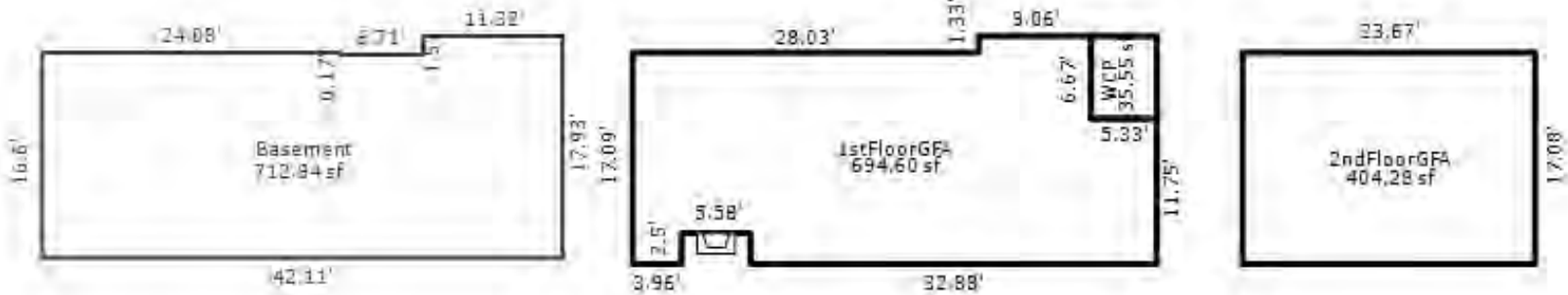
Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC		Blt 2000		Roof:	
Yr Built 2000		Remodeled 0		Basement 1st Floor 2nd Floor 3 Bedrooms			(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			Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Basement 732 Total: 182,903 19,752	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399		Plumbing Average Fixture(s) 1 2,234 241 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508		Porches WCP (1 Story) 35 3,042 329	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. X Avg. Large Few Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck Treated Wood 144 3,636 393			Water/Sewer Public Water 1 1,968 Public Sewer 1 1,968 213		Built-Ins Appliance Allow. 1 4,088 442		Fireplaces Interior 2 Story 1 8,735 943	
(2) Windows		(3) Roof 700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527			Totals: 243,671 26,316					
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle	Chimney: Brick													

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY PROP	ROSS	128,000	01/05/2001	WD	03-ARM'S LENGTH	567:297	PROPERTY TRANSFER	0.0

Property Address: 4 SHORESIDE  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: ROSS TIMOTHY W & DIANE A  
 45447 HALSTON CT  
 NOVI MI 48374  
 2024 Est TCV 240,527 TCV/TFA: 219.06

2024 Est TCV 240,527 TCV/TFA: 219.06

X Improved Vacant Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
L567 P297/01 UNIT 4-F SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	H778 SHORE APPURTENANCE	1 Units	180000.00000	100		180,000	
Comments/Influences: DUPLEX TYPE UNIT		0.00 Total Acres		Total Est. Land Value =		180,000		

L567 P297/01 UNIT 4-F SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences: DUPLEX TYPE UNIT



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Topography of Site

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

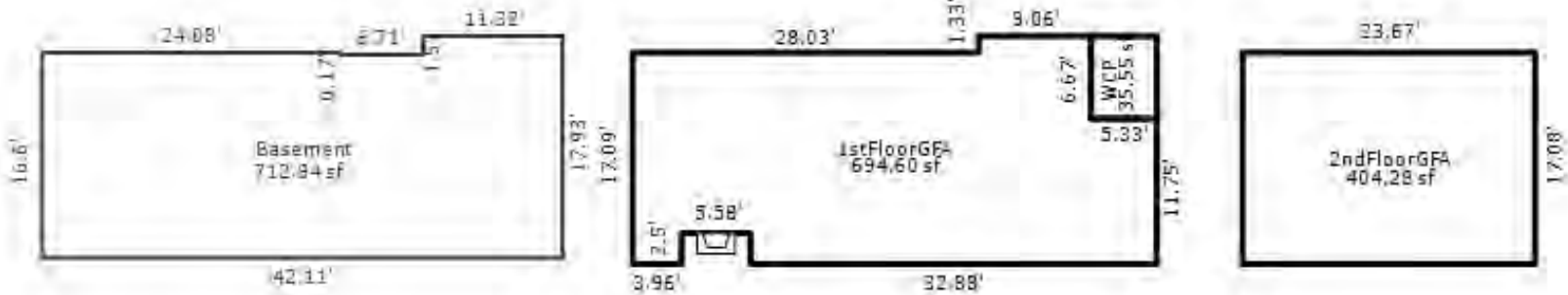
Who	When	What
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED
TPC	12/17/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 182,903 19,752			
Yr Built Remodeled 2000 0		Trim & Decoration		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			Other Additions/Adjustments Recreation Room 700 19,670 2,124 Basement, Outside Entrance, Below Grade 1 3,695 399		Plumbing Average Fixture(s) 3 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508		Porches WCP (1 Story) 35 3,042 329		Deck Treated Wood 144 3,636 393	
Condition: Average		Size of Closets		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV: 60,527			Water/Sewer Public Water 1 1,968 Public Sewer 1 1,968 213		Built-Ins Appliance Allow. 1 4,088 442		Fireplaces Interior 2 Story 1 8,735 943		Totals: 243,671 26,316	
Room List		(6) Ceilings		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 243,671		26,316					
Basement 1st Floor 2nd Floor 3 Bedrooms		(7) Excavation Basement: 732 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						Totals: 243,671		26,316					
(1) Exterior		(8) Basement		(9) Basement Finish						Totals: 243,671		26,316					
Wood/Shingle Aluminum/Vinyl Brick Insulation		(9) Basement Finish								Totals: 243,671		26,316					
(2) Windows		700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)								Totals: 243,671		26,316					
Many Avg. X Large Avg. Small										Totals: 243,671		26,316					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens										Totals: 243,671		26,316					
(3) Roof										Totals: 243,671		26,316					
X Gable Hip Flat										Totals: 243,671		26,316					
Gambrel Mansard Shed										Totals: 243,671		26,316					
X Asphalt Shingle										Totals: 243,671		26,316					
Chimney: Brick										Totals: 243,671		26,316					

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOP BRIAN W & CATHY	KOOP CATHY S REVOCABLE TR	0	02/19/2004	WD	03-ARM'S LENGTH	790:862	OTHER	0.0
BAYBERRY PROP	KOOP	128,000	01/05/2001	WD	03-ARM'S LENGTH	565:926	OTHER	0.0

Property Address: 4 SHORESIDE  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: KOOP CATHY S REVOCABLE TRUST  
 1039 S SHORE DR  
 HOLLAND MI 49423  
 2024 Est TCV 240,527 TCV/TFA: 219.06

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			H778 SHORE APPURTENANCE			1	Units	180000.00000	100		180,0
0.00 Total Acres Total Est. Land Value =											180,000

Tax Description: L565 P926/01 L790 P862/04 UNIT 4G  
 SHORESIDE CONDOMINIUM REC IN L543  
 P677-737 SEC 23 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	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C
2021	55,000	20,300	75,300			75,300S

Who When What: TPC 08/18/2022 INSPECTED, TPC 10/11/2017 INSPECTED, TPC 12/17/2015 INSPECTED



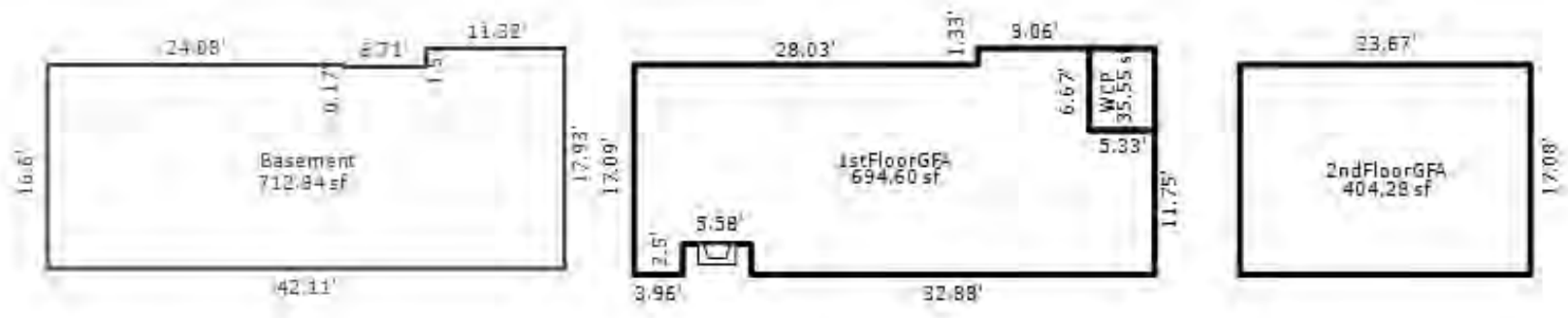
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 County of Leelanau, Michigan

\*\*\* 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	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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 243,671 Total Depr Cost: 26,316 Estimated T.C.V: 60,527		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Size of Closets Lg X Ord Small		Central Air Wood Furnace			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000		Exterior Units: 1 Interior Units: 0 Roof:					
Yr Built 2000	Remodeled 0	Condition: Average		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas					
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement			Size 732		Cost New 182,903		Depr. Cost 19,752			
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			700		19,670		2,124			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 732 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			Porches WCP (1 Story)			Deck Treated Wood		1		3,695		399	
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer			Built-Ins Appliance Allow.		1		4,088		442	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Fireplaces Interior 2 Story			1		8,735		943			
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:			Notes: END UNIT ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCV:			Totals:		243,671		26,316		60,527	

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



**UNIT 4**

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AIELLO MITCHELL F & ANNE	VONFOERSTER STEPHEN & KAT	215,000	08/30/2018	WD	03-ARM'S LENGTH	1339P479	PROPERTY TRANSFER	100.0
SUGINTAS NORA M TRUST	AIELLO MITCHELL F & ANNE	215,000	06/19/2015	WD	03-ARM'S LENGTH	1232P137	PROPERTY TRANSFER	100.0
SUGINTAS NORA M	SUGINTAS NORA M TRUST	0	07/16/2007	QC	09-FAMILY	948:45	OTHER	0.0
SEPESI JEFF	SUGINTAS NORA M	250,000	09/15/2005	WD	03-ARM'S LENGTH	871:998	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
VONFOERSTER STEPHEN & KATHERINE 967 RIVENOAK ST BIRMINGHAM MI 48009	2024 Est TCV 240,750 TCV/TFA: 219.26					

	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			H778 SHORE APPURTENANCE	1 Units	180000.00000	100	180,0
				0.00 Total Acres		Total Est. Land Value =	180,000

Tax Description  
L564 P315/00 L871 P998/05 L948 P45/07  
UNIT 4H SHORESIDE CONDOMINIUM REC IN L543  
P677-737 SEC 23 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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	30,400	120,400			85,871C
2023	80,000	28,300	108,300			81,782C
2022	60,000	21,100	81,100			77,888C
2021	55,000	20,400	75,400			75,400S

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,098 Total Base New : 244,570 Total Depr Cost: 26,413 Estimated T.C.V: 60,750		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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000		Exterior Units: 1 Interior Units: 0 Roof:		(11) Heating System: Forced Heat & Cool		Ground Area = 732 SF Floor Area = 1098 SF.			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Basement 732			
2000	0	Ex	X	Ord	Min	Many	X	Ave.	Few	Plumbing		Average Fixture(s)		1 3 Fixture Bath			
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		1 Average Fixture(s)		Other Additions/Adjustments		Recreation Room		732 20,569 2,221			
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer		1 Public Water		Basement, Outside Entrance, Below Grade		1 3,695 399		Plumbing			
Basement	1st Floor	(5) Floors		Kitchen:		2 3 Fixture Bath		1 2 Fixture Bath		Plumbing		Average Fixture(s)		1 2,234 241			
2nd Floor	3 Bedrooms	Kitchen:		Other:		1 2 Fixture Bath		Softener, Auto		Plumbing		3 Fixture Bath		1 7,025 759			
(1) Exterior		Other:		Height to Joists: 0.0		Softener, Manual		Solar Water Heat		Plumbing		2 Fixture Bath		1 4,707 508			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(8) Basement		No Plumbing		Extra Toilet		Porches		Ceramic Tile Floor		35 3,042 329			
Insulation		No. of Elec. Outlets		Conc. Block		Extra Sink		Separate Shower		Deck		Ceramic Tile Wains		144 3,636 393			
(2) Windows		Many		Poured Conc.		Solar Water Heat		Ceramic Tub Alcove		Water/Sewer		Vent Fan		1 1,968 213			
Many	X	Large	Basement: 732 S.F.		Concrete Floor		No Plumbing		Ceramic Tub Alcove		Public Water		1 1,968 213		(9) Basement Finish		
Avg.	X	Avg.	Crawl: 0 S.F.		Treated Wood		Extra Toilet		Ceramic Tile Floor		Public Sewer		1 4,088 442		732 Recreation SF		
Few		Small	Slab: 0 S.F.		Concrete Floor		Extra Sink		Ceramic Tile Wains		Built-Ins		1 8,735 943		Living SF		
Wood Sash		Height to Joists: 0.0		No Floor SF		Separate Shower		Ceramic Tub Alcove		Fireplaces		Interior 2 Story		1 8,735 943		Walkout Doors (B)	
Metal Sash		(8) Basement		Walkout Doors (A)		Ceramic Tile Floor		Vent Fan		Totals:		244,570		26,413		No Floor SF	
Vinyl Sash		Conc. Block		2000 Gal Septic		Ceramic Tile Wains		Lump Sum Items:		Notes:		ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.300 => TCY:		60,750		Walkout Doors (A)	
Double Hung		Poured Conc.		Lump Sum Items:		Ceramic Tub Alcove										No Floor SF	
Horiz. Slide		Stone				Vent Fan										Walkout Doors (A)	
Casement		Treated Wood														Walkout Doors (A)	
Double Glass		Concrete Floor														Walkout Doors (A)	
Patio Doors		(9) Basement Finish														Walkout Doors (A)	
Storms & Screens		732 Recreation SF														Walkout Doors (A)	
(3) Roof		Living SF														Walkout Doors (A)	
X	Gable	Gambrel	Walkout Doors (B)												Walkout Doors (A)		
	Hip	Mansard	No Floor SF												Walkout Doors (A)		
	Flat	Shed	Walkout Doors (A)												Walkout Doors (A)		
X	Asphalt Shingle		(10) Floor Support												Walkout Doors (A)		
Chimney: Brick		Joists:														Walkout Doors (A)	
		Unsupported Len:														Walkout Doors (A)	
		Cntr.Sup:														Walkout Doors (A)	


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROY BRYAN	ROY NATALIE	0	03/31/2023	QC	06-COURT JUDGEMENT	2023001493	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	ROY BRYAN & NATALLE	220,985	06/18/2021	WD	03-ARM'S LENGTH	2021005125	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/08/2021	PM21-0098	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	11/13/2020	PM20-0785	100% FINIS
ROY NATALIE 5793 GREEN ST APT 122 BROWNSBURG IN 46112	MAP #: 38		Res. Multi-Family	11/19/2019	PB19-0493	100% FINIS
	2024 Est TCV 260,492 TCV/TFA: 237.24		Electrical	11/01/2019	PE19-0682	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1A	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H778 SHORE APPURTENANCE	1	Units	180000.00000	100	180,0
Comments/Influences	Topography of Site			0.00 Total Acres Total Est. Land Value = 180,000					
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								

Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
 Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	90,000	40,200	130,200			92,389C
TPC 07/28/2021 INSPECTED			2023	80,000	31,900	111,900			87,990C
TPC 11/05/2020 INSPECTED			2022	60,000	23,800	83,800			83,800S
TPC 06/01/2020 INSPECTED			2021	60,000	9,200	69,200			37,681C

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 County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: FRACTIONAL SHR		Size of Closets Lg X Ord Small		Central Air Wood Furnace			(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Totals: 250,942		22,549	
Yr Built 2021		Remodeled 0		Condition: Average			No./Qual. of Fixtures Ex. X Ord. Min		Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation 1.5 Story Siding Basement Total: 732		Cost New 189,809	Depr. Cost 22,549
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(6) Ceilings			(13) Plumbing		Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		713 1 1 1 35 144 1 1		20,035 3,695 2,234 7,025 4,707 3,042 3,636 1,968 1,968	2,380 439 265 835 559 361 432 234 234
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 732 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			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. Fireplaces Interior 2 Story		1 1 1		4,088	486
(2) Windows X Many Avg. Few Large Avg. Small		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV:		1 1 1		8,735	1,038
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof 713 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		X Gable Hip Flat Gambrel Mansard Shed			X Asphalt Shingle		Chimney: Brick		Totals: 250,942		29,812	80,492


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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	FOX LEO & DIANNA	218,695	06/18/2021	WD	03-ARM'S LENGTH	2021005130	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
FOX LEO & DIANNA 5725 WEBSTER CHURCH RD DEXTER MI 48130	MAP #: 38					
	2024 Est TCV 260,492 TCV/TFA: 237.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1B			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
 12/06/2020 TIM SHORESIDE NORTH CONDO  
 ;  
 Parent Parcel(s): 006-123-008-10,  
 006-122-104-01;  
 Child Parcel(s): 006-799-001-00,  
 006-799-001-10, 006-779-001-20,  
 006-779-001-30, 006-779-001-40,  
 006-779-001-50, 006-779-001-60,  
 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20,  
 006-779-002-30, 006-779-002-40,  
 006-779-002-50, 006-779-002-60,



- 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	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,681C

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas							
Yr Built 2021		Remodeled 0		Condition: Average		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing					
Room List		Doors Lg X Ord Small		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		Stories Exterior Foundation 1.5 Story Siding Basement		Size 732		Cost New 189,809		Depr. Cost 22,549	
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 732 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		Plumbing Average Fixture(s) 1 2,234 3 7,025 2 4,707		Recreation Room Basement, Outside Entrance, Below Grade		713 1 3,695		2,380 439	
(1) Exterior		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Water/Sewer Public Water Public Sewer		1 2,234 1 7,025 1 4,707		1 20,035 1 3,695		2,380 439	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. Fireplaces Interior 2 Story		1 4,088		1 8,735		486 1,038	
(2) Windows Many Avg. Few Large Avg. Small						Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TC		713 144		20,035 3,695		2,380 439	
(3) Roof Gable Hip Flat Gambrel Mansard Shed								Totals:		250,942		29,812		80,492	
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.
SHORESIDE VACATION HOMES	KAPRAUN WILLIAM F & ELIZA	222,130	06/17/2021	WD	03-ARM'S LENGTH	2021005128	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KAPRAUN WILLIAM F & ELIZABETH TRUST 750 PHEASANT RIDGE CT LAKE ZURICH IL 60047	MAP #: 38					
	2024 Est TCV 260,492 TCV/TFA: 237.24					

	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			H778 SHORE APPURTENANCE			1 Units	180000.00000	100	180,0
				0.00	Total Acres		Total Est. Land Value =		180,000

Tax Description  
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1C

Comments/Influences

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO

Parent Parcel(s): 006-123-008-10,  
006-122-104-01;

Child Parcel(s): 006-799-001-00,  
006-799-001-10, 006-779-001-20,  
006-779-001-30, 006-779-001-40,  
006-779-001-50, 006-779-001-60,  
006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20,  
006-779-002-30, 006-779-002-40,  
006-779-002-50, 006-779-002-60,



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	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,681C

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County of Leelanau, Michigan

Who	When	What
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:														
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min Lg X Ord Small		Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 22,549									
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small Few		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		Chimney: Brick		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492	
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small Few		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		Chimney: Brick		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492	
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small Few		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		Chimney: Brick		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	CARDWELL DOYLE S & COLLEE	219,840	07/01/2021	WD	03-ARM'S LENGTH	2021005817	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CARDWELL DOYLE S & COLLEEN A 361 LEWALLEN HOLLOW LN CLINTON TN 37716	MAP #: 38					
	2024 Est TCV 260,492 TCV/TFA: 237.24					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	180000.00000	100		180,0
			0.00 Total Acres			Total Est. Land Value =	180,000

Tax Description	Improvements
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1D	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
Comments/Influences	
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;	
Parent Parcel(s): 006-123-008-10, 006-122-104-01;	
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,	

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	90,000	40,200	130,200			92,389C
	2023	80,000	31,900	111,900			87,990C
	2022	60,000	23,800	83,800			83,800S
	2021	55,000	9,200	64,200			37,681C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 07/28/2021	INSPECTED		2023	80,000	31,900	111,900			87,990C
TPC 11/05/2020	INSPECTED		2022	60,000	23,800	83,800			83,800S
TPC 06/01/2020	INSPECTED		2021	55,000	9,200	64,200			37,681C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492			Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 2.700						
Yr Built 2021	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service						
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 22,549 Other Additions/Adjustments Recreation Room 713 20,035 2,380 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 250,942 29,812			
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 732 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			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492						
(2) Windows X Many Avg. Few Large Avg. Small		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
(3) Roof X Gable Hip Flat Gambrel Mansard Shed																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	CARDWELL DOYLE S & COLLEE	219,840	07/01/2021	WD	03-ARM'S LENGTH	2021005819	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CARDWELL DOYLE S & COLLEEN A 361 LEWALLEN HOLLOW LN CLINTON TN 37716	MAP #: 38					
	2024 Est TCV 260,492 TCV/TFA: 237.24					

	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			H778 SHORE APPURTENANCE	1 Units	180000.00000	100 180,0
			0.00 Total Acres Total Est. Land Value =			180,000

Tax Description


MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1E

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;

Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,



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	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,681C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Size of Closets Lg X Ord Small		Central Air Wood Furnace			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			Totals: 250,942		29,812	
Yr Built 2021		Remodeled 0		Condition: Average			No./Qual. of Fixtures Ex. X Ord. Min			Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 22,549			
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments Recreation Room 713 20,035 2,380 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038			Totals: 250,942		29,812	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items:									
(2) Windows		Many Avg. X Large Avg. Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		713 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Chimney: Brick														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUNDY ELLIOTT & KRISTIN	BUNDY ELLIOT & KRISTIN	1	10/11/2022	QC	09-FAMILY	2022005929	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	BUNDY ELLIOTT & KRISTIN	223,275	06/29/2021	WD	03-ARM'S LENGTH	2021005414	PROPERTY TRANSFER	100.0

Property Address: 1 SHORESIDE NORTH  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: BUNDY ELLIOT & KRISTIN  
 49681 WINTER RIDGE NE  
 ADA MI 49301  
 2024 Est TCV 260,492 TCV/TFA: 237.24

2024 Est TCV 260,492 TCV/TFA: 237.24

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			H778 SHORE APPURTENANCE			1	Units	180000.00000	100		180,0
0.00 Total Acres Total Est. Land Value = 180,000											

Public Improvements: \* Factors \*

Tax Description: MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1F

Comments/Influences: Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;

Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,

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	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,681C

Who When What

TPC 07/28/2021 INSPECTED

TPC 11/05/2020 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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 22,549	
Yr Built 2021		Remodeled 0		Condition: Average		(12) Electric 0 Amps Service			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			Other Additions/Adjustments Recreation Room 713 20,035 2,380 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038		Totals: 250,942 29,812			
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(13) Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492								
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(1) Exterior		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small															
X Gable Hip Flat		Gambrel Mansard Shed															
X Asphalt Shingle		Chimney: Brick															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	WALKER DAVID E & JENNIFER	223,275	07/01/2021	WD	03-ARM'S LENGTH	2021005587	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WALKER DAVID E & JENNIFER L 510 RED BARN LN BARRINGTON IL 60010	MAP #: 38					
	2024 Est TCV 260,492 TCV/TFA: 237.24					

	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			H778 SHORE APPURTENANCE			1 Units	180000.00000 100	180,0
				0.00 Total Acres			Total Est. Land Value =	180,000

Tax Description


MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1G

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;

Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,



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	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,681C

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County of Leelanau, Michigan


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang	X	Gas	Oil	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class:
	Mobile Home				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					Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga					
X	Wood Frame	(4) Interior		X	Trim & Decoration			Central Air Wood Furnace	(12) Electric			E.C.F.		Bsmnt Garage:		
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G		Size of Closets				0 Amps Service	No./Qual. of Fixtures		Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492		X 2.700		Carport Area: Roof:
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021			Economic Depreciation because of: INTEREST SHARE			Storage Area:			
2021	0	Ex	X Ord	Min	No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			Total: 189,809		22,549			
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 732 SF Floor Area = 1098 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88			2,380			
Room List		Trim & Decoration		No. of Elec. Outlets			Building Areas			Plumbing			439			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Plumbing			439			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			1.5 Story Siding Basement 732			Plumbing			439			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
X	Many Avg. Few	Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
X	Gable Hip Flat	(9) Basement Finish		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
Asphalt Shingle		713 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
Chimney: Brick		(10) Floor Support		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Total: 189,809			Plumbing			439			
				Lump Sum Items:			Notes:			Plumbing			439			
							ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV:			Plumbing			439			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	POWERS JEFF ALLAN & MARY	222,130	06/17/2021	WD	03-ARM'S LENGTH	2021005129	REALTOR	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
POWERS JEFF ALLAN & MARY ROSE 2622 WESTWINDE ST NW GRAND RAPIDS MI 49504	MAP #: 38					
	2024 Est TCV 260,492 TCV/TFA: 237.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
	Public Improvements		* Factors *					
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1H	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences	Gravel Road		H778 SHORE APPURTENANCE			1 Units	180000.00000 100	180,0
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;	Paved Road		0.00 Total Acres			Total Est. Land Value =		180,000
Parent Parcel(s): 006-123-008-10, 006-122-104-01;	Storm Sewer							
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	TPC 07/28/2021	INSPECTED		2024	90,000	40,200	130,200			92,389C
	TPC 11/05/2020	INSPECTED		2023	80,000	31,900	111,900			87,990C
	TPC 06/01/2020	INSPECTED		2022	60,000	23,800	83,800			83,800S
				2021	55,000	9,200	64,200			37,681C

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Totals: 250,942		80,492			
Yr Built 2021		Remodeled 0		Condition: Average		Lg X Ord Small		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		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 22,549	
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		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		Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559		Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432		Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234	
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 732 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		(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:		Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 250,942 29,812	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small Few		(3) Roof 713 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(4) Chimney: Brick		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	TURNER SANDRA V TRUST	184,275	06/04/2021	WD	03-ARM'S LENGTH	2021004755	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/08/2021	PM21-0099	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	11/13/2020	PM20-0786	100% FINIS
TURNER SANDRA V TRUST 166841 TYLER ST WEST OLIVE MI 49460	MAP #: 38		Res. Multi-Family	11/19/2019	PB19-0494	100% FINIS
	2024 Est TCV 259,394 TCV/TFA: 240.63		Electrical	11/01/2019	PE19-0684	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE			
			Description	Frontage	Depth	Value
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2A			H778 SHORE APPURTENANCE	1 Units	180000.00000	180,000
Comments/Influences			* Factors * 0.00 Total Acres Total Est. Land Value = 180,000			

Split/Comb. on 12/06/2020 completed  
 12/06/2020 TIM SHORESIDE NORTH CONDO  
 ;  
 Parent Parcel(s): 006-123-008-10,  
 006-122-104-01;  
 Child Parcel(s): 006-799-001-00,  
 006-799-001-10, 006-779-001-20,  
 006-779-001-30, 006-779-001-40,  
 006-779-001-50, 006-779-001-60,  
 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20,  
 006-779-002-30, 006-779-002-40,  
 006-779-002-50, 006-779-002-60,



- 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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394
Yr Built 2021		Remodeled 0		Condition: Average			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		Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038		Totals: 247,523 29,405		
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Totals: 247,523 29,405				
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 719 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:				
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof 693 Gable Gambrel Hip Mansard Flat Shed		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.
SHORESIDE VACATION HOMES	BAUMEL MICHAEL & MARIA	184,275	06/04/2021	WD	03-ARM'S LENGTH	2021004747	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAUMEL MICHAEL & MARIA 5327 JOHNSON AVE WESTERN SPRINGS IL 60558	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2B			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
 12/06/2020 TIM SHORESIDE NORTH CONDO  
 ;  
 Parent Parcel(s): 006-123-008-10,  
 006-122-104-01;  
 Child Parcel(s): 006-799-001-00,  
 006-799-001-10, 006-779-001-20,  
 006-779-001-30, 006-779-001-40,  
 006-779-001-50, 006-779-001-60,  
 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20,  
 006-779-002-30, 006-779-002-40,  
 006-779-002-50, 006-779-002-60,



- 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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Central Air Wood Furnace			(12) Electric 0 Amps Service			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2021	Remodeled 0	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 186,952 22,209			Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors Kitchen: Other: Other:		(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			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
(2) Windows Many Avg. X Large Avg. Small Few		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(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			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
Asphalt Shingle		(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			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
Chimney: Brick		(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			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			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			Bsmnt Garage: Carport Area: Roof:			
Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394																

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




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	BOLTER ALAN & MANDY	184,275	07/01/2021	WD	03-ARM'S LENGTH	2021005596	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BOLTER ALAN & MANDY 2097 STEKETEE WOODS LN GRAND RAPIDS MI 49546	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2C			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO  
;

Parent Parcel(s): 006-123-008-10,  
006-122-104-01;  
Child Parcel(s): 006-799-001-00,  
006-799-001-10, 006-779-001-20,  
006-779-001-30, 006-779-001-40,  
006-779-001-50, 006-779-001-60,  
006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20,  
006-779-002-30, 006-779-002-40,  
006-779-002-50, 006-779-002-60,



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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Total: 186,952		22,209		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Plumbing		Other Additions/Adjustments		Depr. Cost		
2021	0	Ex	X	Ord	Min	Many	X	Ave.	Few	Recreation Room	693	19,473	2,313	
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Average Fixture(s)		Basement, Outside Entrance, Below Grade	1	3,695	439	
Room List		Doors	Solid	X	H.C.	(12) Electric		2 3 Fixture Bath		Plumbing	2,234		265	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(6) Ceilings		0 Amps Service		1 2 Fixture Bath		Water/Sewer	7,025		835	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets		Ex. X Ord. Min		Softener, Auto 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	4,707		559	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer	3,042		361	
(2) Windows		Basement		(8) Basement		Lump Sum Items:		1 Average Fixture(s)		Public Water	3,636		432	
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2 3 Fixture Bath		Public Sewer	1,968		234	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support		Notes:		3 Fixture Bath		Built-Ins	4,088		486	
(3) Roof		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic		2 Fixture Bath		Appliance Allow.	8,735		1,038	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		1 Average Fixture(s)		Fireplaces		247,523		29,405	
Asphalt Shingle		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		1 Average Fixture(s)		Interior 2 Story		Totals:		79,394

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	CATA MICHAEL & SARAH	183,330	06/04/2021	WD	03-ARM'S LENGTH	2021004746	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CATA MICHAEL & SARAH 238 KANE ST BROOKLYN NY 11231	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2D			H778 SHORE APPURTENANCE			1 Units	180000.00000	100	180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000						

Split/Comb. on 12/06/2020 completed  
 12/06/2020 TIM SHORESIDE NORTH CONDO  
 ;  
 Parent Parcel(s): 006-123-008-10,  
 006-122-104-01;  
 Child Parcel(s): 006-799-001-00,  
 006-799-001-10, 006-779-001-20,  
 006-779-001-30, 006-779-001-40,  
 006-779-001-50, 006-779-001-60,  
 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20,  
 006-779-002-30, 006-779-002-40,  
 006-779-002-50, 006-779-002-60,



- 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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 186,952 22,209	
Yr Built 2021		Remodeled 0		Condition: Average		(12) Electric 0 Amps Service			Plumbing			(13) Plumbing		Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394	
Room List		Doors Lg X Ord Small		(5) Floors Kitchen: Other: Other:		(13) Plumbing			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
(1) Exterior		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
(2) Windows		(6) Ceilings		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
(3) Roof		(6) Ceilings		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
X	Asphalt Shingle	(6) Ceilings		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
Chimney: Brick		(6) Ceilings		(9) Basement Finish		Water/Sewer			Plumbing			(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	CATA CEFERINO & ANNE	183,330	06/04/2021	WD	03-ARM'S LENGTH	2021004744	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CATA CEFERINO & ANNE 4840 WINDING CREEK TRL DAYTON OH 45429	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2E			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,



- 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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min 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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		(6) Ceilings		(2) Windows		(7) Excavation	
Condition: Average		Size of Closets		No. of Elec. Outlets		(13) Plumbing		Stories Exterior Foundation 1.5 Story Siding Basement		Size 719		Cost New 186,952		Depr. Cost 22,209	
Room List		Doors Solid X H.C.		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Porches Deck Water/Sewer Public Water Public Sewer		Total: 693		19,473		2,313	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets		(13) Plumbing		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1		3,695		439	
(1) Exterior		(6) Ceilings		(7) Excavation		(14) Water/Sewer		Built-Ins Appliance Allow. Fireplaces Interior 2 Story		1 1		4,088		486	
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TC		1 1		8,735		1,038	
(2) Windows		(7) Excavation		(8) Basement		(9) Basement Finish		Totals:		144		3,636		432	
X		Many Avg. X Large Avg. Small		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Totals:		1		247,523		29,405	
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(9) Basement Finish		Notes:		1		8,735		1,038	
(3) Roof		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement		(9) Basement Finish		Notes:		1		8,735		1,038	
X		Gable Hip Flat Gambrel Mansard Shed		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement		Notes:		1		8,735		1,038	
X		Asphalt Shingle		(10) Floor Support		(9) Basement Finish		Notes:		1		8,735		1,038	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		(9) Basement Finish		Notes:		1		8,735		1,038	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	ROSKOWSKI STEVEN J & JOAN	183,330	06/04/2021	WD	03-ARM'S LENGTH	2021004745	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ROSKOWSKI STEVEN J & JOANNE K 44154 CYPRESS POINT NORTHVILLE MI 48168	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1	Units	180000.00000	100		180,0
			0.00	Total Acres			Total Est. Land Value =	180,000

Tax Description  
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2F

Comments/Influences

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO

Parent Parcel(s): 006-123-008-10,  
006-122-104-01;

Child Parcel(s): 006-799-001-00,  
006-799-001-10, 006-779-001-20,  
006-779-001-30, 006-779-001-40,  
006-779-001-50, 006-779-001-60,  
006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20,  
006-779-002-30, 006-779-002-40,  
006-779-002-50, 006-779-002-60,



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min Lg X Ord Small		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			Totals: 247,523		29,405			
Yr Built 2021		Remodeled 0		Condition: Average		(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 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 186,952 22,209	
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
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			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
(3) Roof		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
X		Gable Hip Flat Gambrel Mansard Shed		(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			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
X		Asphalt Shingle		(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			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(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			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			Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			

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




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	KLOTS CYNTHIA	184,275	07/02/2021	WD	03-ARM'S LENGTH	2021005585	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KLOTS CYNTHIA 51112 PLYMOUTH VALLEY DR PLYMOUTH MI 48170	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2G			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
 12/06/2020 TIM SHORESIDE NORTH CONDO  
 ;  
 Parent Parcel(s): 006-123-008-10,  
 006-122-104-01;  
 Child Parcel(s): 006-799-001-00,  
 006-799-001-10, 006-779-001-20,  
 006-779-001-30, 006-779-001-40,  
 006-779-001-50, 006-779-001-60,  
 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20,  
 006-779-002-30, 006-779-002-40,  
 006-779-002-50, 006-779-002-60,



- 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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min 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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		(6) Ceilings		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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	
Condition: Average		Size of Closets Ex X Ord Min Lg X Ord Small		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		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		Stories Exterior Foundation 1.5 Story Siding Basement Total: 186,952 22,209		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		Size Cost New Depr. Cost 719 186,952 22,209 Total: 693 19,473 2,313 1 3,695 439 1 2,234 265 1 7,025 835 1 4,707 559 35 3,042 361 144 3,636 432 1 1,968 234 1 1,968 234 1 4,088 486 1 8,735 1,038 Totals: 247,523 29,405		Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 719 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394			
(2) Windows Many Avg. Few Large Avg. Small		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394			
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394			
Chimney: Brick		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCv: 79,394			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	HRYCIUK ROBERT G	184,275	07/12/2021	WD	03-ARM'S LENGTH	2021005845	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HRYCIUK ROBERT G 861 LINCOLN RD GROSSE POINTE MI 48230	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2H			H778 SHORE APPURTENANCE			1 Units	180000.00000	100	180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000						

Split/Comb. on 12/06/2020 completed  
 12/06/2020 TIM SHORESIDE NORTH CONDO  
 ;  
 Parent Parcel(s): 006-123-008-10,  
 006-122-104-01;  
 Child Parcel(s): 006-799-001-00,  
 006-799-001-10, 006-779-001-20,  
 006-779-001-30, 006-779-001-40,  
 006-779-001-50, 006-779-001-60,  
 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20,  
 006-779-002-30, 006-779-002-40,  
 006-779-002-50, 006-779-002-60,



- 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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,581C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min 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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation 1.5 Story Siding Basement Total: 186,952 22,209		Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405			
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		Lump Sum Items:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		Lump Sum Items:	
(2) Windows Many Avg. X Large Avg. Small Few		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		Lump Sum Items:	
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		Lump Sum Items:	
Asphalt Shingle		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		Lump Sum Items:	
Chimney: Brick		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		Lump Sum Items:	


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	HANNAH THOMAS J & THERESE	184,275	06/25/2021	WD	03-ARM'S LENGTH	2021005420	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/08/2021	PM21-0100	100% FINIS
	P.R.E. 0%		Mechanical	11/13/2020	PM20-0788	100% FINIS
Owner's Name/Address	MAP #: 38		Res. Multi-Family	11/19/2019	PB19-0495	100% FINIS
HANNAH THOMAS J & THERESE A 3758 KINNETT LN INDIANAPOLIS IN 46228	2024 Est TCV 259,394 TCV/TFA: 240.63		Electrical	11/01/2019	PE19-0685	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE			
			Description	Frontage	Depth	Value
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3A			H778 SHORE APPURTENANCE	1 Units	180000.00000	180,000
Comments/Influences			* Factors * 0.00 Total Acres Total Est. Land Value = 180,000			

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,



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

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min 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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		(6) Ceilings		(2) Windows		(7) Excavation	
Condition: Average		Size of Closets		No. of Elec. Outlets		(13) Plumbing		Stories Exterior Foundation 1.5 Story Siding Basement		Size 719		Cost New 186,952		Depr. Cost 22,209	
Room List		Doors Solid X H.C.		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Total: 693		19,473		2,313	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets		(13) Plumbing		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 1		3,695		439	
(1) Exterior		(6) Ceilings		(7) Excavation		(13) Plumbing		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 1		3,695		439	
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Total: 1		3,695		439	
(2) Windows		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Total: 1		3,695		439	
X		Many Avg. X Large Avg. Small		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		(9) Basement Finish		Total: 1		3,695		439	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(9) Basement Finish		(14) Water/Sewer		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Total: 1		3,695		439	
(3) Roof		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(14) Water/Sewer		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Total: 1		3,695		439	
X		Gable Hip Flat Gambrel Mansard Shed		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		(14) Water/Sewer		Total: 1		3,695		439	
X		Asphalt Shingle		(10) Floor Support		(14) Water/Sewer		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Total: 1		3,695		439	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		(14) Water/Sewer		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Total: 1		3,695		439	
Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TC		(10) Floor Support		(14) Water/Sewer		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Total: 1		3,695		439	
Totals:		247,523		29,405		79,394		79,394		79,394		79,394		79,394	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REEMS RONDA	RED SAILS PROPERTIES LLC	260,000	08/24/2023	WD	03-ARM'S LENGTH	2023003767	PROPERTY TRANSFER	100.0
SHORESIDE VACATION HOMES	REEMS RONDA	183,330	05/13/2021	WD	03-ARM'S LENGTH	2021004180	PROPERTY TRANSFER	100.0

Property Address: 3 SHORESIDE NORTH  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: RED SAILS PROPERTIES LLC  
 2004 N KING RD  
 TOLEDO OH 43617  
 2024 Est TCV 259,394 TCV/TFA: 240.63

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

X Improved Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

H778 SHORE APPURTENANCE 1 Units 180000.00000 100 180,0  
 0.00 Total Acres Total Est. Land Value = 180,000

Tax Description: MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3B

Comments/Influences: Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
 Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,

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

Who When What 2024 90,000 39,700 129,700 87,675C

2023 80,000 31,500 111,500 83,500S

2022 60,000 23,500 83,500 37,580C

2021 55,000 9,100 64,100

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TPC 08/23/2023 INSPECTED  
 TPC 07/28/2021 INSPECTED  
 TPC 11/05/2020 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Totals:		247,523	29,405					
Yr Built 2021	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		No. of Elec. Outlets		Plumbing		Lump Sum Items:		Notes:				
Condition: Average		Lg	X	Ord	Small	Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		Average Fixture(s)						
Room List		Doors	Solid	X	H.C.	(12) Electric		0 Amps Service		Stories Exterior Foundation		Size Cost New Depr. Cost						
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		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		1.5 Story Siding Basement		719 Total: 186,952 22,209						
(1) Exterior		(6) Ceilings		(7) Excavation		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Plumbing		Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Recreation Room Basement, Outside Entrance, Below Grade		693 19,473 2,313 1 3,695 439				
(2) Windows		(7) Excavation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Recreation Room Basement, Outside Entrance, Below Grade		693 19,473 2,313 1 3,695 439				
X	Many Avg. X Few	Large Avg. X Small	Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Recreation Room Basement, Outside Entrance, Below Grade		693 19,473 2,313 1 3,695 439			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Plumbing		Average Fixture(s)				
(3) Roof		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Public Water Public Sewer		1 1,968 234 1 1,968 234		
X	Gable Hip Flat	Gambrel Mansard Shed	693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow.		1 4,088 486	
X	Asphalt Shingle	693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Fireplaces		Interior 2 Story		1 8,735 1,038		
Chimney: Brick		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV:		79,394		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REEMS RONDA	SLATER JAN & ROLLER NORM	265,000	09/01/2023	WD	03-ARM'S LENGTH	2023003953	PROPERTY TRANSFER	100.0
SHORESIDE VACATION HOMES	REEMS RONDA	183,330	05/13/2021	WD	03-ARM'S LENGTH	2021004201	PROPERTY TRANSFER	100.0

Property Address: 3 SHORESIDE NORTH  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: SLATER JAN & ROLLER NORM  
 3850 W LOCH ALPINE  
 ANN ARBOR MI 48103  
 2024 Est TCV 259,394 TCV/TFA: 240.63

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

X Improved Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

H778 SHORE APPURTENANCE 1 Units 180000.00000 100 180,0  
 0.00 Total Acres Total Est. Land Value = 180,000

Tax Description: MASA DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3C

Comments/Influences: Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
 Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,

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

Who When What 2024 90,000 39,700 129,700 87,675C

TPC 08/23/2023 INSPECTED 2023 80,000 31,500 111,500

TPC 07/28/2021 INSPECTED 2022 60,000 23,500 83,500

TPC 11/05/2020 INSPECTED 2021 55,000 9,100 64,100 37,580C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min 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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas				
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(1) Exterior			(6) Ceilings		(7) Excavation		(13) Plumbing		
Condition: Average		Size of Closets		Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures			No. of Elec. Outlets		(13) Plumbing			
Room List		Doors		Solid			H.C.			Ex. X Ord. Min			Many X Ave. Few		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			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer		
(2) Windows		(8) Basement		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Lump Sum Items:		
X Many Avg. X Avg. Few Small		(9) Basement Finish		Lump Sum Items:			(10) Floor Support			Lump Sum Items:			Notes:			ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		
X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		
X Asphalt Shingle		Chimney: Brick		Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH MICHAEL & DEFOREST	DEFOREST & SMITH FAMILY T	0	11/01/2021	QC	09-FAMILY	2021008738	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	SMITH MICHAEL & DEFOREST	180,495	05/13/2021	WD	03-ARM'S LENGTH	2021004177	PROPERTY TRANSFER	100.0

Property Address: 3 SHORESIDE NORTH  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: DEFOREST & SMITH FAMILY TRUST  
 610 SHELLBURNE DR  
 ROCHESTER MI 48309  
 2024 Est TCV 259,394 TCV/TFA: 240.63

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

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

H778 SHORE APPURTENANCE 1 Units 180000.00000 100 180,000  
 0.00 Total Acres Total Est. Land Value = 180,000

Tax Description: MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3D

Comments/Influences: Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;

Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,

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 90,000 39,700 129,700 92,058C

TPC 08/23/2023 INSPECTED 2023 80,000 31,500 111,500 87,675C

TPC 07/28/2021 INSPECTED 2022 60,000 23,500 83,500 83,500S

TPC 11/05/2020 INSPECTED 2021 55,000 9,100 64,100 37,580C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:											
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Totals:		247,523	29,405											
Yr Built 2021	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing										
Condition: Average		Size of Closets		Lg	X	Ord	Small	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation 1.5 Story Siding Basement		Size 719		Cost New 186,952		Depr. Cost 22,209						
Room List		Doors	Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		Other Additions/Adjustments		Recreation Room Basement, Outside Entrance, Below Grade		693 1		19,473 3,695		2,313 439						
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(7) Excavation		Basement: 719 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		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV:		79,394	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(2) Windows		Many Avg. Few	X	Large Avg. Small	(3) Roof		Gable Hip Flat	Gambrel Mansard Shed	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.
SHORESIDE VACATION HOMES	BOZELL RALPH & MARY	182,385	05/13/2021	WD	03-ARM'S LENGTH	2021004182	REALTOR	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BOZELL RALPH & MARY 12570 BEACON HILL PLYMOUTH MI 48170	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3E			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO ;  
Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,



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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,580C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			No./Qual. of Fixtures Ex. X Ord. Min				
Yr Built 2021		Remodeled 0		Condition: Average		(12) Electric 0 Amps Service			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				
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
(1) Exterior		(6) Ceilings		(13) Plumbing			Stories Exterior Foundation 1.5 Story Siding Basement Total: 186,952 22,209			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405						
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394						
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
X		Many Avg. X Large Avg. Small		(9) Basement Finish												
(3) Roof		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
X		Gable Hip Flat Gambrel Mansard Shed														
X		Asphalt Shingle														
Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	HARABURDA KENNETH & SANDR	182,385	05/13/2021	WD	03-ARM'S LENGTH	2021004178	PROPERTY TRANSFER	100.0

Property Address: 3 SHORESIDE NORTH  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: HARABURDA KENNETH & SANDRA  
 3811 WINDSOR RIDGE DR NE  
 ROCKFORD MI 49341  
 2024 Est TCV 259,394 TCV/TFA: 240.63

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

X Improved Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

H778 SHORE APPURTENANCE 1 Units 180000.00000 100 180,0  
 0.00 Total Acres Total Est. Land Value = 180,000

Tax Description: MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3F

Comments/Influences: Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
 Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,

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 90,000 39,700 129,700 92,058C

2023 80,000 31,500 111,500 87,675C

2022 60,000 23,500 83,500 83,500S

2021 55,000 9,100 64,100 37,580C

Who When What TPC 08/23/2023 INSPECTED TPC 07/28/2021 INSPECTED TPC 11/05/2020 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Totals:		247,523	29,405		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		(12) Electric		Notes:							
2021	0	Ex	X	Ord	Min	0 Amps Service		ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TC				79,394			
Condition: Average		Lg		X	Ord	No. of Elec. Outlets									
Room List		Doors	Solid	X	H.C.	Many		X	Ave.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing		1		Average Fixture(s)							
(1) Exterior		Kitchen: Other: Other:		2		3		Fixture Bath							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		1		2		Fixture Bath							
(2) Windows		Basement: 719 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2		Fixture Bath							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		2							
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		1		2							
(3) Roof		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		Public Water							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		Public Sewer								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		1		Water Well							
						1000 Gal Septic 2000 Gal Septic		Built-Ins							
								Appliance Allow.							
								Fireplaces							
								Interior 2 Story							

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAUGHLIN LYNN V TRUST	DAVIS DONLD BRIAN & CAROL	301,000	12/18/2023	WD	03-ARM'S LENGTH	2023005529	PROPERTY TRANSFER	100.0
SHORESIDE VACATION HOMES	LAUGHLIN LYNN V TRUST	182,385	05/13/2021	WD	03-ARM'S LENGTH	2021004181	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DAVIS DONLD BRIAN & CAROLINE SARA 2254 HAMILTON RD OKEMOS MI 48864	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3G			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO  
;  
Parent Parcel(s): 006-123-008-10,  
006-122-104-01;  
Child Parcel(s): 006-799-001-00,  
006-799-001-10, 006-779-001-20,  
006-779-001-30, 006-779-001-40,  
006-779-001-50, 006-779-001-60,  
006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20,  
006-779-002-30, 006-779-002-40,  
006-779-002-50, 006-779-002-60,



- 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	90,000	39,700	129,700			129,700S
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,580C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700			Car Capacity:		
Building Style: FRACTIONAL SHR		Size of Closets Lg X Ord Small		Central Air Wood Furnace			(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC			Blt 2021		Class:		
Yr Built 2021		Remodeled 0		Condition: Average			No./Qual. of Fixtures Ex. X Ord. Min		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		(11) Heating System: Forced Heat & Cool		Ground Area = 719 SF Floor Area = 1078 SF.			
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			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		Plumbing Average Fixture(s) 1 2,234 3 7,025 2 4,707		Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439			
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 719 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038	
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(3) Roof 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(4) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(5) Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234		(6) Decks WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432		(7) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:			
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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating System: Forced Heat & Cool		(12) Decks WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432		(13) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:			
Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-ins Appliance Allow. Fireplaces Interior 2 Story		(16) Porches/Decks WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:					
Asphalt Shingle		Chimney: Brick		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			Totals: 247,523 29,405		Totals: 247,523 29,405		Totals: 247,523 29,405		Totals: 247,523 29,405			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	BUZZITTA JOSEPH & SUSAN	189,000	05/13/2021	WD	03-ARM'S LENGTH	2021004179	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BUZZITTA JOSEPH & SUSAN 5550 ARMADALE CT ROCHESTER MI 48306	MAP #: 38					
	2024 Est TCV 259,394 TCV/TFA: 240.63					

X	Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H778 SHORE APPURTENANCE			1	Units	180000.00000	100	180,0
			0.00	Total Acres	Total Est. Land Value =		180,000

Tax Description  
MASER DEED OF SHORESIDE NORTH LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3H

Comments/Influences

Split/Comb. on 12/06/2020 completed  
12/06/2020 TIM SHORESIDE NORTH CONDO

Parent Parcel(s): 006-123-008-10,  
006-122-104-01;

Child Parcel(s): 006-799-001-00,  
006-799-001-10, 006-779-001-20,  
006-779-001-30, 006-779-001-40,  
006-779-001-50, 006-779-001-60,  
006-779-001-70, 006-779-002-00,  
006-779-002-10, 006-779-002-20,  
006-779-002-30, 006-779-002-40,  
006-779-002-50, 006-779-002-60,



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	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S
2021	55,000	9,100	64,100			37,580C

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Who When What  
TPC 08/23/2023 INSPECTED  
TPC 07/28/2021 INSPECTED  
TPC 11/05/2020 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,078 Total Base New : 247,523 Total Depr Cost: 29,405 Estimated T.C.V: 79,394		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min Lg X Ord Small		Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(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		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 719 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 719 Total: 186,952 22,209	
Yr Built 2021 Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
Condition: Average		Size of Closets Ex X Ord Min Lg X Ord Small		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394			
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 247,523 29,405		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 79,394							
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
(2) Windows Many Avg. Few Large Avg. Small		(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 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	(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
X	Asphalt Shingle	(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
Chimney: Brick		(6) Ceilings		(7) Excavation Basement: 719 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	ALLEN ROBERT M & CYNTHIA	218,695	04/28/2021	WD	03-ARM'S LENGTH	2021003955	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
4 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/08/2021	PM21-0101	100% FINIS				
Owner's Name/Address	P.R.E. 0%		Mechanical	11/13/2020	PM20-0789	100% FINIS				
ALLEN ROBERT M & CYNTHIA M 5371 S ROOSEVELT RD STEVENSVILLE MI 49127	MAP #: 38		Res. Multi-Family	11/19/2019	PB19-0496	100% FINIS				
	2024 Est TCV 260,492 TCV/TFA: 237.24		Electrical	11/01/2019	PE19-0686	100% FINIS				
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE							
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178	Public Improvements		* Factors *							
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;	Gravel Road		H778 SHORE APPURTENANCE			1	Units	180000.00000	100	180,0
Parent Parcel(s): 006-123-008-10, 006-122-104-01;	Paved Road		0.00 Total Acres				Total Est. Land Value =	180,000		
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	TPC 07/28/2021	INSPECTED		2024	90,000	40,200	130,200			92,389C
	TPC 04/28/2021	INSPECTED		2023	80,000	31,900	111,900			87,990C
	TPC 11/05/2020	INSPECTED		2022	60,000	23,800	83,800			83,800S
				2021	55,000	9,200	64,200			37,680C

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

Building Type		(3) Roof (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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,942 Total Depr Cost: 29,812 Estimated T.C.V: 80,492			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			No./Qual. of Fixtures Ex. X Ord. Min				
Yr Built 2021		Remodeled 0		Condition: Average		(12) Electric 0 Amps Service			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				
Room List		Doors Lg X Ord Small		Solid X H.C.		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		Plumbing			Stories Exterior Foundation 1.5 Story Siding Basement Total: 732 Other Additions/Adjustments Recreation Room 713 20,035 2,380 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 250,942 29,812							
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 732 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 713 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)							
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small		(3) Roof 713 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,492							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Hip Flat Gambrel Mansard Shed														
X Asphalt Shingle		Chimney: Brick														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DAVID K & CAROL S	SMITH DAVID K & CAROL S	0	10/15/2021	WD	09-FAMILY	2021008614	DEED	0.0
SHORESIDE VACATION HOMES	SMITH DAVID K & CAROL S	220,985	04/28/2021	WD	03-ARM'S LENGTH	2021003818	PROPERTY TRANSFER	100.0

Property Address: 4 SHORESIDE NORTH  
 Class: RESIDENTIAL CONDO Zoning: R-5 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: SMITH DAVID K & CAROL S  
 34416 RAMBLE HILLS  
 FARMINGTON MI 48331  
 2024 Est TCV 260,312 TCV/TFA: 237.08

2024 Est TCV 260,312 TCV/TFA: 237.08

X Improved Vacant Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

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

H778 SHORE APPURTENANCE 1 Units 180000.00000 100 180,000  
 0.00 Total Acres Total Est. Land Value = 180,000

Tax Description: MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4B

Comments/Influences: Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;

Parent Parcel(s): 006-123-008-10, 006-122-104-01;

Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,

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 90,000 40,200 130,200 92,389C

TPC 07/28/2021 INSPECTED 2023 80,000 31,800 111,800 87,990C

TPC 04/28/2021 INSPECTED 2022 60,000 23,800 83,800 83,800S

TPC 11/05/2020 INSPECTED 2021 55,000 9,200 64,200 37,680C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,380 Total Depr Cost: 29,745 Estimated T.C.V: 80,312		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas		Totals:		250,380	29,745	
Yr Built 2021	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Stories Exterior Foundation		Size		Cost New	Depr. Cost	
Condition: Average		Size of Closets		No. of Elec. Outlets		(13) Plumbing		1.5 Story Siding Basement		732		189,809	22,549	
Room List		Doors	Solid	X	H.C.	(12) Electric		Average Fixture(s)		Total:		19,473	2,313	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		0 Amps Service		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		693		3,695	439	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		Other Additions/Adjustments		Recreation Room		19,473	2,313	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets		Many X Ave. Few		Recreation Room		Basement, Outside Entrance, Below Grade		1	3,695	
	Insulation	Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Plumbing		(14) Water/Sewer		Plumbing		Average Fixture(s)		1	2,234	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)		3 Fixture Bath		1	7,025	
X	Many Avg. Few	Large Avg. Small	(9) Basement Finish		Lump Sum Items:		2 Fixture Bath		2 Fixture Bath		1	4,707	559	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WCP (1 Story)		35	3,042
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Notes:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Treated Wood		144	3,636	
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick		ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV:		1000 Gal Septic 2000 Gal Septic		Water/Sewer		Public Water		1	1,968
	Asphalt Shingle		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Sewer		Built-Ins		Appliance Allow.		1	4,088
Fireplaces		Interior 2 Story		Totals:		250,380		29,745		80,312				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	FIORONI J JOSEPH & LYNETT	218,695	04/28/2021	WD	03-ARM'S LENGTH	2021003815	REALTOR	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
FIORONI J JOSEPH & LYNETTE LEE 1198 OAKWOOD CT ROCHESTER HILLS MI 48306	2024 Est TCV 260,312 TCV/TFA: 237.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4C			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			* Factors *								
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;			0.00 Total Acres Total Est. Land Value = 180,000								

Comments/Influences	Public Improvements	Topography of Site						
		Level	Rolling	Low	High	Landscaped	Swamp	Wooded
Parent Parcel(s): 006-123-008-10, 006-122-104-01;	Dirt Road							
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,680C

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,680C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,380 Total Depr Cost: 29,745 Estimated T.C.V: 80,312		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min 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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas					
Yr Built 2021		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		(6) Ceilings		(7) Excavation Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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			
Condition: Average		Size of Closets Ex X Ord Min Lg X Ord Small		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		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		Stories Exterior Foundation 1.5 Story Siding Basement Total: 732 189,809 22,549		Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312					
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 732 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation Basement: 732 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			
(2) Windows Many Avg. Few Large Avg. Small		(6) Ceilings		(7) Excavation Basement: 732 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(6) Ceilings		(7) Excavation Basement: 732 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			
Asphalt Shingle		(6) Ceilings		(7) Excavation Basement: 732 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			
Chimney: Brick		(6) Ceilings		(7) Excavation Basement: 732 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	FLEMING KATHLEEN B TRUST	220,985	04/28/2021	WD	03-ARM'S LENGTH	2021003817	PROPERTY TRANSFER	100.0

Property Address      Class: RESIDENTIAL CONDO      Zoning: R-5 (      Building Permit(s)      Date      Number      Status

4 SHORESIDE NORTH      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E.      0%

Owner's Name/Address      MAP #: 38

FLEMING KATHLEEN B TRUST      2024 Est TCV 260,312 TCV/TFA: 237.08

661 DOMOCH DR      X Improved      Vacant      Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

ANN ARBOR MI 48103      Public Improvements      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate %Adj.      Reason      Value

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

MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4D      H778 SHORE APPURTENANCE      1 Units      180000.00000      100      180,0

Comments/Influences      Topography of Site      0.00 Total Acres      Total Est. Land Value =      180,000

Split/Comb. on 12/06/2020 completed      Level      Rolling      Low      High      Landscaped      Swamp      Wooded      Pond      Waterfront      Ravine      Wetland      Flood Plain

12/06/2020 TIM      SHORESIDE NORTH CONDO

Parent Parcel(s): 006-123-008-10, 006-122-104-01;

Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,

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

Who      When      What      2024      90,000      40,200      130,200                92,389C

TPC 07/28/2021 INSPECTED      2023      80,000      31,800      111,800                87,990C

TPC 04/28/2021 INSPECTED      2022      60,000      23,800      83,800                83,800S

TPC 11/05/2020 INSPECTED      2021      55,000      9,200      64,200                37,680C

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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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,380 Total Depr Cost: 29,745 Estimated T.C.V: 80,312			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		
Yr Built 2021	Remodeled 0	Ex	X	Ord	Min	Size of Closets Lg X Ord Small			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 22,549			
Condition: Average		(5) Floors		(12) Electric			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Plumbing Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 Porches WCP (1 Story) 35 3,042 361 Deck Treated Wood 144 3,636 432 Water/Sewer Public Water 1 1,968 234 Public Sewer 1 1,968 234 Built-Ins Appliance Allow. 1 4,088 486 Fireplaces Interior 2 Story 1 8,735 1,038 Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312		
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			Lump Sum Items:					
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(12) Electric			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			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312				
(1) Exterior		(7) Excavation		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312				
(2) Windows		(9) Basement Finish		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312				
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312				
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312				
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	BUZZITTA JOSEPH & SUSAN	240,000	07/12/2021	WD	03-ARM'S LENGTH	2021005842	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BUZZITTA JOSEPH & SUSAN 5550 ARMADALE CT ROCHESTER MI 48306	MAP #: 38					
	2024 Est TCV 260,312 TCV/TFA: 237.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4E			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 180,000								

Split/Comb. on 12/06/2020 completed  
 12/06/2020 TIM SHORESIDE NORTH CONDO  
 ;  
 Parent Parcel(s): 006-123-008-10,  
 006-122-104-01;  
 Child Parcel(s): 006-799-001-00,  
 006-799-001-10, 006-779-001-20,  
 006-779-001-30, 006-779-001-40,  
 006-779-001-50, 006-779-001-60,  
 006-779-001-70, 006-779-002-00,  
 006-779-002-10, 006-779-002-20,  
 006-779-002-30, 006-779-002-40,  
 006-779-002-50, 006-779-002-60,



- 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	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,680C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,380 Total Depr Cost: 29,745 Estimated T.C.V: 80,312		E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric									
Yr Built	Remodeled			Ex		X	Ord	Min	No./Qual. of Fixtures								
Condition: Average				Lg		X	Ord	Small	Ex.		X	Ord.	Min				
Room List		Doors		Solid		X	H.C.	No. of Elec. Outlets									
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen:		Other:		Many		X	Ave.	Few					
(1) Exterior		(6) Ceilings		Other:				(13) Plumbing									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 732 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		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(8) Basement		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Lump Sum Items:									
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		1 Public Water 1 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		Joists: Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Brick																	
Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021																	
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle																	
(11) Heating System: Forced Heat & Cool																	
Ground Area = 732 SF Floor Area = 1098 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88																	
Economic Depreciation because of: INTEREST SHARE																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1.5 Story Siding Basement 732																	
Total: 189,809 22,549																	
Other Additions/Adjustments																	
Recreation Room 693 19,473 2,313																	
Basement, Outside Entrance, Below Grade 1 3,695 439																	
Plumbing																	
Average Fixture(s) 1 2,234 265																	
3 Fixture Bath 1 7,025 835																	
2 Fixture Bath 1 4,707 559																	
Porches																	
WCP (1 Story) 35 3,042 361																	
Deck																	
Treated Wood 144 3,636 432																	
Water/Sewer																	
Public Water 1 1,968 234																	
Public Sewer 1 1,968 234																	
Built-Ins																	
Appliance Allow. 1 4,088 486																	
Fireplaces																	
Interior 2 Story 1 8,735 1,038																	
Totals: 250,380 29,745																	
Notes:																	
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV:																80,312	


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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	WATSON DOUGLAS M & JACQUE	220,985	04/28/2021	WD	03-ARM'S LENGTH	2021003819	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WATSON DOUGLAS M & JACQUELINE N PO BOX 175 EMPIRE MI 49630	MAP #: 38					
	2024 Est TCV 260,312 TCV/TFA: 237.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4F			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			* Factors *								
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;			0.00 Total Acres Total Est. Land Value = 180,000								

Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
 Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,



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	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,680C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,380 Total Depr Cost: 29,745 Estimated T.C.V: 80,312			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost		
Yr Built Remodeled 2021 0		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			No. of Elec. Outlets Many X Ave. Few			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			Totals: 250,380 29,745		Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312	
Condition: Average		Doors Solid X H.C.		(13) Plumbing			Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
Room List		(5) Floors		(14) Water/Sewer												
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation														
	(2) Windows	Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Many Avg. X Large Avg. Small	(8) Basement														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	693 Recreation SF Living SF 1 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\*\*\*




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHORESIDE VACATION HOMES	STRENG PHILIP JAMES TRUST	218,695	04/28/2021	WD	03-ARM'S LENGTH	2021003816	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
STRENG PHILIP JAMES TRUST 5531 FOREST BEND DR SE ADA MI 49301	2024 Est TCV 260,312 TCV/TFA: 237.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MASER DEED OF SHORESIDE NORTH LEEANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4G			H778 SHORE APPURTENANCE				1 Units	180000.00000	100		180,0
Comments/Influences			* Factors *								
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;			0.00 Total Acres Total Est. Land Value = 180,000								

Parent Parcel(s): 006-123-008-10, 006-122-104-01;  
 Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,



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	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,680C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,380 Total Depr Cost: 29,745 Estimated T.C.V: 80,312		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Trim & Decoration		Size of Closets Ex X Ord Min 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 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			
Yr Built	Remodeled	Doors		Solid X H.C.		(13) Plumbing		Stories Exterior Foundation		Size		Cost New		Depr. Cost	
2021	0	Condition: Average		(5) Floors		No. of Elec. Outlets		1.5 Story Siding Basement		732		189,809		22,549	
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Many X Ave. Few		Other Additions/Adjustments		693		19,473		2,313	
(1) Exterior		(6) Ceilings		(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		Plumbing		Recreation Room		3,695		439	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Plumbing		Basement, Outside Entrance, Below Grade		1		3,695	
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		2,234 7,025 4,707		265 835 559	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Built-Ins Appliance Allow. Fireplaces Interior 2 Story		Recreation Room		35		3,042	
(3) Roof		Gable Hip Flat X Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Notes:		Totals:		144		3,636		432	
Asphalt Shingle		Chimney: Brick		Totals:		ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV:		250,380		1		8,735		1,038	
												250,380		29,745	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEARDSLEE SUSAN H	BEARDSLEE SUSAN H TRUST	0	08/26/2022	QC	09-FAMILY	2022004885	PROPERTY TRANSFER	0.0
BEARDSLEE DANIEL B & SUSAN	BEARDSLEE SUSAN H	0	04/29/2022	QC	06-COURT JUDGEMENT	2022003039	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	BEARDSLEE DANIEL B & SUSAN	218,695	04/30/2021	WD	03-ARM'S LENGTH	2021003820	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
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4 SHORESIDE NORTH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 38	2024 Est TCV 260,312 TCV/TFA: 237.08
BEARDSLEE SUSAN H TRUST 5322 PENTWATER DR #13 HOWELL MI 48843		

X Improved	Vacant	Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Dirt Road		H778 SHORE APPURTENANCE			1	Units	180000.00000	100	180,0
Gravel Road					0.00	Total Acres	Total Est. Land Value =		180,000

Tax Description	Topography of Site
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MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4H	Level
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Comments/Influences	Rolling
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Split/Comb. on 12/06/2020 completed	Low
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12/06/2020 TIM SHORESIDE NORTH CONDO	High
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Parent Parcel(s): 006-123-008-10, 006-122-104-01;	Landscaped
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Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-799-001-20, 006-799-001-30, 006-799-001-40, 006-799-001-50, 006-799-001-60, 006-799-001-70, 006-799-002-00, 006-799-002-10, 006-799-002-20, 006-799-002-30, 006-799-002-40, 006-799-002-50, 006-799-002-60,	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
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S
2021	55,000	9,200	64,200			37,680C

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	Who	When	What
	TPC 07/28/2021	INSPECTED	
	TPC 04/28/2021	INSPECTED	
	TPC 11/05/2020	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 35 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 1,098 Total Base New : 250,380 Total Depr Cost: 29,745 Estimated T.C.V: 80,312			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:							
Building Style: FRACTIONAL SHR		Size of Closets Lg X Ord Small		Central Air Wood Furnace			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2021 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 732 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88 Economic Depreciation because of: INTEREST SHARE Building Areas			Totals: 250,380		29,745						
Yr Built 2021		Remodeled 0		Condition: Average			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			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 732 Total: 189,809 22,549					
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(6) Ceilings			(7) Excavation Basement: 732 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 693 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed			(4) Chimney: Brick			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor 2 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			Recreation Room 693 19,473 2,313 Basement, Outside Entrance, Below Grade 1 3,695 439 Average Fixture(s) 1 2,234 265 3 Fixture Bath 1 7,025 835 2 Fixture Bath 1 4,707 559 WCP (1 Story) 35 3,042 361 Treated Wood 144 3,636 432 Public Water 1 1,968 234 Public Sewer 1 1,968 234 Appliance Allow. 1 4,088 486 Fireplaces 1 8,735 1,038 Interior 2 Story 1 8,735 1,038 Totals: 250,380 29,745			Notes: ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.700 => TCV: 80,312					
X		Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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School: GLEN LAKE COMMUNITY SCH DIST						
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P.R.E. 0%						
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Owner's Name/Address	MAP #: 57					
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US GOVT NATL PARK	2024 Est TCV 0					
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SLEEPING BEAR DUNES NATL LAKE SHR	Improved	X	Vacant	Land Value Estimates for Land Table 090.090 EXEMPT			
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9922 W FRONT ST	Public Improvements	* Factors *					
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EMPIRE MI 49630	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Tax Description	0.00 Total Acres				Total Est. Land Value =		0
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GA 999 LOTS 1 THRU 8 TOTAL ACREAGE	Dirt Road						
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INCLUDED IN 129-003-00 SKYLINE	Gravel Road						
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SUBDIVISION NO. 1. SEC 29 T29N R14W.	Paved Road						
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Comments/Influences	Storm Sewer						
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	Sidewalk						
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	Water						
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	Sewer						
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	Electric						
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	Gas						
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	Curb						
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	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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	Flood Plain						
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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			2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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			2022	0	0	0	0
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			2021	0	0	0	0
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Property Address	Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 19					
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BAYBERRY GROUP INC FKA CONTINENTAL REAL ESTATE EQUITY 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 141,973					
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	Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD		
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	Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		100.00	175.00	1.0000	0.0000	0	100*		0
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		35.00	175.00	1.0000	0.0000	0	100*		0
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	HOMESTEAD	\$5.00/PSF		23610	SqFt	5.00000	100		118,048
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\* denotes lines that do not contribute to the total acreage calculation.

		135	Actual Front Feet,	0.54	Total Acres		Total Est. Land Value =		118,048
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	Land Improvement Cost Estimates								
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	Description	Rate	Size	% Good	Cash Value
--	-------------	------	------	--------	------------

	D/W/P: Asphalt Paving	3.19	15000	50	23,925
--	-----------------------	------	-------	----	--------

	Total Estimated Land Improvements				True Cash Value =	23,925
--	-----------------------------------	--	--	--	-------------------	--------

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

X	Rolling	
---	---------	--

	Low	
--	-----	--

	High	
--	------	--

X	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	59,000	12,000	71,000	29,949C
-----	------	------	------	--------	--------	--------	---------

TPC 04/30/2021	INSPECTED		2023	59,000	11,200	70,200	28,523C
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PSC 08/19/2017	INSPECTED		2022	59,000	10,100	69,100	27,165C
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WAS 11/28/2010	INSPECTED		2021	59,000	9,200	68,200	26,298C
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tion Department  
r Dr., Ste. 102



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)		Date	Number	Status		
2 SKIPPERS WOOD		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
BAYBERRY GROUP INC FAK CONTINENTAL REAL ESTATE EQUITY 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 19		2024 Est TCV 135,175						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD					
L259 P496/85 LOT 2 EXC PRT TO NORTH VILLAGE CONDO- MINIUUM SKIPPERS WOOD SEC 14 T29N R14W.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
5/2/2011		Gravel Road		130.00		176.00	1.0000	0.0000	0 100*	0
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, CONTACT THE PLANNING DEPARTMENT AT 519-333-1100.		Paved Road		HOMESTEAD \$5.00/PSF		22880 SqFt		5.00000	100	114,400
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.						
		Sidewalk		130 Actual Front Feet,		0.53 Total Acres		Total Est. Land Value =		114,400
		Water		Land Improvement Cost Estimates						
		Sewer		Description		Rate	Size	% Good	Cash Value	
		Electric		D/W/P: Asphalt Paving		2.77	15000	50	20,775	
		Gas		Total Estimated Land Improvements True Cash Value = 20,775						
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level		2024	57,200	10,400	67,600			29,949C
		Rolling		2023	57,200	9,700	66,900			28,523C
		Low		2022	57,200	8,700	65,900			27,165C
		High		2021	57,200	8,000	65,200			26,298C
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		PSC	08/19/2017	INSPECTED						
		TPC	10/26/2011	INSPECTED						
		WAS	01/12/2008	INSPECTED						



PLANNING DEPARTMENT  
R DR., STE. 102

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

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

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

3 SKIPPERS WOOD      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 0%      MAP #: 19      2024 Est TCV 171,977 TCV/TFA: 651.43

Owner's Name/Address      BAYBERRY GROUP INC  
FKA CONTINENTAL REAL ESTATE EQUITY  
5000 S WOODRIDGE RD  
GLEN ARBOR MI 49636

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

Public Improvements      \* Factors \*

Tax Description      LOT 3 SKIPPERS WOOD SEC 14 T29N R14W  
L243 P223/84

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

Comments/Influences      BUNNY HILL, SNOW DROP WARMERY

Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

130.00      164.00      1.0000      0.0000      0      100\*           0

HOMESTEAD      \$5.00/PSF      21320 SqFt      5.00000      100                106,600

\* denotes lines that do not contribute to the total acreage calculation.

130 Actual Front Feet, 0.49 Total Acres      Total Est. Land Value =      106,600

Land Improvement Cost Estimates

Description      Rate      Size      % Good      Cash Value

Fencing: Wd, Split, 2 Rail      17.30      100      80      1,384

D/W/P: Asphalt Paving      3.26      1100      80      2,869

Total Estimated Land Improvements True Cash Value =      4,253



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	53,300	32,700	86,000			22,972C
2023	53,300	27,100	80,400			21,879C
2022	53,300	24,100	77,400			20,838C
2021	53,300	22,300	75,600			20,173C

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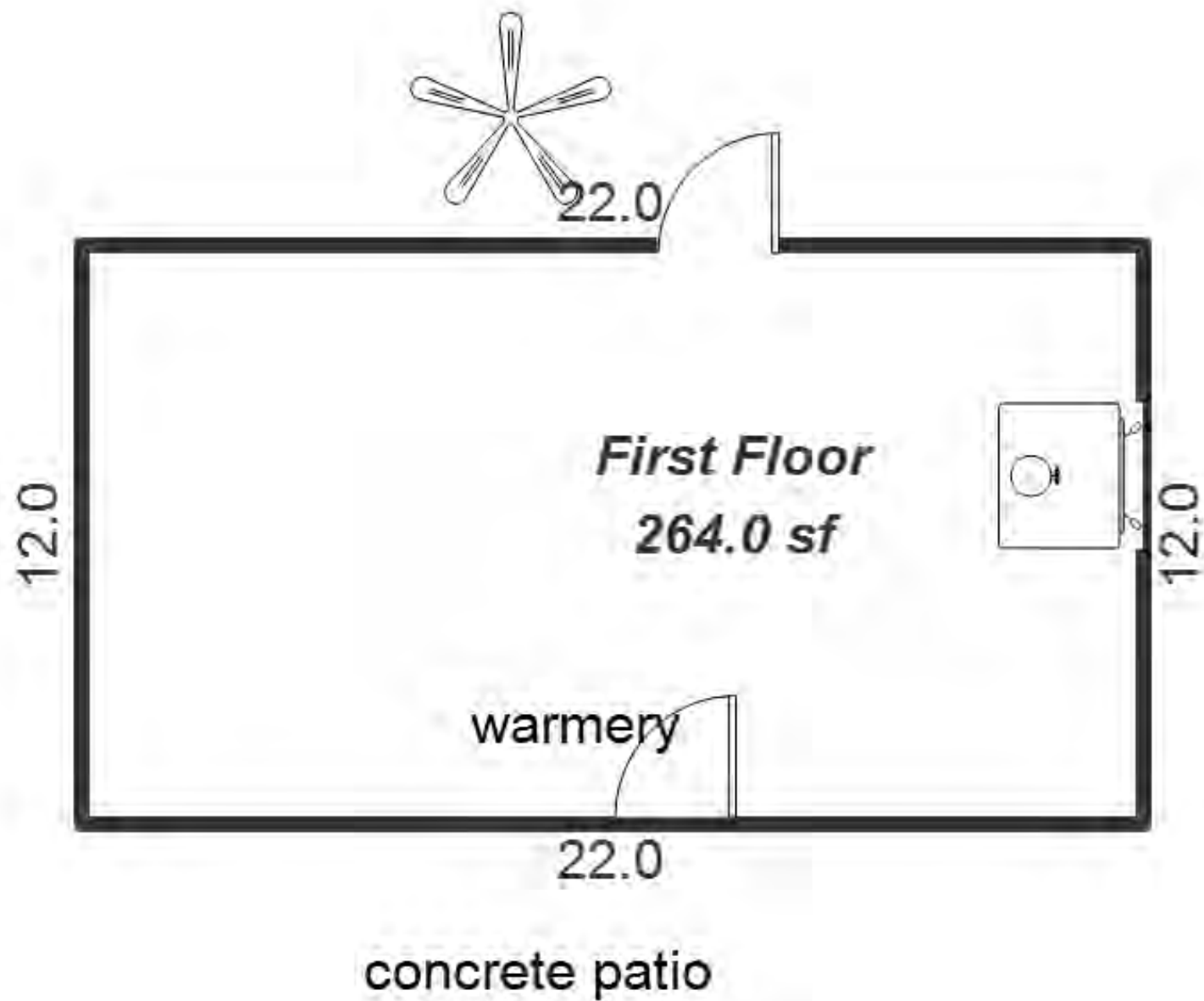
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*




Desc. of Bldg/Section: THE WARMERY Calculator Occupancy: Visitor Centers		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 264 Gross Bldg Area: 264 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: D      Quality: Average Stories: 1      Story Height: 8      Perimeter: 68		Base Rate for Upper Floors = 159.87		
Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	(10) Heating system: Package Heating & Cooling      Cost/SqFt: 30.62      100% Adjusted Square Foot Cost for Upper Floors = 190.49	
Year Built Remodeled		** ** Calculator Cost Data ** **		Quality: Average Heat#1: Package Heating & Cooling      100 Heat#2: Heat Pump System      0%		Total Floor Area: 264      Base Cost New of Upper Floors =      50,289		
Overall Bldg Height		*** Basement Info ***		Ave. SqFt/Story: 264 Ave. Perimeter: 68 Has Elevators:		Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost =      26,653		
Comments:		Area: Perimeter: Type:		Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>>		
		* Mezzanine Info *		Area:		Costs taken from Segregated Cost Section 3: Stores & Commercial		
		* Sprinkler Info *		Area #1: Type #1: Area #2: Type #2:		Item Description      Cost      # or Height      Storys Col.      Rate      SqFt      Adj.      Adj.      Cost		
		Area: Type: Average		Area:		Total Cost New =      0		
				Area:		Architectural Multiplier: 0.00		
				Type:		Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost =      0		
						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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

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

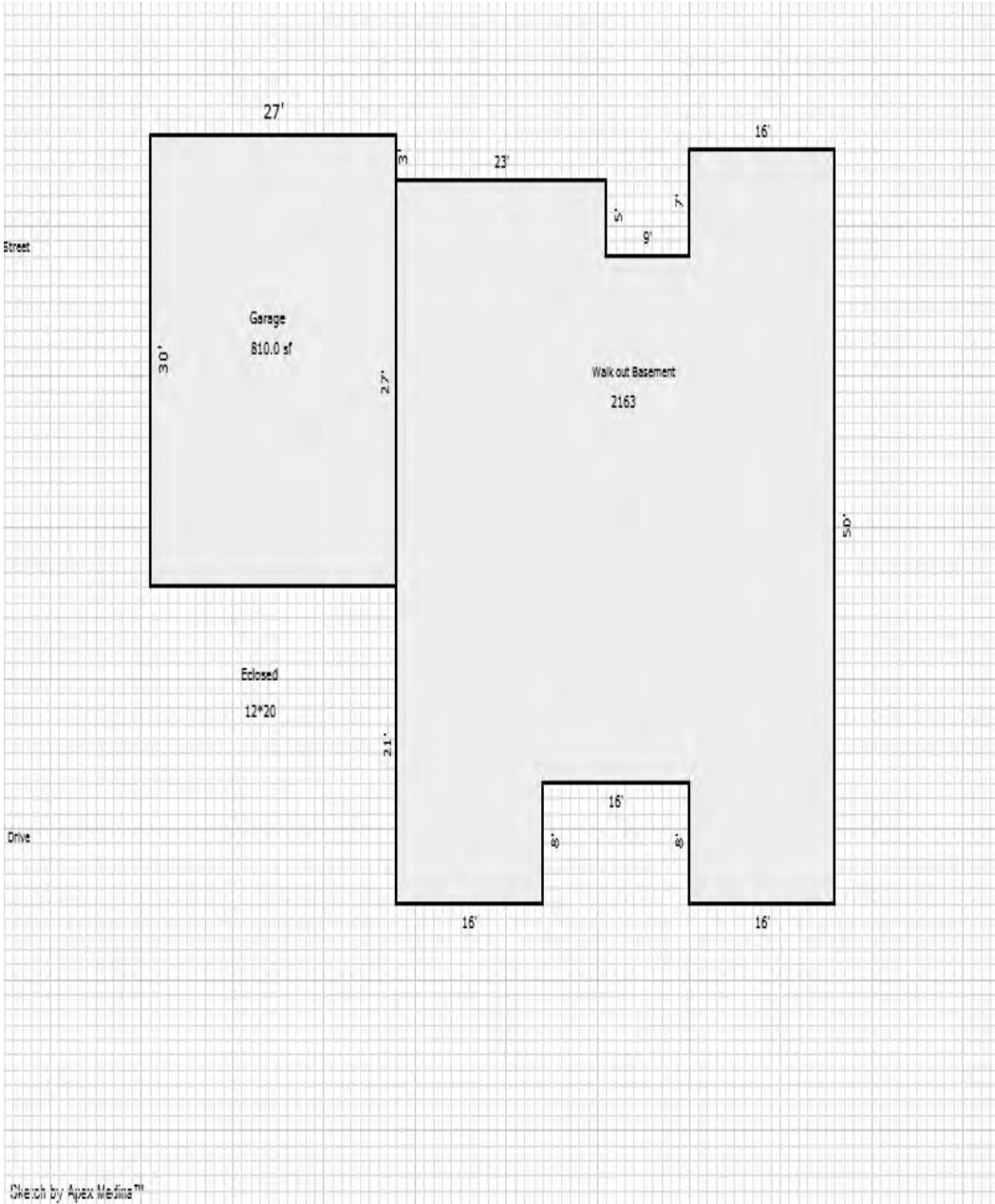


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)		Date	Number	Status				
4 SKIPPERS WOOD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
GIZA GEORGE A & PATRICIA TRUST 28737 HIDDEN TR FARMINGTON HILLS MI 48331		MAP #: 19		2024 Est TCV 752,301 TCV/TFA: 347.80								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS								
L466 P890/98 LOT 4 SKIPPERS WOOD SEC 14 T29N R14W		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
5/2/2011 PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT,		X	Gravel Road	H785 SKIPP WEST SIDE 150K		120.00	158.00	1.0000	1.0000	0	100	0
		X	Paved Road	120 Actual Front Feet, 0.44 Total Acres		1 Units		150000.00000	100		150,0	
		X	Storm Sewer	Total Est. Land Value =							150,000	
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: Brick on Sand	22.27	63	0	0				
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	Size	% Good	Cash Value				
		X	Curb	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		X	Street Lights	Total Estimated Land Improvements True Cash Value =						2,500		
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	75,000	301,200	376,200			189,787C		
		X	Rolling	2023	65,000	264,000	329,000			180,750C		
		X	Low	2022	50,000	201,600	251,600			172,143C		
		X	High	2021	55,000	192,000	247,000			166,644C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	75,000	301,200	376,200			189,787C	
		TPC 11/01/2012	INSPECTED		2023	65,000	264,000	329,000			180,750C	
		TPC 10/26/2011	INSPECTED		2022	50,000	201,600	251,600			172,143C	
		WAS 01/12/2008	INSPECTED		2021	55,000	192,000	247,000			166,644C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 2 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 260	Type CPP CGEP (1 Story)	Year Built: 1980 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 810 % 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: BC Effec. Age: 30 Floor Area: 2,163 Total Base New : 504,034 Total Depr Cost: 352,824 Estimated T.C.V: 599,801		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 1980			
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	(12) Electric			200		Amps Service		Ground Area = 2163 SF		Floor Area = 2163 SF.			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			1 Story		Exterior Siding		Foundation Basement		Size 2,163		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1		Average Fixture(s)		3		3 Fixture Bath			
Basement 5 1st Floor 2 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			Many			X		Ave.		Few		(14) Water/Sewer		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Average Fixture(s)		3		3 Fixture Bath		2 Fixture Bath		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			1			Average Fixture(s)		3		3 Fixture Bath		Softener, Auto		
X	Insulation	(7) Excavation		Basement: 2163 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3		3 Fixture Bath		Softener, Manual		
(2) Windows		Many	X	Large	Avg.	Few	1			Average Fixture(s)		3		3 Fixture Bath		Solar Water Heat		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)		3		3 Fixture Bath		No Plumbing		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3		3 Fixture Bath		Extra Toilet		
(3) Roof		(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3		3 Fixture Bath		Extra Sink		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X12X16 Unsupported Len: 12 Cntr.Sup:		1			1			Average Fixture(s)		3		3 Fixture Bath		Separate Shower	
X	Asphalt Shingle	(14) Water/Sewer		1			1			Average Fixture(s)		3		3 Fixture Bath		Ceramic Tile Floor		
Chimney: Metal		Lump Sum Items:		1			1			Average Fixture(s)		3		3 Fixture Bath		Ceramic Tile Wains		
		Notes:		1			1			Average Fixture(s)		3		3 Fixture Bath		Ceramic Tub Alcove		
		ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV:		1			1			Average Fixture(s)		3		3 Fixture Bath		Vent Fan		
		Totals:		1			1			Average Fixture(s)		3		3 Fixture Bath		Ceramic Tile Floor		
		504,034		1			1			Average Fixture(s)		3		3 Fixture Bath		Ceramic Tile Wains		
		352,824		1			1			Average Fixture(s)		3		3 Fixture Bath		Ceramic Tub Alcove		
		599,801		1			1			Average Fixture(s)		3		3 Fixture Bath		Vent Fan		

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



Checked by Apex Medians™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURER TAMARA M	HUDSPETH JOHN T & BELYNDA	470,000	06/14/2013	WD	03-ARM'S LENGTH	1168P577	PROPERTY TRANSFER	100.0
MAURER PAUL W & TAMARA	MAURER TAMARA M	0	08/23/2007	QC	09-FAMILY	952/838	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HUDSPETH JOHN T & BELYNDA S PO BOX 57 GLEN ARBOR MI 49636	MAP #: 19					
	2024 Est TCV 878,117 TCV/TFA: 305.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L205 L732/78 L272 P989/87 LOT 5 SKIPPERS WOOD SEC 14 T29N R14W	X		Dirt Road	115.00	167.00	1.0000	1.0000	0	100	0
Comments/Influences	X		Gravel Road	H785 SKIPP WEST SIDE 150K 1 Units 150000.00000 100						
2011MLS1716241\$499K 5/2010 DOM550	X		Paved Road	115 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 150,000						
	X		Storm Sewer	Land Improvement Cost Estimates						
	X		Sidewalk	Description	Rate	Size	% Good	Cash Value		
	X		Water	Wood Frame	46.18	64	50	1,478		
	X		Sewer	Residential Local Cost Land Improvements						
	X		Electric	Description	Rate	Size	% Good	Cash Value		
	X		Gas	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
	X		Curb	Total Estimated Land Improvements True Cash Value = 3,978						
	X		Street Lights							
	X		Standard Utilities							
			Underground Utils.							



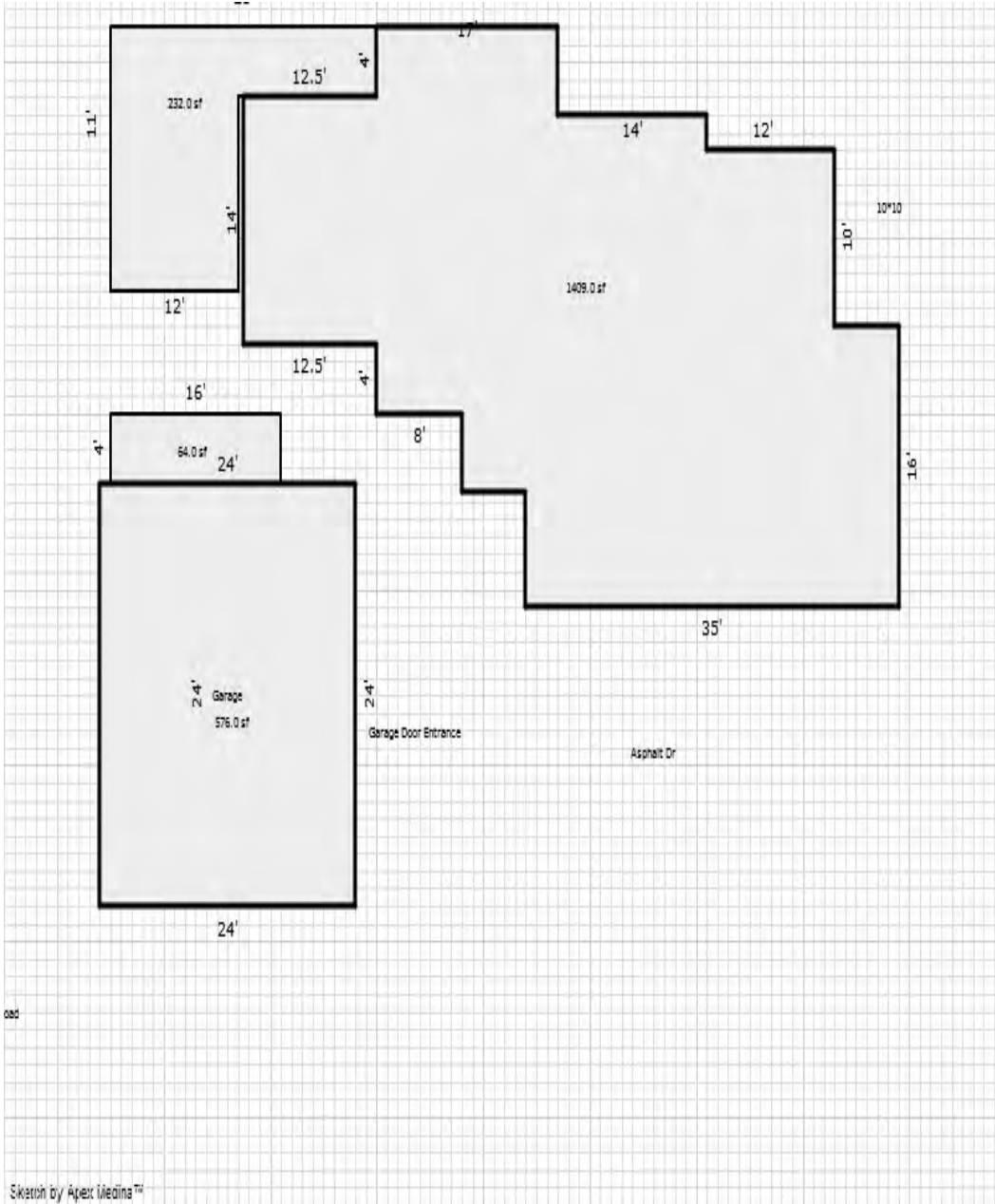
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	Rolling	2024	75,000	364,100	439,100			294,241C
X	Low	High	2023	65,000	319,200	384,200			280,230C
X	Landscaped	Swamp	2022	50,000	243,800	293,800			266,886C
X	Wooded	Pond	2021	55,000	232,200	287,200			258,361C
	Waterfront	Ravine							
	Wetland	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1991 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																								
	Building Style: 2 STORY	X	Drywall Paneled Plaster Wood T&G																																																																																										
	Yr Built 1991 Remodeled 0	X	Ex Ord Min																																																																																										
	Condition: Average		Trim & Decoration																																																																																										
	Room List	X	Lg Ord Small		Central Air Wood Furnace																																																																																								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric																																																																																								
	(1) Exterior		Kitchen: Hardwood Other: Carpeted Other: Slate/Stone		200 Amps Service																																																																																								
	Wood/Shingle Aluminum/Vinyl Brick X Stone X Insulation	(6) Ceilings			No./Qual. of Fixtures																																																																																								
	(2) Windows	X	Drywall		Ex. X Ord. Min																																																																																								
X	Many Avg. Few X Large Avg. Small	(7) Excavation			No. of Elec. Outlets																																																																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1409 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few																																																																																								
	(3) Roof	(8) Basement			(13) Plumbing																																																																																								
X	Gable Hip Flat X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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																																																																																								
	Chimney: Stone	(9) Basement Finish			(14) Water/Sewer																																																																																								
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			Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY  (11) Heating System: Forced Heat &amp; Cool  Ground Area = 1409 SF Floor Area = 2878 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,409</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>60</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>418,303</td> <td>334,642</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>210</td> <td>10,072</td> <td>8,058</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,787</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>14,051</td> <td>11,241</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>4,707</td> <td>3,766</td> </tr> <tr> <td>Porches CPP</td> <td>42</td> <td>1,284</td> <td>1,027</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>168</td> <td>14,821</td> <td>11,857</td> </tr> <tr> <td>Deck Treated Wood</td> <td>184</td> <td>4,282</td> <td>3,426</td> </tr> <tr> <td>Treated Wood</td> <td>140</td> <td>3,571</td> <td>2,857</td> </tr> <tr> <td>Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>36,305</td> <td>29,044</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,405</td> <td>1,124</td> </tr> <tr> <td>Water/Sewer Public Water</td> <td>1</td> <td>1,968</td> <td>1,574</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,968</td> <td>1,574</td> </tr> </tbody> </table> <p>Built-Ins  &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	1,409			1 Story	Siding	Overhang	60			Total:				418,303	334,642	Item	Quantity	Cost	Depr. Cost	Exterior Stone Veneer	210	10,072	8,058	Plumbing Average Fixture(s)	1	2,234	1,787	3 Fixture Bath	2	14,051	11,241	2 Fixture Bath	1	4,707	3,766	Porches CPP	42	1,284	1,027	CGEP (1 Story)	168	14,821	11,857	Deck Treated Wood	184	4,282	3,426	Treated Wood	140	3,571	2,857	Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished)				Base Cost	576	36,305	29,044	Door Opener	2	1,405	1,124	Water/Sewer Public Water	1	1,968	1,574	Public Sewer	1	1,968	1,574
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.				
DUDEK ROBERT A & HILLARY	DUDEK HILLARY R TRUST	0	05/15/2013	WD	03-ARM'S LENGTH	1164P781	PROPERTY TRANSFER	0.0				
PAUL MAURER GENERAL CONTR	DUDEK ROBERT A & HILLARY	108,000	11/11/2011	WD	03-ARM'S LENGTH	1102-694 WD	PROPERTY TRANSFER	100.0				
HIGGINBOTTOM	MAURER GEN CONTRA	42,500	11/06/1994	WD	03-ARM'S LENGTH	397:626	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status				
6 SKIPPERS WOOD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		09/13/2012	PE12-0368					
Owner's Name/Address		P.R.E. 100% 10/12/2016		Mechanical		08/24/2012	PM12-0331					
DUDEK HILLARY R TRUST PO BOX 94 GLEN ARBOR MI 49636		MAP #: 19		Mechanical		08/24/2012	PM12-0332					
Tax Description		2024 Est TCV 880,483 TCV/TFA: 491.34		Plumbing		07/25/2012	PP12-0117					
L397 P626/94 LOT 6 SKIPPERS WOOD SEC 14 T29N R14W		X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS								
Comments/Influences		Public Improvements		* Factors *								
5/2/2011 PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT,		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		112.00 195.00 1.0000 1.0000 0 100 0								
		Paved Road		H785 SKIPP WEST SIDE 150K 1 Units 150000.00000 100 150,0								
		Storm Sewer		112 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 150,000								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Asphalt Paving 3.71 1200 0 0								
		Electric		Residential Local Cost Land Improvements								
		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										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	75,000	365,200	440,200		304,139C		
		TPC 10/14/2013	INSPECTED		2023	65,000	320,200	385,200		289,657C		
		TPC 01/02/2013	INSPECTED		2022	50,000	259,900	309,900		275,864C		
		TPC 11/01/2012	INSPECTED		2021	55,000	247,700	302,700		267,052C		

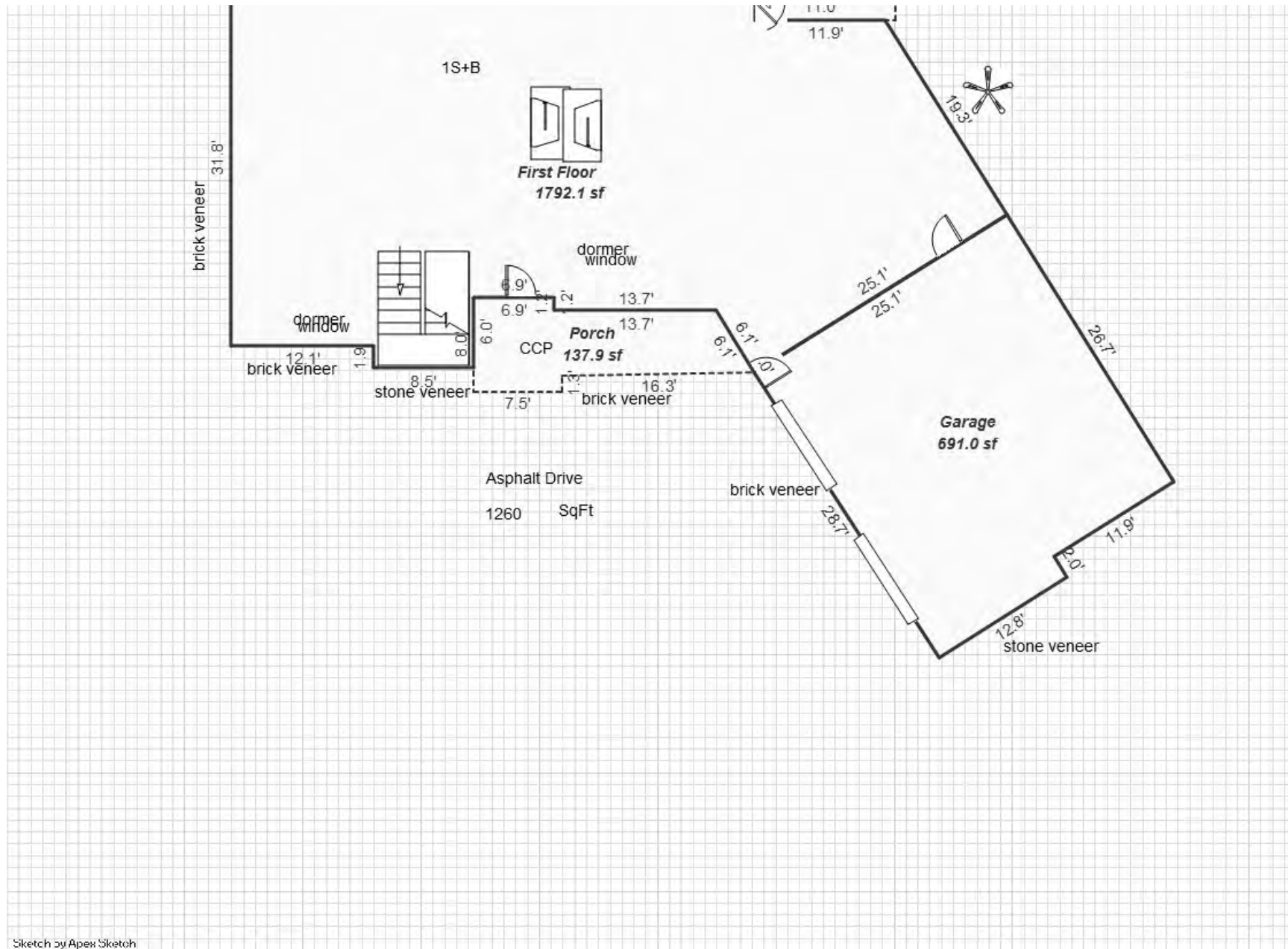


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 137 144 175	Type CCP (1 Story) WGEP (1 Story) WPP	Year Built: 2013 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: 691 % Good: 0 Storage Area: 0 No Conc. Floor: 0	137	CCP (1 Story)	144	WGEP (1 Story)	175	WPP	
	Mobile Home																	0 Front Overhang
	Town Home	0																
	Duplex	0																
	A-Frame																	
	Wood Frame	(4) Interior			X			1										
		Drywall Paneled		Plaster Wood T&G														
	Building Style: 1 STORY	Trim & Decoration																
	Yr Built 2013	Remodeled 0	Ex	Ord	Min													
	Condition: Average	Size of Closets																
		Lg	Ord	Small														
	Room List	Doors	Solid	H.C.														
	Basement	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC			Blt 2013				
	1st Floor	Kitchen:			0 Amps Service			(11) Heating System: Forced Heat & Cool										
	2nd Floor	Other:						Ground Area = 1792 SF Floor Area = 1792 SF.										
	Bedrooms	Other:						Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures			Building Areas										
	Wood/Shingle				Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost										
	Aluminum/Vinyl				No. of Elec. Outlets			1 Story Siding Basement 1,792										
	Brick				Many Ave. Few			Total: 347,272 312,543										
	Insulation	(7) Excavation			(13) Plumbing			Other Additions/Adjustments										
	(2) Windows	Basement: 1792 S.F.			1 Average Fixture(s)			Recreation Room 785 22,059 19,853										
	Many Avg. Few	Crawl: 0 S.F.			3 3 Fixture Bath			Exterior										
	Large Avg. Small	Slab: 0 S.F.			2 2 Fixture Bath			Brick Veneer 200 4,214 3,793										
	Wood Sash	Height to Joists: 0.0			Softener, Auto			Stone Veneer 40 1,918 1,726										
	Metal Sash	(8) Basement			Softener, Manual			Basement, Outside Entrance, Below Grade 1 3,695 3,325										
	Vinyl Sash	Conc. Block			No Plumbing			Plumbing										
	Double Hung	Poured Conc.			Extra Toilet			Average Fixture(s) 1 2,234 2,011										
	Horiz. Slide	Stone			Extra Sink			3 Fixture Bath 2 14,051 12,646										
	Casement	Treated Wood			Separate Shower			Porches										
	Double Glass	Concrete Floor			Ceramic Tile Floor			CCP (1 Story) 137 4,968 4,471										
	Patio Doors	(9) Basement Finish			Ceramic Tile Wains			WGEP (1 Story) 144 15,471 13,924										
	Storms & Screens				Ceramic Tub Alcove			WPP 175 5,479 4,931										
	(3) Roof	785 Recreation SF			(14) Water/Sewer			Garages										
	Gable	Living SF			1 Public Water			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)										
	Hip	Walkout Doors (B)			1 Public Sewer			Base Cost 691 44,452 40,007										
	Flat	No Floor SF			Water Well			Common Wall: 1 Wall 1 -3,205 -2,884										
	Asphalt Shingle	Walkout Doors (A)			1000 Gal Septic			Door Opener 2 1,405 1,264										
	Chimney:	(10) Floor Support			2000 Gal Septic			Water/Sewer										
		Joists:			Lump Sum Items:			Public Water 1 1,968 1,771										
		Unsupported Len:						Public Sewer 1 1,968 1,771										
		Cntr.Sup:						Built-Ins										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST JOHN QUINTON A & MARGA	ST JOHN QUINTON TRUST	0	04/04/2017	WD	09-FAMILY	1291P922	DEED	0.0
BENDER THOMAS B & JOANNE	ST JOHN QUINTON A & MARGA	495,000	10/04/2012	WD	03-ARM'S LENGTH	1139P272	PROPERTY TRANSFER	100.0
MAUARER	BENDER	185,000	05/31/1991	WD	03-ARM'S LENGTH	324:387	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/26/2023	PM23-1197	
	P.R.E. 0%		Mechanical	11/02/2016	PM16-0622	
Owner's Name/Address	MAP #: 19					
ST JOHN QUINTON TRUST 27230 FT MEIGS RD PERRYSBURG OH 43551	2024 Est TCV 934,075 TCV/TFA: 381.72					

X	Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road							
	Gravel Road							
X	Paved Road							
X	Storm Sewer							
X	Sidewalk							
X	Water							
X	Sewer							
X	Electric							
X	Gas							
X	Curb							
X	Street Lights							
X	Standard Utilities							
X	Underground Utils.							

Tax Description		Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
L254 P196/85 L324 P387-389/91 L619 P195 L709 P93&105/03 LOT 7 SKIPPERS WOOD SEC 14 T29N R14W.	X	H785 SKIPP WEST SIDE 150K	150000.00000	1	100	150,000		
Comments/Influences	X	116 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 150,000						
5/2/2011	X	Land Improvement Cost Estimates						
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING	X	Description	Rate	Size	% Good	Cash Value		
	X	Residential Local Cost Land Improvements						
	X	Description	Rate	Size	% Good	Cash Value		
	X	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
	X	Total Estimated Land Improvements True Cash Value = 2,500						

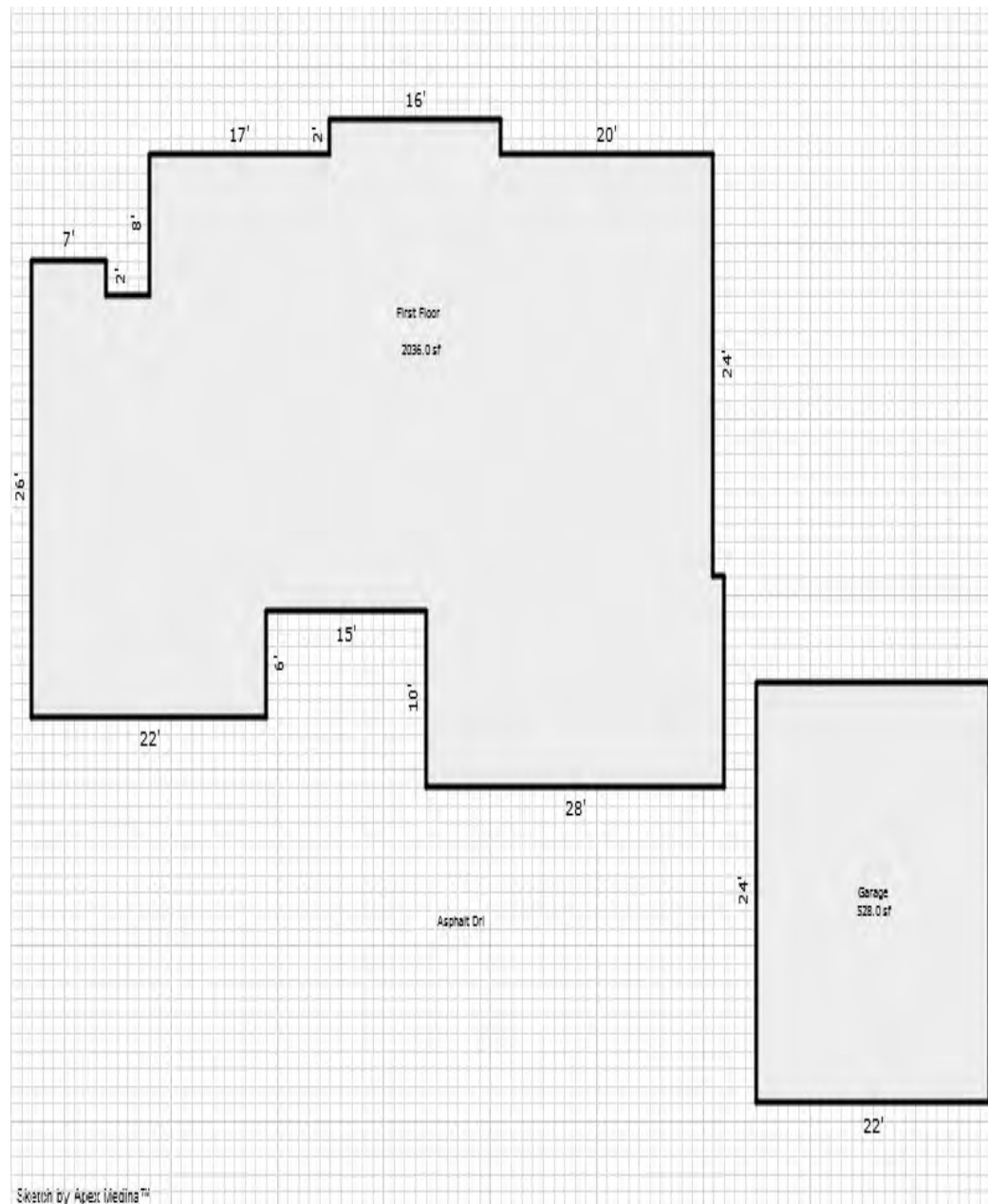


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	392,000	467,000			317,457C
2023	65,000	343,700	408,700			302,340C
2022	50,000	262,300	312,300			287,943C
2021	55,000	249,800	304,800			278,745C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 Car Capacity: 2.5 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: 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							14 18 112 232	CPP CPP Treated Wood Treated Wood																				
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G																												
Yr Built 1985	Remodeled 0	Trim & Decoration			Ex	X	Ord		Min																								
Condition: Average		Size of Closets			Lg	X	Ord		Small																								
Room List		Doors		Solid	X	H.C.																											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Carpeted Other:																												
(1) Exterior		(6) Ceilings			(12) Electric																												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall					200	Amps Service																								
X	Insulation	No./Qual. of Fixtures			Ex.	X	Ord.		Min																								
(2) Windows		(7) Excavation			No. of Elec. Outlets																												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 2447 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																												
		(8) Basement			1	Average Fixture(s)																											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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																											
(3) Roof		2270			(14) Water/Sewer																												
X	Gable Hip Flat		Gambrel Mansard Shed		1	Public Water																											
X	Asphalt Shingle	(9) Basement Finish			1	Public Sewer																											
	Chimney: Brick	Joists: 2X12X16 Unsupported Len: 12 Cntr.Sup:			1	Water Well 1000 Gal Septic 2000 Gal Septic																											
		(10) Floor Support			Lump Sum Items:																												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2447 SF Floor Area = 2447 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>2,447</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>445,410</td> <td>356,328</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,447			Total:				445,410	356,328	E.C.F. X 1.700		Cls BC Blt 1985	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	2,447																														
Total:				445,410	356,328																												
Other Additions/Adjustments Recreation Room 2270 63,787 31,893 Basement, Outside Entrance, Below Grade 1 3,695 2,956 Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241 Deck Treated Wood 112 3,049 2,439 Treated Wood 232 4,995 3,996 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 528 36,696 29,357 Door Opener 2 1,405 1,124 Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574 Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 1 Story 2 14,224 11,379 Porches CPP 14 455 364												<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																					

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



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.
TELL TRUST	FINDER	350,000	11/16/2001	WD	03-ARM'S LENGTH	612:520	OTHER	0.0
BAMFORD	TELL	159,900	12/23/1991	WD	03-ARM'S LENGTH	333:962	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
FINDER MARGARET P 2003 TRUST 2501 LINCOLN ST EVANSTON IL 60201	MAP #: 19					
	2024 Est TCV 508,104 TCV/TFA: 452.05					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS
L349 P153 L352 P661 L358 P765 L362 P766 L612 P520/01 L754 P107/03 LOT 8 SKIPPERS WOOD SEC 14 T29N R14W.	X		
Comments/Influences	X		
5/2/2011	X		
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING	X		

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H785 SKIPP EAST SIDE 150K	110.00	171.00	1.0000	1.0000	0	100		0
110 Actual Front Feet, 0.43 Total Acres			1 Units		150000.00000	100		150,0
Total Est. Land Value =								150,000

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.71	1500	0	0
D/W/P: Patio Blocks	19.40	300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	75,000	179,100	254,100			162,966C
		TPC 10/26/2011 INSPECTED	2023	65,000	167,000	232,000			155,206C
		WAS 01/12/2008 INSPECTED	2022	50,000	127,700	177,700			147,816C
			2021	37,500	121,600	159,100			143,094C

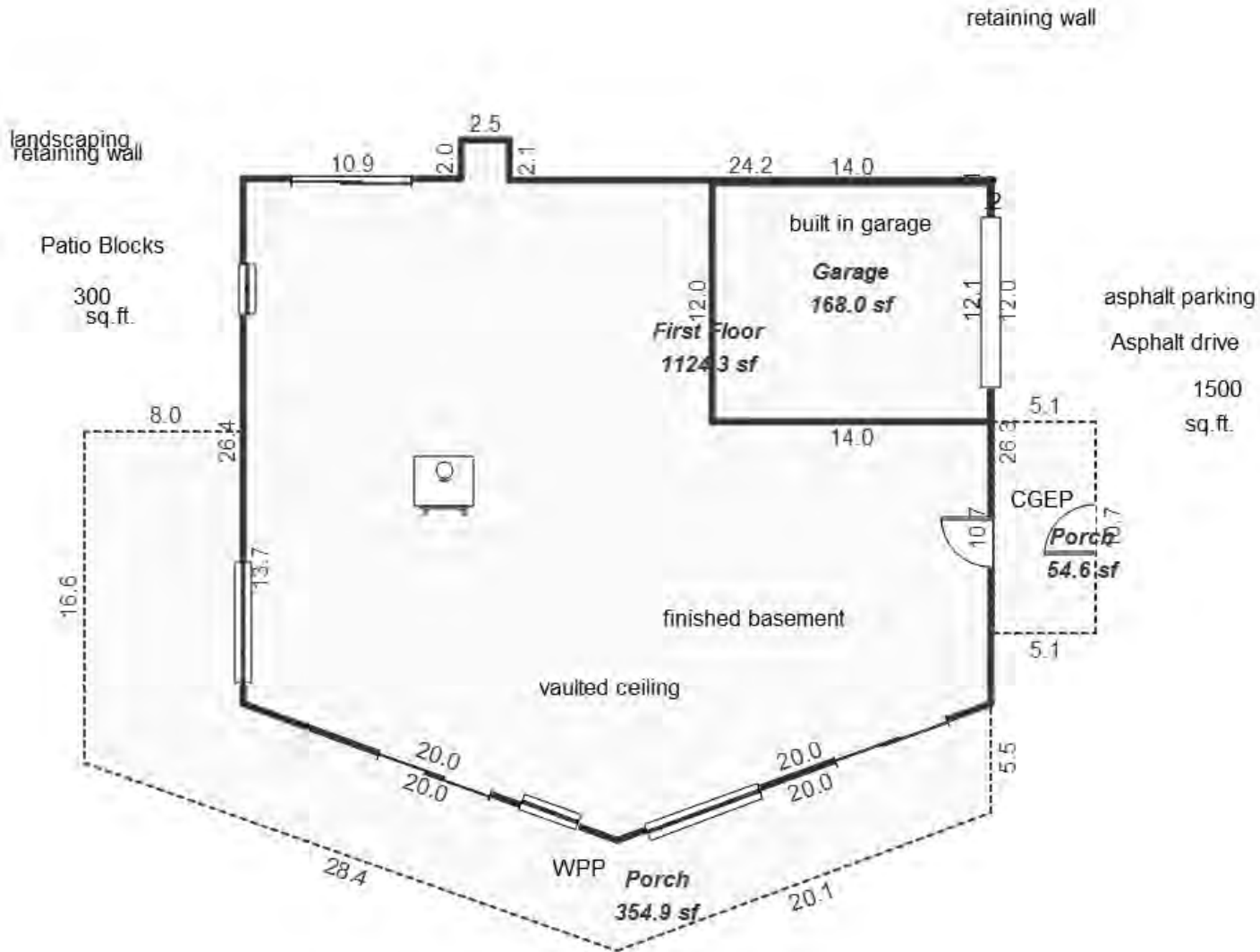
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family 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 354 54	Type WPP CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 26 Floor Area: 1,124 Total Base New : 291,389 Total Depr Cost: 209,179 Estimated T.C.V: 355,604			E.C.F. X 1.700		Bsmnt Garage: 1 Car Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord Small		Condition: Average			
Yr Built 1987	Remodeled 0	X	Ex	Ord	Min	Central Air Wood Furnace			(12) Electric		200 Amps Service		No./Qual. of Fixtures			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1124 SF Floor Area = 1124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74		Building Areas		Cls BC Blt 1987		
Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		200 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		
(1) Exterior	(6) Ceilings		X Drywall		(14) Water/Sewer			1 Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCY: 355,604		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1124 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		956 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support	
X	Insulation	(2) Windows		Many Avg.	X	Large Avg. Small	956 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: 2X12X16 Unsupported Len: 12 Cntr.Sup: 0		Chimney: Metal				
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	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCY: 355,604				
X	Asphalt Shingle	(3) Roof		956 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			Lump Sum Items:		Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCY: 355,604					
Chimney: Metal		(3) Roof		956 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			Lump Sum Items:		Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCY: 355,604					
Chimney: Metal		(3) Roof		956 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			Lump Sum Items:		Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCY: 355,604					

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





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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESSIAN	SIEGLE	30,000	10/14/1993	WD	03-ARM'S LENGTH	373:233	OTHER	0.0

Property Address: 9 SKIPPERS WOOD  
 Class: RESIDENTIAL-VACAN Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 19

Owner's Name/Address: SIEGLE RICHARD L & CARLA K  
 8621 ALASKA AVE  
 CALEDONIA MI 49316  
 2024 Est TCV 150,000

Improved X Vacant Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	H785 SKIPP EAST SIDE 150K	115.00	133.00	1.0000	1.0000	0	100		0
Gravel Road	115 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	150,000

Tax Description: L271 P838/871 L295 P954 L373 P233/93 LOT 9 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences: 5/2/2011 PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.

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

Who: WAS 01/12/2008 INSPECTED

Year: 2024, 2023, 2022, 2021

Land Value: 75,000, 65,000, 50,000, 37,500

Building Value: 0, 0, 0, 0

Assessed Value: 75,000, 65,000, 50,000, 37,500

Board of Review: Tribunal/Other: Taxable Value: 18,477C, 17,598C, 16,760C, 16,225C

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The land on which Skippers Wood is built lies along and near the westerly edge of the Homestead property. It is heavily timbered with a relatively mature forest of land and adjacent trees and, in one section, is covered by rows of parallel rows that were planted more than 30 years ago. The topography of the land ranges from gently rolling hills to a few steeply sloped knolls and ridges. Roadways through the land and homestead are more readily aligned in an effort to maintain good access for each home through the knolls of the site and to benefit from sunlight and prevailing breezes.

Along the eastern boundary of the land, many of the lots are so close that a shaded lot includes in the Shading Tree House Homestead Lakeside. This row of lots has a unique, primary position and recreational opportunities of park land which is in-house forest access.

The unusually beautiful and delicate natural attributes of the land were, along with numerous environmental features, of extreme importance during the planning process. Besides the present and previous forest features, numerous steps were taken. First steps were made for each home to connect to the central maintenance system. Electric, telephone and television lines were installed underground. Roads were carefully designed and built to afford an overall consistent, peaceful design, and to ensure future maintenance requirements. Further protection of the land is afforded by shared driveway, suggested lot lines and easements which, in all, will be in accordance with today's land planning concepts.

Assurance that the land of the Homestead is in, state and that planning and construction of individual homes will be in accordance with the Homestead is provided by a detailed set of restrictive Covenants. These covenants govern building design and occupancy and are enforceable both by the Homestead and by individual property owners.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	0	75,000			18,477C
2023	65,000	0	65,000			17,598C
2022	50,000	0	50,000			16,760C
2021	37,500	0	37,500			16,225C

Who: WAS 01/12/2008 INSPECTED

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BULLOCK JAMES & KIEL-BULL	NELSON MICHAEL & JENNIFER	165,000	03/13/2023	WD	03-ARM'S LENGTH	2023001269	PROPERTY TRANSFER	100.0
SWEETING ROBERT & CHRISTI	BULLOCK JAMES & KIEL-BULL	153,500	06/10/2022	WD	03-ARM'S LENGTH	2022003425	PROPERTY TRANSFER	100.0
GIZA GEORGE A & PATRICIA	SWEETING ROBERT & CHRISTI	130,000	09/10/2021	WD	03-ARM'S LENGTH	2021007354	PROPERTY TRANSFER	100.0

Property Address: 10 SKIPPERS WOOD  
 Class: RESIDENTIAL-VACAN Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 19

Owner's Name/Address: NELSON MICHAEL & JENNIFER  
 5408 PLANTATON DR  
 COMMERCE TOWNSHIP MI 48382  
 2024 Est TCV 150,000

Improved	X	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	170.00	132.00	1.0000	1.0000	0	100		0	
Gravel Road									
H785 SKIPP EAST SIDE 150K			1	Units	150000.00000	100		150,0	
170 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								150,000	

Tax Description: L278 P203 L466 P891/98 LOT 10 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences: 5/2/2011 PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.



PLANNING DEPARTMENT  
 R DR., STE. 102

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	0	75,000			75,000S
2023	65,000	0	65,000			65,000S
2022	50,000	0	50,000			50,000S
2021	37,500	0	37,500			16,225C

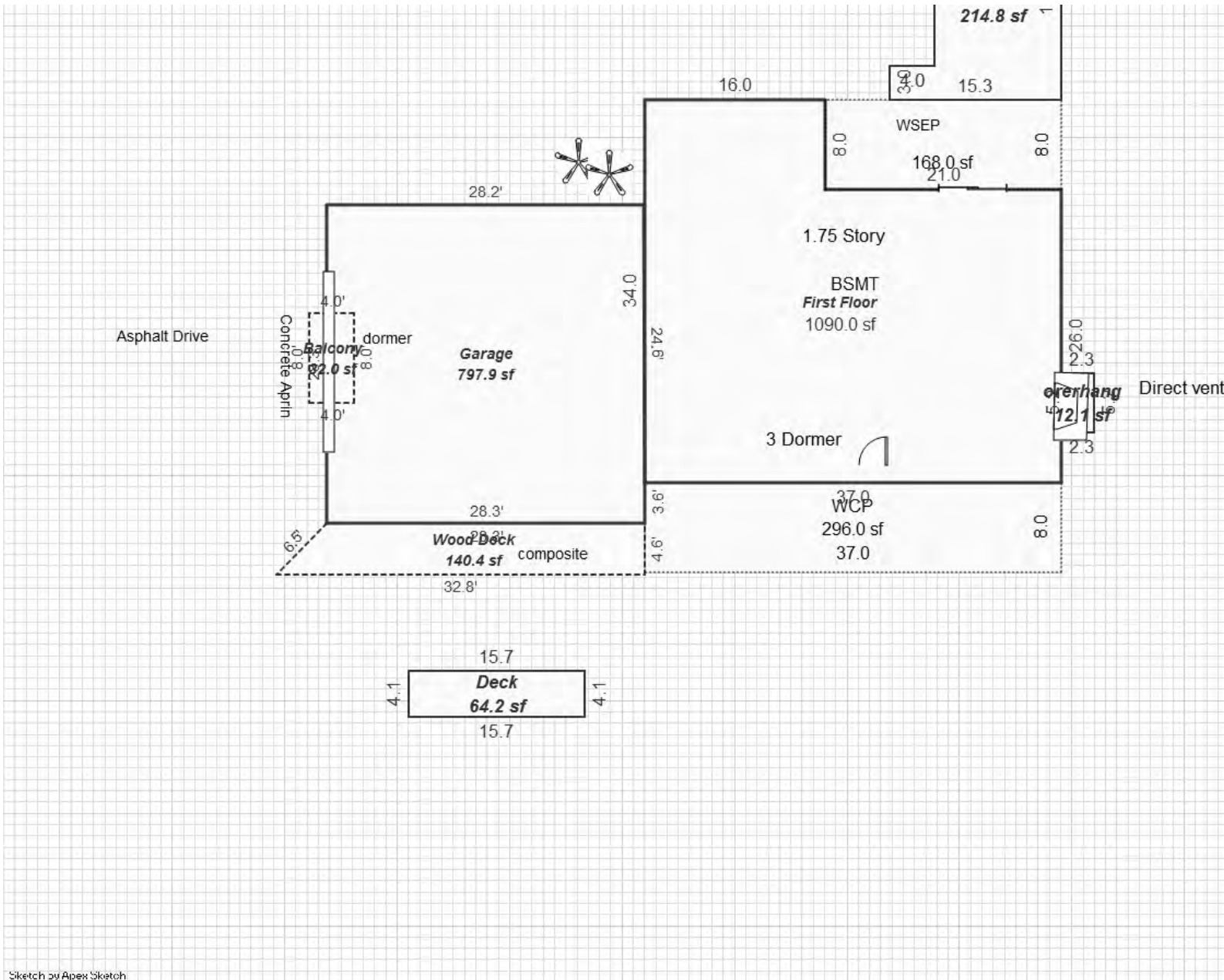
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GRETZEMA CHAD & STEPHANIE	CASE JOHN J & BARBARA L	425,000	08/08/2007	WD	03-ARM'S LENGTH	949:975	OTHER	100.0				
HOLTROP PAUL C & TERESA G	GRETZEMA CHAD & STEPHANIE	124,000	08/20/2004	WD	03-ARM'S LENGTH	819:345	OTHER	100.0				
DEBUYSSER	HOLTROP	108,000	09/20/2002	WD	03-ARM'S LENGTH	667:693	PROPERTY TRANSFER	0.0				
SHPAKOFF	DEBUYSSER	96,500	11/30/2001	WD	03-ARM'S LENGTH	615:845	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status				
11 SKIPPERS WOOD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/27/2017	PM17-0141					
Owner's Name/Address		P.R.E. 0%		Mechanical		05/09/2012	PM12-0154					
CASE JOHN J & BARBARA L 46477 ARBORETUM CIR PLYMOUTH MI 48170		MAP #: 19		Plumbing		05/07/2012	PP12-0077					
		2024 Est TCV 864,508 TCV/TFA: 374.90		Electrical		03/13/2012	PE12-0061					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS								
L281 P726/87 L615 P845/01 L667 P693/02 L819 P345/04 LOT 11 SKIPPERS WOOD. SEC 14 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
5/2/2011 PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING		Gravel Road		117.00		150.00	1.0000	1.0000	0	100		0
		Paved Road		H785 SKIPP EAST SIDE 150K		1	Units	150000.00000	100			150,0
		Storm Sewer		117 Actual Front Feet, 0.40 Total Acres		Total Est. Land Value =						150,000
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description				Rate	Size	% Good	Cash Value	
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description				Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVEMENTS 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										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	75,000	357,300	432,300			269,002C		
		Low		2023	65,000	313,200	378,200			256,193C		
		High		2022	50,000	250,300	300,300			243,994C		
		Landscaped		2021	37,500	254,300	291,800			236,200C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	11/01/2012	INSPECTED								
		WAS	01/12/2008	INSPECTED								
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWLAND TERRY A & MARIAN	UHEREK ROSEMAIRE & JOHN	82,000	10/08/2014	WD	03-ARM'S LENGTH	1211P183	PROPERTY TRANSFER	100.0
SHPAKOFF	ROWLAND	19,000	12/21/1990	WD	03-ARM'S LENGTH	323:523	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status					
12 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/02/2016	PM16-0621						
	P.R.E. 100% 12/21/2016		Mechanical	05/02/2016	PM16-0260						
Owner's Name/Address	MAP #: 19		Plumbing	05/02/2016	PP16-0087						
UHEREK ROSEMAIRE & JOHN PO BOX 184 GLEN ARBOR MI 49636	2024 Est TCV 1,181,951 TCV/TFA: 475.44		Electrical	11/17/2015	PE15-0616						
	X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
				110.00	157.00	1.0000	1.0000	0	100	0	
			H785 SKIPP EAST SIDE 150K			1	Units	150000.00000	100	150,0	
			110 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		150,000	
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Asphalt Paving	4.05	1000	0	0				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 15	1,500.00	1	95	1,425				
			Total Estimated Land Improvements True Cash Value =							1,425	
			Topography of Site								
			Level								
			X Rolling								
			Low								
			X High								
			X Landscaped								
			Swamp								
			X Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2024	75,000	516,000	591,000		401,145C
			TPC 11/14/2017	INSPECTED		2023	65,000	452,200	517,200		382,043C
			TPC 10/19/2016	INSPECTED		2022	50,000	345,000	395,000		363,851C
			TPC 05/26/2016	INSPECTED		2021	37,500	332,000	369,500		352,228C



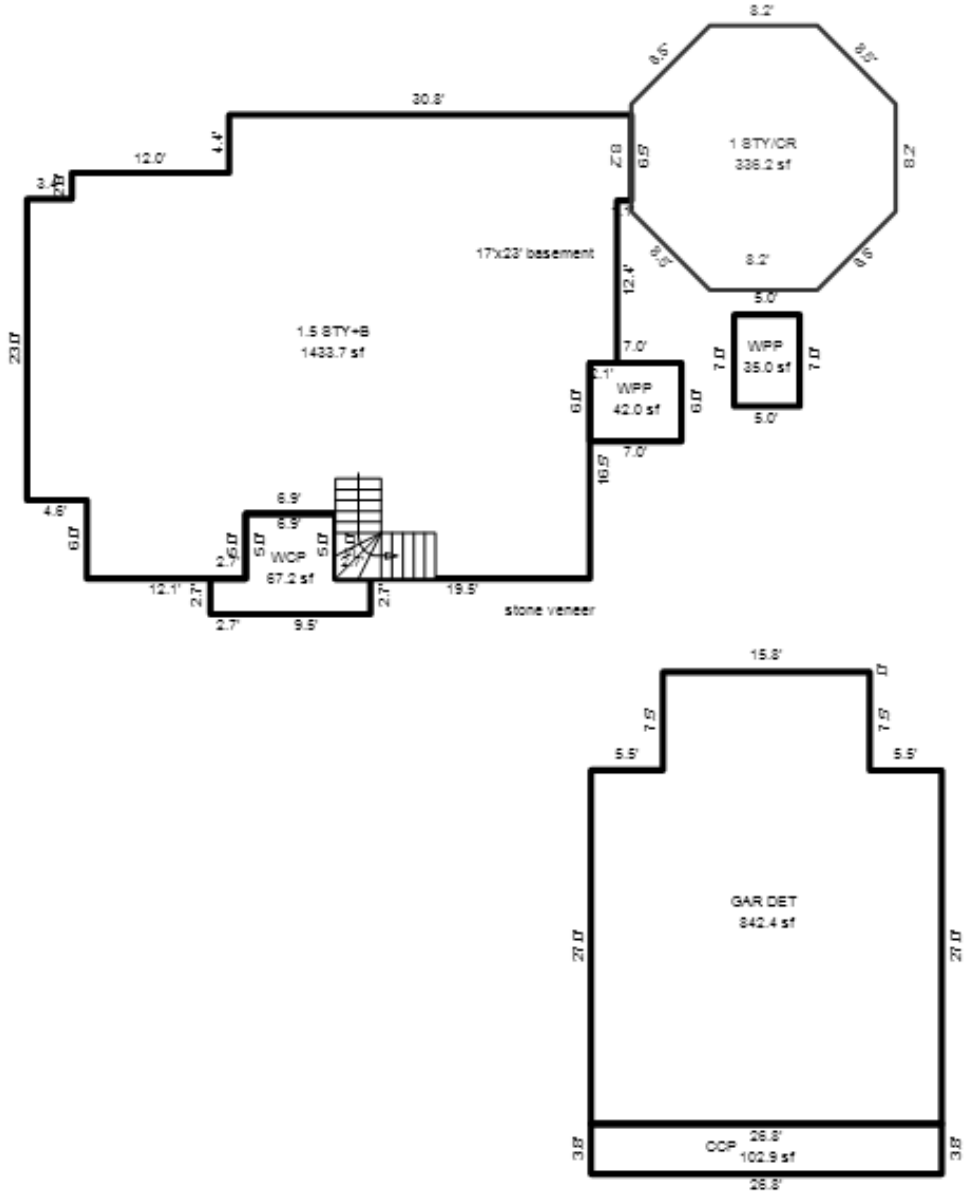
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built: 2016				
	Mobile Home			Wood	Coal	Steam		Cook Top	Interior 2 Story					67	WCP (1 Story)	Car Capacity:		
	Town Home			Forced Air w/o Ducts	Dishwasher			2nd/Same Stack			42			WPP	Class: B			
	Duplex	Forced Air w/ Ducts			Garbage Disposal			Two Sided			35	WPP	Exterior: Siding					
	A-Frame	Forced Hot Water			Bath Heater			Exterior 1 Story			192	CCP (1 Story)	Brick Ven.: 0					
	Wood Frame	Electric Baseboard			Vent Fan			Exterior 2 Story					Stone Ven.: 0					
	Building Style: 1 STORY	Drywall	Elec. Ceil. Radiant			Hot Tub			Prefab 1 Story			Common Wall: Detache						
		Paneled	Radiant (in-floor)			Unvented Hood			Prefab 2 Story			Foundation: 42 Inch						
	Yr Built 2016	Trim & Decoration			Electric Wall Heat			Vented Hood			Heat Circulator			Finished?: Yes				
		Remodeled 0	Ex	Ord	Min	Space Heater			Intercom			Auto. Doors: 2						
Condition: Average	Size of Closets			Wall/Floor Furnace			Jacuzzi Tub			Raised Hearth			Mech. Doors: 0					
Room List	Lg	Ord	Small	Forced Heat & Cool			Jacuzzi repl.Tub			Wood Stove			Area: 842					
	Doors	Solid	H.C.	No Heating/Cooling			Oven			Direct-Vented Ga			% Good: 0					
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Central Air Wood Furnace			Microwave			Class: B			Bsmnt Garage:					
	Kitchen: Other: Other:			(12) Electric			Standard Range			Effec. Age: 6			Carport Area:					
(1) Exterior	0 Amps Service			No./Qual. of Fixtures			Self Clean Range			Floor Area: 2,486			Roof:					
	Ex.	Ord.	Min	No. of Elec. Outlets			Sauna			Total Base New : 644,883			E.C.F.					
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			Trash Compactor			Total Depr Cost: 606,192			X 1.700					
	Insulation			Ave.			Central Vacuum			Estimated T.C.V: 1,030,526			Cls B Blt 2016					
(2) Windows	(7) Excavation			Few			Security System			Building Areas			Cls B Blt 2016					
	Many	Large	Basement: 1433 S.F.	Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Stories			Cls B Blt 2016					
Avg.	Avg.	Crawl: 336 S.F.	3 3 Fixture Bath			(11) Heating System: Forced Heat & Cool			Exterior			Ground Area = 1769 SF Floor Area = 2486 SF.						
Few	Small	Slab: 0 S.F.	1 2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Foundation			Building Areas						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Height to Joists: 0.0			Softener, Auto			Building Areas			Basement			Stories					
	(8) Basement			Softener, Manual			Stories			Crawl Space			Exterior					
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Solar Water Heat			1.5 Story			Size			Cost New					
	No Plumbing			No Plumbing			1 Story			336			Depr. Cost					
Gable Hip Flat	Recreation SF			Extra Toilet			Other Additions/Adjustments			Total:			466,392 438,409					
	Living SF			Extra Sink			Exterior			525			27,920 26,245					
Asphalt Shingle	Walkout Doors (B)			Separate Shower			Plumbing			3,407			3,203					
	No Floor SF			Ceramic Tile Floor			Average Fixture(s)			21,498			20,208					
Chimney:	Walkout Doors (A)			Ceramic Tile Wains			3 Fixture Bath			7,166			6,736					
	(10) Floor Support			Ceramic Tub Alcove			2 Fixture Bath			6,288			5,911					
Joists:			Vent Fan			Water/Sewer			6,732			6,328						
Unsupported Len:			(14) Water/Sewer			Porches			5,538			5,206						
Cntr.Sup:			Public Water			WCP (1 Story)			2,589			2,434						
Lump Sum Items:			Public Sewer			WPP			2,235			2,101						
			Water Well			CCP (1 Story)			7,513			7,062						
			1000 Gal Septic			Garages			842			60,237						
			2000 Gal Septic			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			842			18,751						
			Lump Sum Items:			Base Cost			1,574			1,480						
						Storage Over Garage												
						Door Opener												
						Built-Ins												
						<<<< Calculations too long. See Valuation printout for complete pricing. >>>>												

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BAXTER DAVID R & ELAINE A	ERICKSON JULIE A	75,000	06/22/2020	WD	03-ARM'S LENGTH	2020003734	PROPERTY TRANSFER	100.0				
BAXTER DAVID R & ELAINE A	BAXTER DAVID R & ELAINE A	0	04/10/2017	QC	09-FAMILY	1298P39	DEED	0.0				
CHRISTENSEN MARK H & EMMA	BAXTER DAVID R & ELAINE A	75,000	12/28/2012	WD	03-ARM'S LENGTH	1149P614	PROPERTY TRANSFER	100.0				
BAYBERRY MILLS INC	CHRISTENSEN MARK H & EMMA	125,000	03/30/2007	WD	03-ARM'S LENGTH	935:998	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
13 SKIPPERS WOOD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/11/2022	PM22-0293	100% FINIS				
		P.R.E. 100% 01/18/2023		Plumbing		04/11/2022	PP22-0102	100% FINIS				
Owner's Name/Address		MAP #: 19		Electrical		02/24/2022	PE22-0113	100% FINIS				
ERICKSON JULIE A PO BOX 323 GLEN ARBOR MI 49636		2024 Est TCV 378,888 TCV/TFA: 472.43		Res. Single Family Dwellin		01/11/2022	PB21-0613	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					120.00	158.00	1.0000	1.0000	0	100		0
				H785 SKIPP EAST SIDE 150K	1	Units	150000.00000	100				150,0
				120 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 150,000								
Tax Description		Dirt Road										
L436 P219 L526 P299/99 L616 P974/01 L935 P998/07 LOT 13 SKIPPERS WOOD SEC 14 T29N R14W.		Gravel Road										
Comments/Influences		Paved Road										
5/2/2011		Storm Sewer										
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	75,000	114,400	189,400		133,201C		
		TPC 01/18/2023	INSPECTED		2023	65,000	96,300	161,300		122,573C		
		TPC 12/09/2022	INSPECTED		2022	50,000	0	50,000	50,000A	38,737C		
		TPC 05/13/2022	INSPECTED		2021	37,500	0	37,500		37,500S		

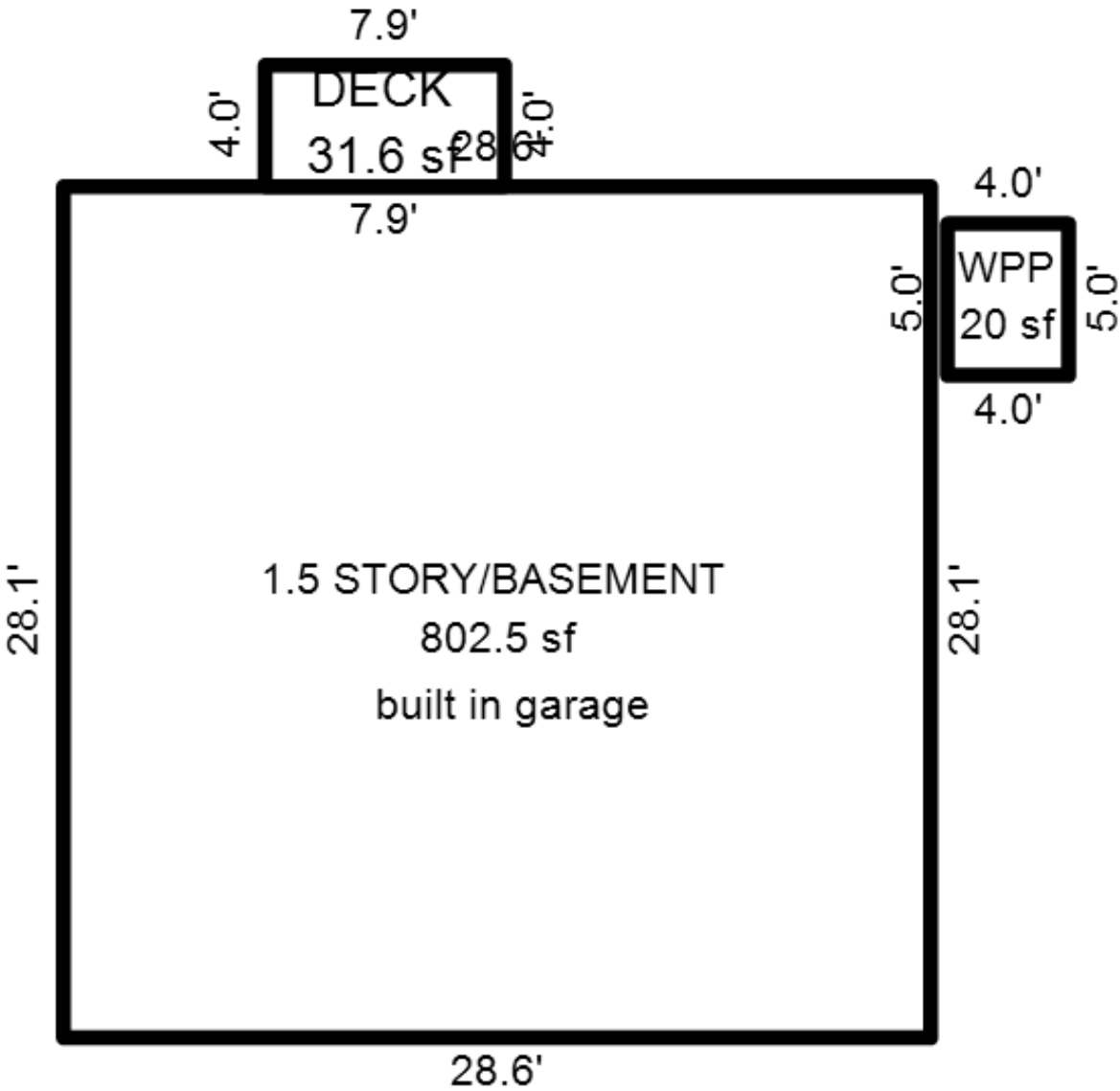


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 802 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 1 Floor Area: 802 Total Base New : 135,995 Total Depr Cost: 134,640 Estimated T.C.V: 228,888			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Heat & Cool Ground Area = 802 SF Floor Area = 802 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Blt-in Gar. 802 Total: 71,081 70,375					Cls C -5 Blt 2022			
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments							
Room List		Doors	Solid	H.C.	(12) Electric			Plumbing							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck Treated Wood					
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			Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 802 38,881 38,492 Door Opener 1 562 556					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins Appliance Allow. 1 2,845 2,817					
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Porches WPP 20 744 737					
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:			ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV: 228,888			Totals: 135,995 134,640					
(3) Roof		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.
ADAMS RICHARD J JR & NANC	ADAMS RICHARD J & NANCY C	0	06/11/2020	QC	09-FAMILY	2020006833	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
14 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ADAMS RICHARD J & NANCY C TRUST 240 FOREST CREST DR COMMERCE TOWNSHIP MI 48390-1200	MAP #: 19					
	2024 Est TCV 370,039 TCV/TFA: 311.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L208 P659/79 L252 P879/85 LOT 14 SKIPPERS WOOD SEC 14 T29N R14W.	X		Dirt Road	155.00	160.00	1.0000	1.0000	0	100	0
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
5/2/2011 PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT,	X	Residential Local Cost Land Improvements					
	X	Description	Rate	Size	% Good	Cash Value	
	X	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
	X	Total Estimated Land Improvements True Cash Value =				2,500	

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Low	2023	65,000	96,600	161,600			61,861C	
X	High	2022	50,000	73,900	123,900			58,916C	
X	Landscaped	2021	37,500	70,400	107,900			57,034C	
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								



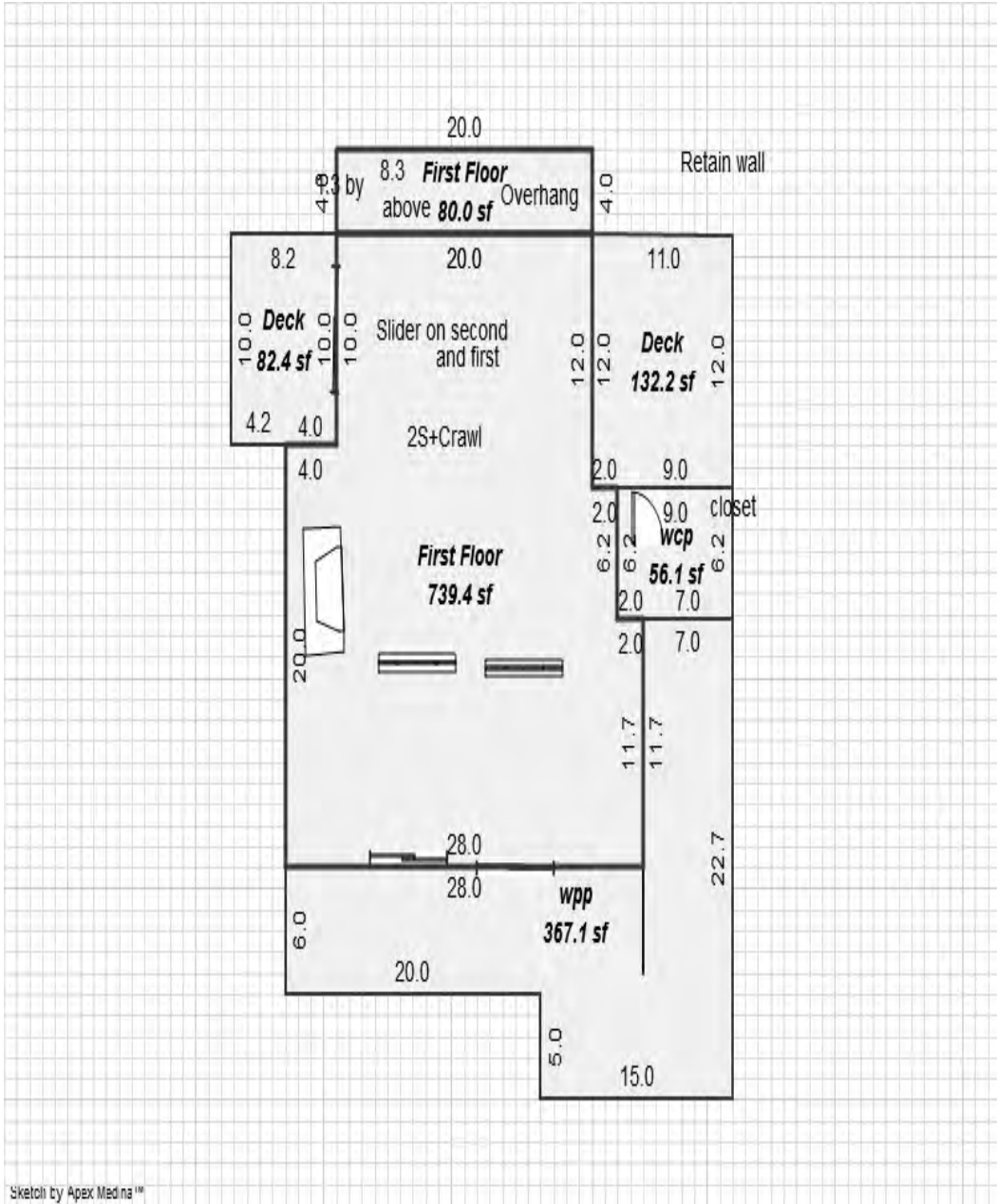
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Who	When	What	2024	2023	2022	2021
TPC	06/28/2017	INSPECTED	75,000	65,000	50,000	37,500
WAS	01/12/2008	INSPECTED	110,000	96,600	73,900	70,400

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 367 56 82 132	Type WPP WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Auto. Doors: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 1,188 Total Base New : 182,816 Total Depr Cost: 127,964 Estimated T.C.V: 217,539		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			1							
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	X	Ord	Small											
Room List		Doors		Solid	X	H.C.										
	Basement 3 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric									
(1) Exterior							150 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY							Cls C 10 Blt 1978		
X	Insulation	X	Drywall	No. of Elec. Outlets		Ex.	X	Ord.	Min							
(2) Windows		(7) Excavation		Many			X	Ave.	Few							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 739 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			1.5 Story Siding 739 1 Story Siding 80		Total: 157,355		110,142		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Plumbing					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 1 1,518 1,063			Porches						
Chimney: Metal		Joists: 2X10X24 Unsupported Len: 12 Cntr.Sup:					Plumbing			WPP 367 6,353 4,447 WCP (1 Story) 56 3,443 2,410						
							Deck			Treated Wood 82 2,363 1,654 Treated Wood 132 3,243 2,270						
							Water/Sewer			Public Water 1 1,536 1,075 Public Sewer 1 1,536 1,075						
							Built-Ins			Appliance Allow. 1 2,845 1,991						
							Fireplaces			Wood Stove 1 2,624 1,837						
							Notes:			Totals: 182,816 127,964						
										ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCY:				217,539		

\*\*\* 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.
BACON MARCIA L TRUST	FARMER POHLONSKI FAMILY T	305,000	11/02/2015	WD	03-ARM'S LENGTH	1244P578	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
15 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	03/05/2021	PM21-0172	100% FINIS	
Owner's Name/Address	P.R.E. 0%	ADDITION/ALTERATION	03/10/1999	99000050	100% FINIS	
FARMER POHLONSKI FAMILY TRUST 2231 PEPPERIDGE TRAIL BRIGHTON MI 48114	MAP #: 19	2024 Est TCV 580,954 TCV/TFA: 281.74				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS					
L642 P847/02 LOT 15 SKIPPERS WOODS SEC 14 T29N R14W.	X		* Factors *					
Comments/Influences	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
5/2/2011	X		120.00	196.00	1.0000	1.0000	0 100	0
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT,	X		H785 SKIPP EAST SIDE 150K	1	Units	150000.00000	100	150,0
	X		120 Actual Front Feet, 0.54 Total Acres			Total Est. Land Value =		150,000

Public Improvements	Description	Rate	Size % Good	Cash Value
X Dirt Road				
X Gravel Road				
X Paved Road				
X Storm Sewer				
X Sidewalk				
X Water				
X Sewer		49.83	48 50	1,196
X Electric				
X Gas				
X Curb				
X Street Lights		2,500.00	1 100	2,500
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	75,000	215,500	290,500			191,594C
X Rolling	2023	65,000	189,000	254,000			182,471C
X Low	2022	50,000	144,500	194,500			173,782C
X High	2021	37,500	137,600	175,100			168,231C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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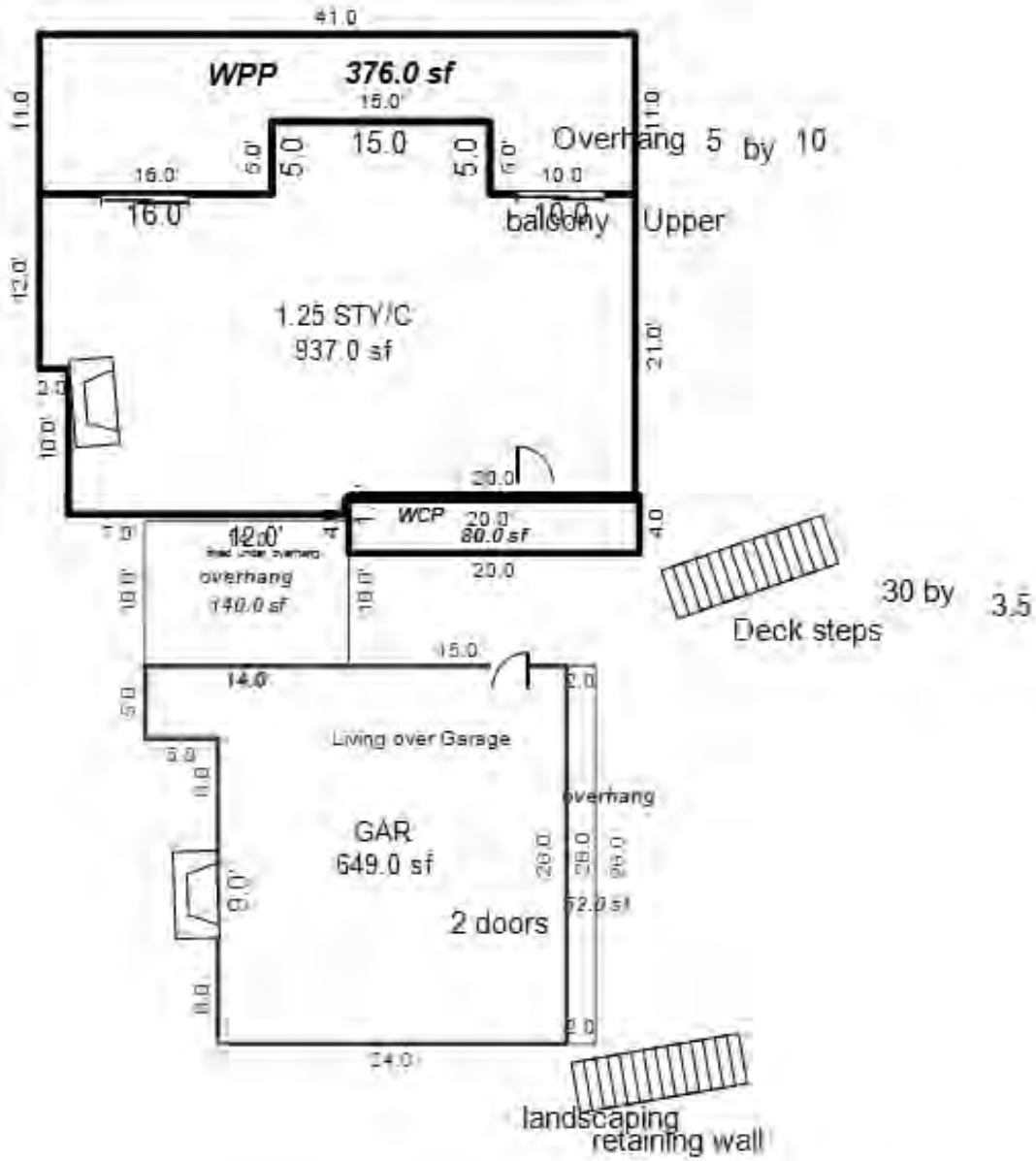
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	06/28/2017	INSPECTED	2023	65,000	189,000	254,000			182,471C
TPC	11/13/2015	INSPECTED	2022	50,000	144,500	194,500			173,782C
WAS	01/12/2008	INSPECTED	2021	37,500	137,600	175,100			168,231C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 376 80 10	Type WPP WCP (1 Story) Wood Balcony	Year Built: 1999 Car Capacity: 2.5 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: 649 % 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																	
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: BC Effec. Age: 35 Floor Area: 2,062 Total Base New : 386,660 Total Depr Cost: 251,328 Estimated T.C.V: 427,258		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:								
Yr Built 1978	Remodeled 2000	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1978									
Condition: Average		Size of Closets		200 Amps Service			Ground Area = 937 SF Floor Area = 2062 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65												
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation							
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Many			1.25 Story			Siding		Crawl Space		Size						
(1) Exterior	(6) Ceilings		Other:			X Ave.			1 Story			Siding		Overhang		937						
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Height to Joists: 0.0			Few			1 Story			Siding		Overhang		140						
X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 937 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			1 Story			Siding		Overhang		50						
(2) Windows	X Many Avg. Few		X Large Avg. Small		Basement			3			1 Story			Siding		Overhang		701				
X Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1		2,234		1,452	
X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Porches			WPP		376		8,366		5,438				
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story)			Balcony		Wood Balcony		10		512		333			
X Asphalt Shingle Wood Shake	(10) Floor Support		Joists: 2X10X16 Unsupported Len: 12 Cntr.Sup:			Lump Sum Items:			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		649		42,490		27,618	
Chimney: Metal									Water/Sewer			Door Opener		2		1,405		913				
									Public Water			Public Water		1		1,968		1,279				
									Public Sewer			Public Sewer		1		1,968		1,279				
									Built-Ins			Appliance Allow.		1		4,088		2,657				
									Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
16 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 19					
	2024 Est TCV 150,000					

	Improved	X	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					160.00	285.86	1.0000	1.0000	0	100	SIZE	0
				H785 SKIPP EAST SIDE 150K			1	Units	150000.00000	100		150,0
				160 Actual Front Feet, 1.05 Total Acres			Total Est. Land Value =					150,000

Tax Description

2021007355 LOT 16 SKIPPERS WOOD SEC 14 T29N R14W AS RECORDED IN LIBER 7 OF PLATS PAGES 49, 50 AND 51 EXCEPT ALSO THAT PART OF LOT 16 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LOT LINE S87°32'20"W 74.39 FEET; THENCE N67°44'06"E 22.16 FEET; THENCE N87°32'20"E 54.06 FEET; THENCE ALONG THE EAST LOT LINE SOI 029'09"W 7.53 FEET TO THE POINT OF BEGINNING. AND INCLUDING THAT PART OF SAID LOT 17 DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 17; THENCE ALONG THE NORTH LOT LINE S87°32'20"W 320.52 FEET TO THE POINT OF BEGINNING;

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

Topography of Site

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



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Who	When	What
TPC	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C
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.
BAYBERRY GROUP INC	DROUILLARD JACOB & NICOLE	842,500	09/10/2021	WD	31-SPLIT IMPROVED	2021007355	REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
16 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
DROUILLARD JACOB & NICOLE 444 WADDINGTON BLOOMFIELD HILLS MI 48301-2643	2024 Est TCV 1,097,091 TCV/TFA: 213.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
2021007355 PARCEL 17A: LOT 17 OF THE PLAT OF SKIPPERS WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGES 49, 50 AND 51. ALSO THAT PART OF LOT 16 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LOT LINE S87°32'20"W 74.39 FEET; THENCE N67°44'06"E 22.16 FEET; THENCE N87°32'20"E 54.06 FEET; THENCE ALONG THE EAST LOT LINE SOI 029°09"W 7.53 FEET TO THE POINT OF BEGINNING; AND ALSO THAT PART OF LOT 18 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE	Dirt Road		H785 SKIPP EAST SIDE 150K	105.00	307.00	1.0000 1.0000	0 100	0
	Gravel Road		105 Actual Front Feet, 0.74 Total Acres					150,000.00000 100
	Paved Road		Total Est. Land Value =					150,000
	Storm Sewer		Land Improvement Cost Estimates					
	Sidewalk		Description	Rate	Size	% Good	Cash Value	
	Water		D/W/P: 3.5 Concrete	7.80	208	0	0	
	Sewer		D/W/P: Asphalt Paving	3.71	3600	0	0	
	Electric		D/W/P: Asphalt Paving	3.71	2400	0	0	
	Gas		Wood Frame	46.18	64	50	1,478	
	Curb		Residential Local Cost Land Improvements					
	Street Lights		Description	Rate	Size	% Good	Cash Value	
	Standard Utilities		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000	
	Underground Utils.		Total Estimated Land Improvements True Cash Value =					11,478

2021007355 PARCEL 17A: LOT 17 OF THE PLAT OF SKIPPERS WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGES 49, 50 AND 51. ALSO THAT PART OF LOT 16 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LOT LINE S87°32'20"W 74.39 FEET; THENCE N67°44'06"E 22.16 FEET; THENCE N87°32'20"E 54.06 FEET; THENCE ALONG THE EAST LOT LINE SOI 029°09"W 7.53 FEET TO THE POINT OF BEGINNING; AND ALSO THAT PART OF LOT 18 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	75,000	473,500	548,500			459,191C
Rolling	2023	65,000	446,000	511,000			437,325C
Low	2022	50,000	366,500	416,500			416,500S
High	2021	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

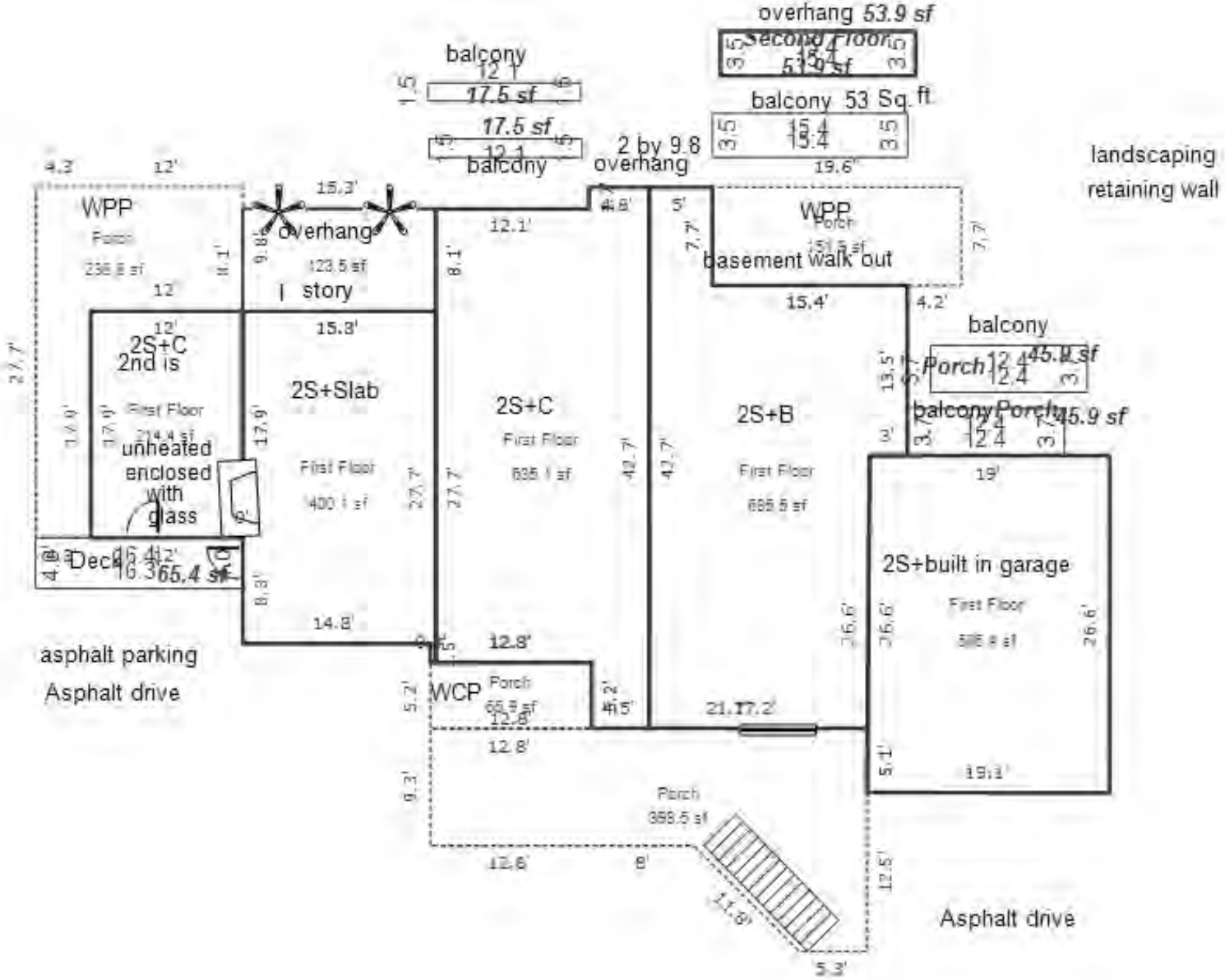
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/28/2017	INSPECTED	2024	75,000	473,500	548,500			459,191C
WAS	06/02/2008	DATA ENTER	2023	65,000	446,000	511,000			437,325C
WAS	01/12/2008	INSPECTED	2022	50,000	366,500	416,500			416,500S
			2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																														
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					238 398 151 65 65 35 144	WPP WPP WPP WCP (1 Story) Treated Wood Wood Balcony Wood Balcony																																																															
	Building Style: 2 STORY	X	Ex Ord Min		Central Air Wood Furnace					Class: BC Effec. Age: 35 Floor Area: 5,147 Total Base New : 836,666 Total Depr Cost: 550,360 Estimated T.C.V: 935,613		E.C.F. X 1.700		Bsmnt Garage: 1.5Car Carport Area: Roof:																																																												
	Yr Built Remodeled 1980 198 2011	X	Lg Ord Small		(12) Electric 200 Amps Service																																																																					
	Condition: Average		Size of Closets		No./Qual. of Fixtures Ex. X Ord. Min																																																																					
	Room List		Doors Solid H.C.		No. of Elec. Outlets Many X Ave. Few																																																																					
	Basement 4 1st Floor 3 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																					
	(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 1191 S.F. Crawl: 849 S.F. Slab: 400 S.F. Height to Joists: 0.0																																																																							
X	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																							
	(2) Windows		(9) Basement Finish																																																																							
X	Many Avg. Few X Large Avg. Small		(10) Floor Support Joists: 2X12X16 Unsupported Len: 14 Cntr.Sup:																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																																																																									
X	Gable Hip Flat Gambrel Mansard Shed																																																																									
X	Asphalt Shingle																																																																									
	Chimney: Metal																																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1980                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2440 SF Floor Area = 5147 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr><td>2 Story</td><td>Siding</td><td>Basement</td><td>506</td><td></td><td></td></tr> <tr><td>2 Story</td><td>Siding</td><td>Basement</td><td>685</td><td></td><td></td></tr> <tr><td>2 Story</td><td>Siding</td><td>Crawl Space</td><td>635</td><td></td><td></td></tr> <tr><td>2 Story</td><td>Siding</td><td>Slab</td><td>400</td><td></td><td></td></tr> <tr><td>2 Story</td><td>Siding</td><td>Crawl Space</td><td>214</td><td></td><td></td></tr> <tr><td>1 Story</td><td>Siding</td><td>Overhang</td><td>123</td><td></td><td></td></tr> <tr><td>2 Story</td><td>Siding</td><td>Overhang</td><td>19</td><td></td><td></td></tr> <tr><td>2 Story</td><td>Siding</td><td>Overhang</td><td>53</td><td></td><td></td></tr> <tr><td colspan="3">Total:</td><td></td><td>706,500</td><td>459,225</td></tr> </tbody> </table> <p>Other Additions/Adjustments                  Recreation Room 685 19,249 12,512                  Basement, Outside Entrance, Below Grade 1 3,695 2,402                  Plumbing                  Average Fixture(s) 1 2,234 1,452                  3 Fixture Bath 3 21,076 13,699                  2 Fixture Bath 1 4,707 3,060</p> <p>Porches                  WPP 238 6,369 4,140                  WPP 398 8,852 5,754                  WPP 151 4,989 3,243                  WCP (1 Story) 65 4,866 3,163</p> <p>Deck                  Treated Wood 65 2,224 1,446                  Balcony</p> <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	Basement	506			2 Story	Siding	Basement	685			2 Story	Siding	Crawl Space	635			2 Story	Siding	Slab	400			2 Story	Siding	Crawl Space	214			1 Story	Siding	Overhang	123			2 Story	Siding	Overhang	19			2 Story	Siding	Overhang	53			Total:				706,500	459,225
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																					
2 Story	Siding	Basement	506																																																																							
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Total:				706,500	459,225																																																																					

\*\*\* 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: 18 SKIPPERS WOOD      Class: RESIDENTIAL-VACAN      Zoning: RESOR      Building Permit(s):      Date:      Number:      Status:

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%      MAP #: 19

Owner's Name/Address: BAYBERRY GROUP INC  
5000 S WOODRIDGE RD  
GLEN ARBOR MI 49636

2024 Est TCV 150,000

Improved X Vacant      Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

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

105.00      244.77      1.0000      1.0000      0      100      0      150,000.00000      100      150,000

H785 SKIPP EAST SIDE 150K      1 Units      150000.00000      100      150,000

105 Actual Front Feet, 0.59 Total Acres      Total Est. Land Value =      150,000

Tax Description: 2021007355 LOT 18 OF THE PLAT OF SKIPPERS WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGES 49, 50 AND 51 EXCEPT THAT PART OF LOT 18 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE EAST LOT LINE SO 1 °29'09"W 18.24 FEET; THENCE S89°52'13"W 77.72 FEET; THENCE N21 °02'43"W 19.71 FEET; THENCE ALONG THE NORTH LOT LINE N89°59'20"E 85.27 FEET TO THE POINT OF BEGINNING.

NO ZONING APPROVAL ON FILE FOR BOUNDARY LINE ADJ ON 10/10/2021 FROM 006-785-018-00 FOR DEED 2021007355 FORMERLY L257 P206/85 LOT 18 SKIPPERS

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

X Gravel Road      X High      Landscaped      Swamp      X Wooded      Pond      Waterfront      Ravine      Wetland      Flood Plain

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

X Storm Sewer      Topography of Site

X Sidewalk

X Water

X Sewer

X Electric

X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

X Level

X Rolling

X Low

X High

X Landscaped

X Swamp

X Wooded

X Pond

X Waterfront

X Ravine

X Wetland

X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C
2021	0	0	0			0

Who      When      What      2024      75,000      0      75,000                42,706C

TPC 06/28/2017 INSPECTED      2023      65,000      0      65,000                40,673C

WAS 01/12/2008 INSPECTED      2022      50,000      0      50,000                38,737C

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.
HACKETT J REV TRT FAMILY	BAYBERRY GROUP INC	895,000	07/01/2014	WD	03-ARM'S LENGTH	1202P947	PROPERTY TRANSFER	100.0
HACKETT JOHN T ESTATE	HACKETT JOHN REV TRT FAMI	1	06/05/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0
HACKETT ANN T	HACKETT JOHN T ESTATE	0	06/15/2011	OTH	08-ESTATE	1090-587	DEED	50.0
HACKETT JOHN T		0	11/18/2010	AFF	07-DEATH CERTIFICATE	1090-232	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
19 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 150,000					

Improved	X	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	105.00	228.00	1.0000	1.0000	0	100		0
Gravel Road								
H785 SKIPP EAST SIDE 150K			1	Units	150000.00000	100		150,0
105 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								150,000

Tax Description  
L226 P334/81 LOT 19 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

DWELLING ON LOT 17  
5/2/2011  
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.  
THANKS

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

Topography of Site

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



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County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C
2021	37,500	0	37,500			37,500S

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HACKETT J REV TRT FAMILY	BAYBERRY GROUP INC	895,000	07/01/2014	WD	03-ARM'S LENGTH	1202P947	PROPERTY TRANSFER	100.0
HACKETT JOHN T ESTATE	HACKETT JOHN REV TRT FAMI	1	06/05/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0
HACKETT ANN T	HACKETT JOHN T ESTATE	0	06/15/2011	OTH	08-ESTATE	1090-587	OTHER	50.0
HACKETT JOHN T		0	11/18/2010	AFF	07-DEATH CERTIFICATE	1090-232	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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16 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 21
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BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 150,000
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Improved	X	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS
Public Improvements			* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road	101.00 198.00 1.0000 1.0000 0 100	0
L226 P334/81 LOT 20 SKIPPERS WOOD. SEC 14 T29N R14W.	X	Gravel Road	H785 SKIPP EAST SIDE 150K	150,0
Comments/Influences	X	Paved Road	101 Actual Front Feet, 0.46 Total Acres	Total Est. Land Value = 150,000

DWELLING ON LOT 17 5/2/2011 PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT. THANKS	X	Storm Sewer		
	X	Sidewalk		
	X	Water		
	X	Sewer		
	X	Electric		
	X	Gas		
	X	Curb		
	X	Street Lights		
	X	Standard Utilities		
		Underground Utils.		

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C
2021	37,500	0	37,500			37,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	BAYBERRY GROUP INC	0	10/30/2014	QC	09-FAMILY	1213P572	DEED	0.0
BAYBERRY GROUP INC	DEBELACK SHIRLEY K	0	10/29/2014	QC	09-FAMILY	1212P899	DEED	0.0
DEBELACK SHIRLEY K	BAYBERRY GROUP INC	0	10/29/2014	QC	09-FAMILY	1212P899	DEED	0.0
HACKETT J REV TRT FAMILY	BAYBERRY GROUP INC	895,000	07/01/2014	WD	03-ARM'S LENGTH	1202P947	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
21 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 150,000					

Improved	X	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	101.00	172.00	1.0000	1.0000	0	100		0	
Gravel Road									
H785 SKIPP EAST SIDE 150K			1	Units	150000.00000	100		150,0	
101 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	150,000	

Tax Description  
 L1212P899 L1212P901 L259 P497/85 L281 P515/87 LOT 21 SKIPPERS WOOD. SEC 14 T29N R14W. EXCEPT PART OF LOT 21 OF THE PLAT OF SKIPPERS WOOD, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICIDGAN, DESCRIBED AS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE N87° 13 '40"E 44.27 FEET ALONG THE SOUTH LINE OF SAID LOT 21 TO THE POINT OF BEGINNING; THENCE N22°47'49"E 10.00 FEET; THENCE S67°12'11"E 20.91 FEET; THENCE S87°13'40"W 23.18 FEET ALONG THE SOUTH LINE OF SAID LOT 2 1 TO THE POINT OF BEGINNING. CONTAINING 104.56 SQ.FT. MORE

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	75,000	0	75,000			42,706C
		TPC 06/28/2017 INSPECTED	2023	65,000	0	65,000			40,673C
		WAS 01/12/2008 INSPECTED	2022	50,000	0	50,000			38,737C
			2021	37,500	0	37,500			37,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	BAYBERRY GROUP INC	0	10/30/2014	QC	09-FAMILY	1213P572	DEED	0.0
DEBELACK SHIRLEY K - 104S	BAYBERRY GROUP INC	0	10/29/2014	WD	03-ARM'S LENGTH	1212P899	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
22 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST		COMMERCIAL ADD/ALT	06/04/2015	PB15-0138	100% FINIS
	P.R.E. 0%		Electrical	03/12/2015	PE15-0069	100% FINIS
Owner's Name/Address	MAP #: 21		Mechanical	03/12/2015	PM15-0131	100% FINIS
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 632,157 TCV/TFA: 147.32		Plumbing	03/10/2015	PP15-0051	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L246 P847/84 LOT 22 SKIPPERS WOOD. SEC 14 T29N R14W. & L1212P901 THAT PART OF LOT 21 OF THE PLAT OF SKIPPERS WOOD, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, DESCRIBED AS; COMMENCING AT SOUTHWEST CORNER OF SAID LOT 21, THENCE N87° 13' 40"E 44.27 FEET ALONG SOUTH LINE OF SAID LOT 21 TO POB; THENCE N22°47'49"E 10.00 FEET; THENCE S67°12'11"E 20.91 FEET; THENCE S87°13'40"W 23.18 FEET ALONG SOUTH LINE OF SAID LOT 2 1 TO POB. CONTAINING 104.56 SQ FT MORE OR LESS AS SHOWN ON	X		Dirt Road	188.00	158.00	1.0000	0.0000	0	100*	0
	X		Gravel Road	* denotes lines that do not contribute to the total acreage calculation.						
	X		Paved Road	HOMESTEAD	\$3.60/PSF	29808	SqFt	3.60000	100	107,309
	X		Storm Sewer	188 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 107,309						
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	6.94	450 50	1,561
	X		D/W/P: Asphalt Paving	2.83	2732 50	3,866
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVEMENTS 5	5,000.00	1 97	4,850
	X		Total Estimated Land Improvements True Cash Value =			10,277

Tax Description	X Improved	Vacant	Topography of Site										
			Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland
	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	53,700	262,400	316,100			120,058C
2023	74,500	215,900	290,400			114,341C
2022	74,500	193,400	267,900			108,897C
2021	74,500	179,000	253,500			105,419C

Who When What

TPC 01/06/2016 INSPECTED  
 TPC 05/14/2015 INSPECTED  
 TPC 04/15/2015 INSPECTED

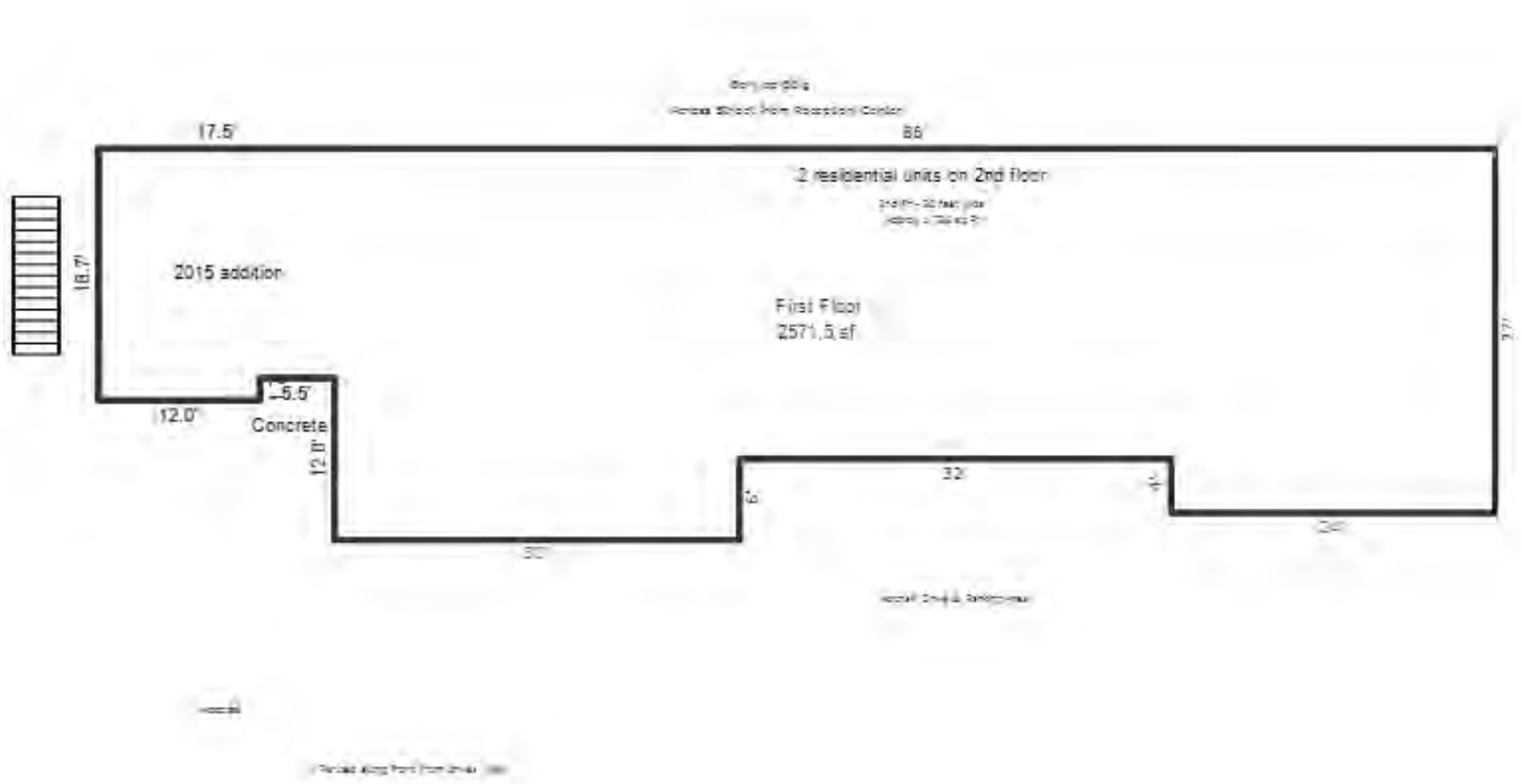
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: ACCOMODATIONS CENTER Calculator Occupancy: Office Buildings																																																																																																																																											
Class: D Floor Area: 4,291 Gross Bldg Area: 4,291 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght	<table border="1"> <tr><th colspan="6">Construction Cost</th></tr> <tr><th>High</th><th>Above Ave.</th><th>Ave.</th><th>X</th><th>Low</th><th></th></tr> <tr><td>**</td><td>**</td><td></td><td></td><td></td><td>**</td></tr> <tr><td colspan="6">** ** Calculator Cost Data ** **</td></tr> <tr><td colspan="6">Quality: Low Cost</td></tr> <tr><td colspan="4">Heat#1: Forced Air Furnace</td><td>100</td><td></td></tr> <tr><td colspan="4">Heat#2: Forced Air Furnace</td><td>100</td><td></td></tr> <tr><td colspan="6">Ave. SqFt/Story: 2146</td></tr> <tr><td colspan="6">Ave. Perimeter: 276</td></tr> <tr><td colspan="6">Has Elevators:</td></tr> <tr><td colspan="6">*** Basement Info ***</td></tr> <tr><td colspan="6">Area:</td></tr> <tr><td colspan="6">Perimeter:</td></tr> <tr><td colspan="6">Type:</td></tr> <tr><td colspan="6">Heat: Hot Water, Radiant Floor</td></tr> <tr><td colspan="6">* Mezzanine Info *</td></tr> <tr><td colspan="6">Area #1:</td></tr> <tr><td colspan="6">Type #1:</td></tr> <tr><td colspan="6">Area #2:</td></tr> <tr><td colspan="6">Type #2:</td></tr> <tr><td colspan="6">* Sprinkler Info *</td></tr> <tr><td colspan="6">Area:</td></tr> <tr><td colspan="6">Type: Low</td></tr> </table>	Construction Cost						High	Above Ave.	Ave.	X	Low		**	**				**	** ** Calculator Cost Data ** **						Quality: Low Cost						Heat#1: Forced Air Furnace				100		Heat#2: Forced Air Furnace				100		Ave. SqFt/Story: 2146						Ave. Perimeter: 276						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					
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Depr. Table : 2.5% Effective Age : 23 Physical %Good: 56 Func. %Good : 100 Economic %Good: 100																																																																																																																																											
1991 Year Built 2015 Remodeled																																																																																																																																											
10 Overall Bldg Height																																																																																																																																											
Comments: 2,254 GROUND FLOOR - 2ND FLR APPROX 1720 - 8FT CEILING HEIGHT (2ND FLOOR WITH 2 RESIDENTIAL UNITS																																																																																																																																											

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 2	Story Height: 8	Perimeter: 276
Overall Building Height: 10		
Base Rate for Upper Floors = 102.26		
(10) Heating system: Forced Air Furnace	Cost/SqFt: 20.25	100%
(10) Heating system: Forced Air Furnace	Cost/SqFt: 20.25	100%
Combined Heating System adjustment: 40.50 100%		
Adjusted Square Foot Cost for Upper Floors = 142.76		
Total Floor Area: 4,291	Base Cost New of Upper Floors = 612,584	
Reproduction/Replacement Cost = 612,584		
Eff.Age:23	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0	
Total Depreciated Cost = 343,047		
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 => TCV of Bldg: 1 =	514,571
Replacement Cost/Floor Area= 142.76	Est. TCV/Floor Area= 119.92	

(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\*\*\*



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 21					
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US GOVT NATL PARK						
-------------------	--	--	--	--	--	--

SLEEPING BEAR DUNES NATL LAKE SHR						
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9922 W FRONT ST						
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EMPIRE MI 49630						
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	Improved	X	Vacant	Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS		
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	Public Improvements			* Factors *		
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Tax Description	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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L250 P23/84 LOTS 23 THRU 30 ACREAGE	X	Gravel Road		H785 SKIPP EAST SIDE	150K		8 Units	150000.00000	100		1,200,0
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INCLUDED IN 114-014-00 SKIPPERS WOOD. SEC 14 T29N R14W.	X	Paved Road		0.00 Total Acres			Total Est. Land Value =				1,200,000
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Comments/Influences	X	Storm Sewer									
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LOTS 23-30	X	Sidewalk									
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	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									
--	--	---------------	--	--	--	--	--	--	--	--	--

	X	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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		High									
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	X	Landscaped									
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		Swamp									
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		Wooded									
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		Pond									
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		Waterfront									
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		Ravine									
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		Wetland									
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		Flood Plain									
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		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value
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		2024		EXEMPT		EXEMPT		EXEMPT						EXEMPT
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		2023		EXEMPT		EXEMPT		EXEMPT						EXEMPT
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		2022		0		0		0						0
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		2021		0		0		0						0
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 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAML LLC	BAYBERRY MILLS INC	0	11/07/2017	OTH	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
BAYBERRY MILLS INC	SAML LLC	144,649	12/19/2006	WD	09-FAMILY	926:55	OTHER	100.0
HACKER RAY W & ANITA V	BAYBERRY MILLS INC	140,000	06/13/2005	WD	03-ARM'S LENGTH	858:71	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
31 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SAML LLC HOMESTEAD 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 19					
	2024 Est TCV 150,000					

Improved	X	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	161.32	102.61	1.0000	1.0000	0	100		0
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
H786 SKIPP SKIPPERS2 150K 1 Units150000.00000 100								150,0
161 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 150,000

Tax Description

PART OF LOT 31, OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2 IN PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 31; THENCE SOUTH 41°11 '30" EAST, 8.68 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SKIPPERS COMMONS NO.2, TO THE POINT OF BEGINNING; THENCE NORTH 48°31 '33" EAST, 170.57 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 31; THENCE SOUTH 02°43'30" EAST, 176.86 FEET, ALONG SAID NORTHEASTERLY LINE OF SAID LOT 31;



- 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	75,000	0	75,000			48,406C
TPC	06/28/2017	INSPECTED	2023	60,000	0	60,000			46,101C
WAS	02/04/2009	INSPECTED	2022	55,000	0	55,000			43,906C
TPC	12/11/2011	INSPECTED	2021	55,000	0	55,000			42,504C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY MILLS INC	BAYBERRY GROUP INC	0	08/04/2021	QC	21-NOT USED/OTHER	2021006576	OTHER	0.0
SAML LLC	BAYBERRY MILLS INC	0	04/11/2018	QC	09-FAMILY	1331P375	PROPERTY TRANSFER	0.0
MAURER PAUL GENERAL CONTR	BAYBERRY MILLS INC	1	01/09/2003	WD	03-ARM'S LENGTH	780:869	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
32 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/06/2023	PM23-0293	80%
	P.R.E. 0%		Res. Add/Alter/Repair	03/29/2023	PB23-0123	80%
Owner's Name/Address	MAP #: 19		Electrical	03/23/2023	PE23-0197	80%
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2024 Est TCV 607,384 TCV/TFA: 256.39		Electrical	10/04/2022	PE22-0745	80%

X	Improved	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	95.00	293.46	1.0000	1.0000	0	100		0
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
H786 SKIPP SKIPPERS2 150K 1 Units150000.00000 100								150,0
95 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value = 150,000

Tax Description

2021006576 PARCEL 8 LOT 32, SKIPPERS WOOD NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN UBER 8 OF PLATS, PAGES 8, 9 AND 10, AND PART OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST COMER OF SAID LOT 31; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31; THENCE SOUTH 02°43'30" EAST, 28.18 FEET, ALONG THE EASTERLY LINE OF SAID LOT 31; THENCE SOUTH 48°31'33" WEST 170.57 FEET TO A POINT ON THE



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	75,000	228,700	303,700			218,834C
TPC 11/07/2023	INSPECTED		2023	60,000	184,700	244,700			191,366C
TPC 12/09/2022	INSPECTED		2022	55,000	136,400	191,400			176,063C
TPC 05/13/2022	INSPECTED		2021	55,000	67,000	122,000			106,451C

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



Building Type		(3) Roof (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 243 56	Type CPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric			0 Amps Service		No./Qual. of Fixtures Ex.      Ord.      Min No. of Elec. Outlets Many    Ave.    Few (13) Plumbing 1 Average Fixture(s) 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 (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace			(12) Electric			0 Amps Service			
Yr Built	Remodeled	Ex	Ord		Min	Size of Closets			No./Qual. of Fixtures			Ex.      Ord.      Min					
1982	200	2024				Lg	Ord	Small	No. of Elec. Outlets			Many    Ave.    Few					
Condition: Average Part. Construct.: 80%		Doors		Solid	H.C.	(5) Floors			Kitchen: Other: Other:			Building Areas			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2369 SF    Floor Area = 2369 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories    Exterior    Foundation    Size    Cost New    Depr. Cost 1 Story    Siding    Basement    2,369 Total:    344,375    275,490		
Room List		Basement		1st Floor		2nd Floor		4 Bedrooms		(1) Exterior		Total Base New : 420,402 Total Depr Cost: 336,312 Estimated T.C.V: 571,730		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(7) Excavation			Basement: 2612 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 1500 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV: 571,730 80% Completed => Est. True Cash Value 2024 =	
Insulation		(2) Windows		Many Avg. Few		Large Avg. Small		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room    1500    29,820    23,856 Basement, Outside Entrance, Above Grade    1    1,923    1,538 Plumbing Average Fixture(s) 3 Fixture Bath    3    14,332    11,466 2 Fixture Bath    1    3,197    2,558 Porches CPP    243    4,272    3,418 Foundation: Basement    243    6,231    4,985 CCP (1 Story)    56    1,715    1,372 Water/Sewer Public Sewer    1    1,536    1,229 Water Well, 100 Feet    1    5,973    4,778 Built-Ins Appliance Allow.    1    2,845    2,276 Fireplaces Prefab 1 Story    1    2,665    2,132 Totals:    420,402    336,312						
X Gable Hip Flat		Gambrel Mansard Shed		(3) Roof			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV: 571,730 80% Completed => Est. True Cash Value 2024 =							
X Asphalt Shingle		Chimney:		(3) Roof			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV: 571,730 80% Completed => Est. True Cash Value 2024 =							

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALBRIGHT JOHN & ANNE	DEAN GREGORY B FAMILY TRU	400,000	12/16/2019	WD	03-ARM'S LENGTH	2019007318	PROPERTY TRANSFER	100.0
SCHREIBER CURTIS B & MART	ALBRIGHT JOHN & ANNE	415,000	03/15/2017	WD	03-ARM'S LENGTH	1290P598	PROPERTY TRANSFER	100.0
PAUL MAURER GENERAL CONTR	SCHREIBER CURTIS B & MART	450,000	01/31/2006	WD	03-ARM'S LENGTH	890:7	OTHER	100.0
PAUL MAURER GENERAL CONTR	SCHREIBER CURTIS B & MART	450,000	01/01/2006	WD	03-ARM'S LENGTH	890/7	REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
34 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 19
DEAN GREGORY B FAMILY TRUST 5525 EAST LINCOLN DR #115 PARADISE VALLEY AZ 85253	2024 Est TCV 557,560 TCV/TFA: 323.04

X Improved	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		100.00 200.00 1.0000 1.0000 0 100 0
		H786 SKIPP SKIPPERS2 150K 1 Units150000.00000 100 150,0
		100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 150,000

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
L323 P879/91 L884 P365/05 L890 P7/06 LOT 34 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.	X	Dirt Road				
Comments/Influences		Gravel Road				
SKIPPERS WDS II	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Land Improvement Cost Estimates	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
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	203,800	278,800			219,507C
2023	60,000	188,200	248,200			209,055C
2022	55,000	144,100	199,100			199,100S
2021	55,000	145,700	200,700			200,700S

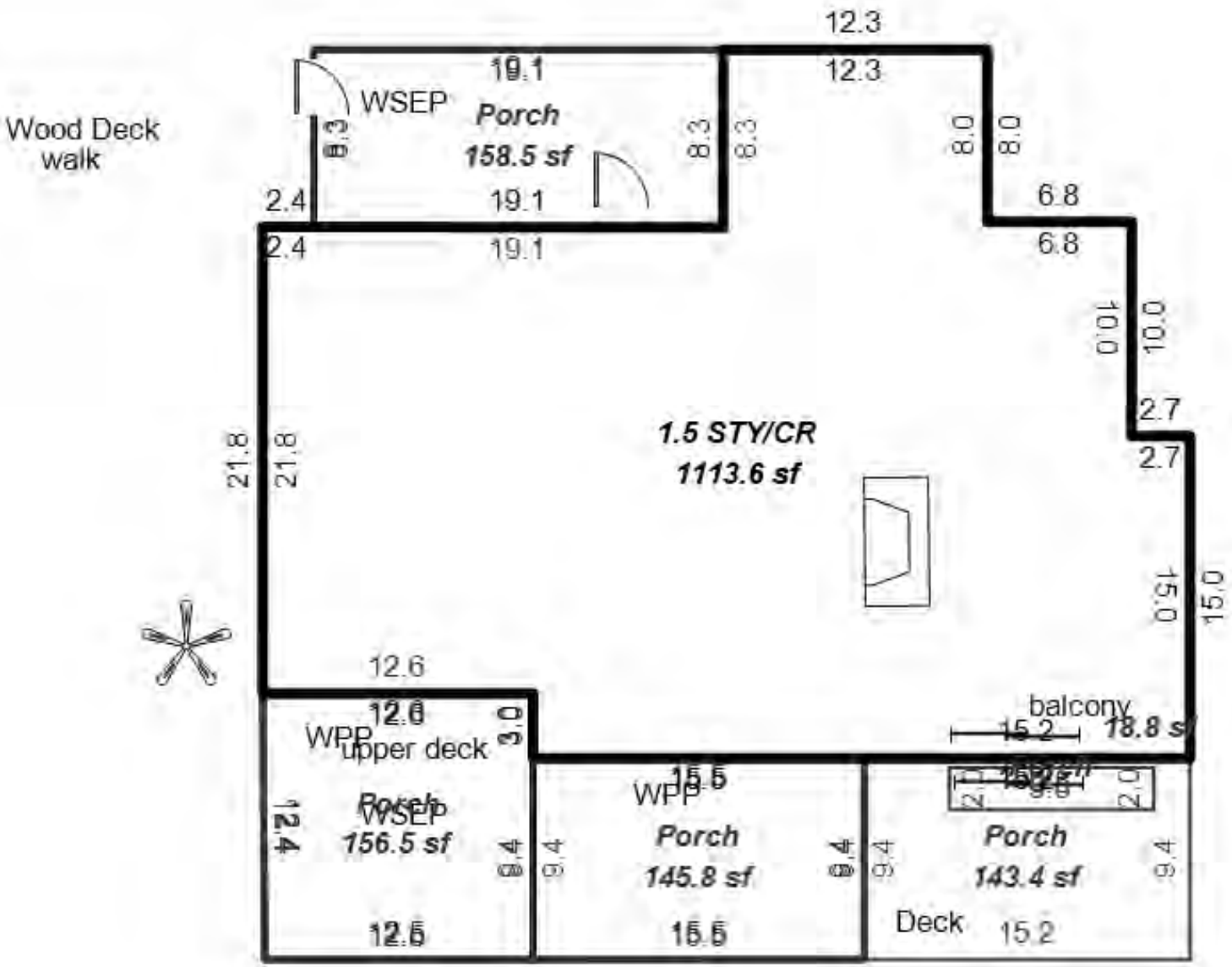


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							158 WSEP (1 Story) 156 WPP 145 WPP 143 Treated Wood			Class: WPP WPP Treated Wood	Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1113 SF Floor Area = 1726 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76			Class: BC Effec. Age: 24 Floor Area: 1,726 Total Base New : 311,581 Total Depr Cost: 236,800 Estimated T.C.V: 402,560			E.C.F. X 1.700		Cls BC Blt 1980	
Yr Built 1980	Remodeled 2000	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Total		Cost New		Depr. Cost	
Condition: Average		Size of Closets Lg X Ord Small		200 Amps Service			Stories Exterior Foundation Size			Total:		253,702		192,812		
Room List		(5) Floors		(12) Electric			1.5 Story Siding Crawl Space			56						
	Basement 1st Floor 2 2nd Floor 4 Bedrooms	Kitchen: Other: Carpeted Other:		200 Amps Service			1 Story Siding Overhang			56						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments			Average Fixture(s)		1 2,234		1,698		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few			Plumbing			3 Fixture Bath		2 14,051		10,679		
X	Insulation	(7) Excavation		Average Fixture(s)			Porches			3 Fixture Bath		2 14,051		10,679		
(2) Windows		Basement: 0 S.F. Crawl: 1113 S.F. Slab: 0 S.F. Height to Joists: 0.0		3			WSEP (1 Story)			Average Fixture(s)		1 2,234		1,698		
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		3			WPP			3 Fixture Bath		2 14,051		10,679		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	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			WPP			Deck		143 3,619		2,750		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Deck			Treated Wood		143 3,619		2,750		
(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			Public Water Public Sewer			Public Water		1 1,968		1,496		
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.		1 4,088		3,107		
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: 12 Cntr.Sup:					Fireplaces			Interior 2 Story		1 8,735		6,639		
Chimney: Metal							Notes:			Totals:		311,581		236,800		
							ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TC			Totals:		311,581		236,800		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MAURER PROPERTIES LLC	TIMBERCREST LLC	295,000	12/15/2020	WD	03-ARM'S LENGTH	2020008674	PROPERTY TRANSFER	100.0				
SCHREIBER CURTIS & MARTHA	MAURER PROPERTIES LLC	285,000	06/22/2017	WD	03-ARM'S LENGTH	1299P571	PROPERTY TRANSFER	100.0				
AML HOLDINGS LLC	SCHREIBER CURT & MARTHA	257,485	04/05/2007	WD	03-ARM'S LENGTH	939:314	OTHER	100.0				
PAUL MAURER GENERAL CONTR	AML HOLDINGS LLC	140,000	05/05/2006	WD	03-ARM'S LENGTH	900:421	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status				
35 SKIPPERS WOODS SUB		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/19/2023	PM23-0821	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		09/19/2023	PP23-0297	100% FINIS				
TIMBERCREST LLC 2051 PINE NOOK COURT NE GRAND RAPIDS MI 49525		MAP #: 19		Res. Add/Alter/Repair		09/01/2023	PB23-0462	100% FINIS				
		2024 Est TCV 389,680 TCV/TFA: 504.77		Res. Add/Alter/Repair		07/24/2023	PB23-0164	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					116.00	187.00	1.0000	1.0000	0	100		0
				H786 SKIPP SKIPPERS2 90K	1	Units	90000.00000	100				90,00
				116 Actual Front Feet, 0.50 Total Acres	Total Est. Land Value =							90,000
L1299P568 L296 P858/89 L323 P878/91 L884 P365/05 L900 P421/06 L939 P314/07 LOT 35 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W. Comments/Influences		X		Land Improvement Cost Estimates								
LIVING OVER GARAGE - DRIVE JOINS WITH-34		X		Description	Rate	Size	% Good	Cash Value				
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	Size	% Good	Cash Value				
		X		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
				Total Estimated Land Improvements True Cash Value =				5,000				
Topography of Site												
Level												
Rolling												
Low												
High												
Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	45,000	149,800	194,800					176,639C
TPC 11/07/2023 INSPECTED				2023	40,000	115,700	155,700					150,990C
TPC 08/15/2020 INSPECTED				2022	55,000	88,800	143,800					143,800S
TPC 04/13/2017 INSPECTED				2021	55,000	89,500	144,500					144,500S



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.700	Bsmnt Garage: 1 Car Carport Area: Roof:						
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G									X	Class: BC Effec. Age: 10 Floor Area: 772 Total Base New : 192,604 Total Depr Cost: 173,341 Estimated T.C.V: 294,680				
	Town Home									Trim & Decoration	Ex						Ord	Min		
	Duplex	Size of Closets	Lg	Ord	Small															
	A-Frame					Doors				Solid	H.C.				Central Air Wood Furnace					
	Condition: Average	Room List	(5) Floors	Kitchen: Other: Other:	(12) Electric											0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY	Cls BC	Blt 2007
						(1) Exterior				(6) Ceilings	No. of Elec. Outlets				Ex.					
	Wood/Shingle	Insulation	(7) Excavation	Many	Ave.											Few	(13) Plumbing	Building Areas	Stories	Exterior
						(2) Windows				(8) Basement	(9) Basement Finish				1					
	Many Avg. Few	Large Avg. Small	Basement: 772 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Public Water											3	2 Fixture Bath	Plumbing	Average Fixture(s)	1
Wood Sash						Metal Sash	Vinyl Sash	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(14) Water/Sewer	1	Public Water					
	Double Hung	Horiz. Slide	Casement	Double Glass	Patio Doors											Storms & Screens	(10) Floor Support	1	Public Sewer	1
(3) Roof						394	Recreation SF	Living SF	Walkout Doors (B)	No Floor SF	1 Walkout Doors (A)	Lump Sum Items:	1	Public Sewer	1					
	Gable	Hip	Flat	Gambrel	Mansard											Shed	Joists: Unsupported Len: Cntr.Sup:	Notes: GARAGE DWELLING ABOVE ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV: 294,680	1	Appliance Allow.
Asphalt Shingle						Chimney:	(10) Floor Support	Lump Sum Items:	Totals:	192,604	173,341									
	Totals:	192,604	173,341																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARI KHALED B & COLLEEN J	JUHAS JEFFERY B & LINDA A	89,000	01/04/2023	WD	03-ARM'S LENGTH	202300077	PROPERTY TRANSFER	100.0
SALAZAR	ARI	33,000	11/08/1996	WD	03-ARM'S LENGTH	433:717	OTHER	0.0
TRIPLE S FARMS	SALAZAR	15,500	09/14/1992	WD	03-ARM'S LENGTH	349:101	OTHER	0.0

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

38 SKIPPERS WOODS SUB      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 0%      MAP #: 19

Owner's Name/Address      2024 Est TCV 90,000

JUHAS JEFFERY B & LINDA A  
1112 BALSAM HILL AVE  
GRAND RAPIDS MI 49546

Improved X Vacant      Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

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

L305 P164-165 L349 P101 L433 P717/96 LOT 38 SKIPPERS WOOD NO. 2 SEC 14 T29N R14W.      X      Dirt Road      76.00      250.00      1.0000      1.0000      0      100      LOCATIOMN      0

Comments/Influences      X      Gravel Road      H786 SKIPP SKIPPERS2 90K      1      Units90000.00000      100      90,000

X      Paved Road      76 Actual Front Feet, 0.44 Total Acres      Total Est. Land Value =      90,000

X      Storm Sewer

X      Sidewalk

X      Water

X      Sewer

X      Electric

X      Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	45,000	0	45,000			45,000S
2023	40,000	0	40,000			15,971C
2022	55,000	0	55,000			15,211C
2021	55,000	0	55,000			14,726C

Who      When      What

TPC 11/12/2022 INSPECTED

TPC 04/30/2021 INSPECTED

TPC 04/13/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER MILTON & RUTHANNE	THEUT JOEL K & SHANNON C	80,000	11/04/2022	WD	03-ARM'S LENGTH	2022006376	PROPERTY TRANSFER	100.0
BAKER MILTON & RUTH ANNE	BAKER MILTON & RUTHANNE	0	11/05/2014	WD	03-ARM'S LENGTH	1214P271	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
39 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
THEUT JOEL K & SHANNON C 24624 CHANCEL ST HARRISON TOWNSHIP MI 48045	MAP #: 19					
	2024 Est TCV 90,000					

	Improved	X	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II								
	Public Improvements			* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 39 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.	X			108.00	220.00	1.0000	1.0000		0	100		0
Comments/Influences				H786 SKIPP SKIPPERS2 90K			1	Units	90000.00000	100		90,000
SKIPPERS WDS II LOT				108 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =			90,000

Comments/Influences

SKIPPERS WDS II LOT

- 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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	45,000	0	45,000			42,000C
TPC	04/30/2021	INSPECTED	2023	40,000	0	40,000			40,000S
TPC	04/13/2017	INSPECTED	2022	55,000	0	55,000			16,760C
WAS	10/23/2010	INSPECTED	2021	55,000	0	55,000			16,225C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTINEZ GASTON E CHIAPER	MARTINEZ-PETRELLA TRUST	0	07/31/2019	QC	09-FAMILY	2019006895	OTHER	0.0
MERRITT ROBERT S & CYNTHI	MARTINEZ GASTON E CHIAPER	460,000	05/10/2019	WD	03-ARM'S LENGTH	1361P526	PROPERTY TRANSFER	100.0
FONTE JAMES V & KATHRYN	MERRITT ROBERT S & CYNTHI	430,000	01/05/2018	WD	03-ARM'S LENGTH	1317P854	PROPERTY TRANSFER	100.0
FONTE JAMES V & KATHRYN	FONTE KATHRYN TRUST AGREE	10	12/28/2007	QC	09-FAMILY	964/890	OTHER	0.0

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

40 SKIPPERS WOODS SUB      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 0%

Owner's Name/Address      MAP #: 19

MARTINEZ-PETRELLA TRUST      2024 Est TCV 616,722 TCV/TFA: 275.08

3870 LANDIN TRL      X Improved      Vacant      Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

ANN ARBOR MI 48108      Public Improvements      \* Factors \*

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

L337 P605 L361 P246 L458 P583 L495 P771      164.00      223.00      1.0000      1.0000      0      100      0

L748 P336 L758 P201/03 L852 P491/05 LOT      H786 SKIPP SKIPPERS2 90K      1      Units90000.00000      100      90,000

40 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.      164 Actual Front Feet, 0.84 Total Acres      Total Est. Land Value =      90,000

Comments/Influences      Land Improvement Cost Estimates      Description      Rate      Size % Good      Cash Value

X Water      Residential Local Cost Land Improvements

X Sewer      Description      Rate      Size % Good      Cash Value

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 =      5,000

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	45,000	263,400	308,400			254,425C
2023	40,000	231,100	271,100			242,310C
2022	55,000	176,800	231,800			230,772C
2021	55,000	168,400	223,400			223,400S

Who      When      What

TPC 04/13/2017 INSPECTED

TPC 04/17/2014 INSPECTED

TPC 04/05/2012 INSPECTED

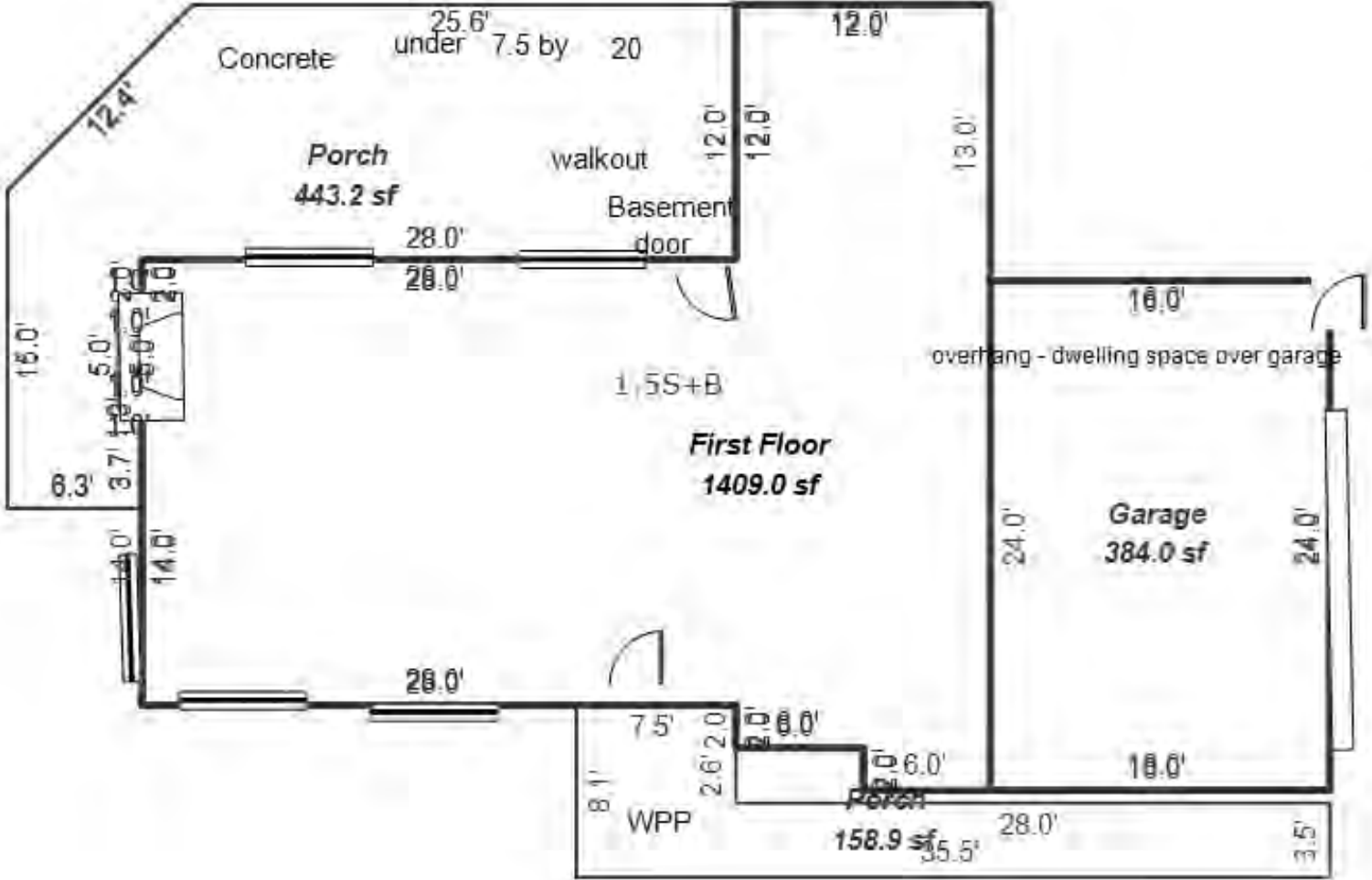
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 443 158	Type WPP WPP	Year Built: 1979 Car Capacity: 2.5 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: 384 % 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: 2,242 Total Base New : 472,144 Total Depr Cost: 306,895 Estimated T.C.V: 521,722		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC Blt 1979		
Yr Built 1979	Remodeled 0	X	Ex	Ord	Min	Size of Closets			200 Amps Service			Ground Area = 1409 SF		Floor Area = 2242 SF.		
Condition: Average		X	Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			1.5 Story Siding Basement 1,409		128	
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			200 Amps Service			Plumbing			1 Story Siding Overhang		Total: 352,886 229,378	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments			Basement Living Area 870 47,937 31,159		Basement, Outside Entrance, Below Grade 1 3,695 2,402	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1409 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Plumbing			Average Fixture(s)		1 2 Fixture Bath	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many X Ave. Few			Plumbing			3 Fixture Bath		2 Fixture Bath	
(2) Windows		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Average Fixture(s)			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	Basement: 1409 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Average Fixture(s)			1 2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support		Joists: 2X12X16 Unsupported Len: 12 Cntr.Sup:			Lump Sum Items:			Average Fixture(s)			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	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Roof		870 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			1 2 Fixture Bath		Softener, Auto 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		(12) Porches/Decks		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			1 2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Gable Hip Flat	(13) Garages		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			1 2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Asphalt Shingle	(14) Fireplaces		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			1 2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
Chimney: Metal		(15) Fireplaces		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			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	
		(16) Fireplaces		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			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	
		(17) Fireplaces		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			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	

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

<<<< 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.
SIEGEL BARBARA E	SIEGEL BARBARA E TRUST	0	05/29/2020	QC	09-FAMILY	2020003221	PROPERTY TRANSFER	0.0
MILLER JOHN ESTATE & DUD	SIEGEL BARBARA E	539,000	09/28/2018	CD	03-ARM'S LENGTH	1342P914	PROPERTY TRANSFER	100.0
FREEMAN BERNARD D & EVELY	FREEMAN BERNARD D & EVELY	0	10/29/2014	QC	09-FAMILY	1213P248	PROPERTY TRANSFER	0.0
MCCURRY	FREEMAN	29,000	09/30/1994	WD	03-ARM'S LENGTH	393:826	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
41 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/14/2018	PM18-0804	100% FINIS
	P.R.E. 100% 10/04/2018		Mechanical	11/05/2018	PM18-0774	100% FINIS
Owner's Name/Address	MAP #: 19		Electrical	10/31/2018	PE18-0670	100% FINIS
SIEGEL BARBARA E TRUST PO BOX 199 GLEN ARBOR MI 49636	2024 Est TCV 794,990 TCV/TFA: 362.18		HOUSE	03/25/1997	97000053	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L305 P579-581 L393 P826 L394 P59-60/94 LOT 41 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.	X		Dirt Road	146.00	225.00	1.0000	1.0000	0	100		0
	X		Gravel Road								
	X		Paved Road	146 Actual Front Feet,	0.75 Total Acres			1	Units90000.00000	100	90,000
	X		Storm Sewer	Total Est. Land Value = 90,000							
	X		Sidewalk								

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

Topography of Site	X Level	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	45,000	352,500	397,500			



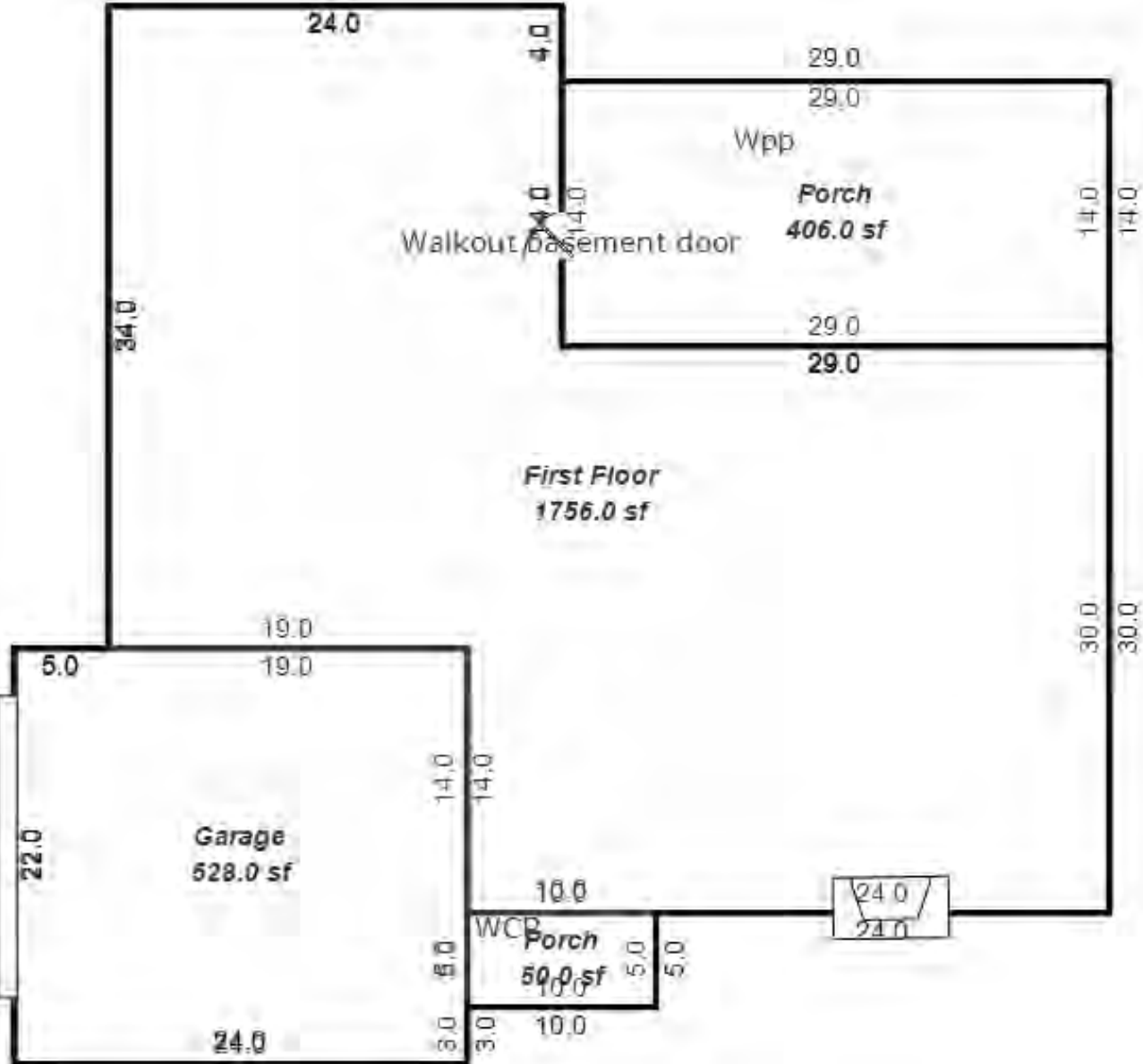
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/14/2018	INSPECTED	2023	40,000	309,200	349,200			302,371C
TPC	04/13/2017	INSPECTED	2022	55,000	238,400	293,400			287,973C
WAS	01/19/2008	INSPECTED	2021	55,000	227,300	282,300			278,774C

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 50 406	WCP (1 Story) WPP	Year Built: 1997 Car Capacity: 2.5 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: 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: 1.25 STORY		X	Drywall Paneled		Plaster Wood T&G													
Trim & Decoration		X	Ex		Ord		Min											
Yr Built 1997	Remodeled 0	Size of Closets				Lg	X	Ord		Small								
Condition: Average		Doors					X	Solid	X	H.C.								
Room List		(5) Floors			(12) Electric			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,195 Total Base New : 514,699 Total Depr Cost: 411,759 Estimated T.C.V: 699,990			E.C.F. X 1.700				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Carpeted Other:			150 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC Blt 1997				
(1) Exterior		(6) Ceilings			Ex. X Ord. Min			No. of Elec. Outlets			Ground Area = 1756 SF Floor Area = 2195 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall															
X	Insulation	(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1.25 Story Siding Basement 1,756			Total: 378,392 302,715				
(2) Windows		Basement: 1756 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Recreation Room 1795 50,440 40,352 Basement, Outside Entrance, Below Grade 1 3,695 2,956			Plumbing				
X	Many Avg. Few X Large Avg. Small	(8) Basement			Plumbing			Average Fixture(s) 3 Fixture Bath			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Porches			WCP (1 Story) 50 4,010 3,208 WPP 406 9,025 7,220			Garages				
(3) Roof		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 528 36,696 29,357 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 1 703 562			Water/Sewer				
X	Gable Hip Flat	Gambrel Mansard Shed	1795	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water	1	Public Sewer	1	Water Well	1	1,968	1,574	1,968	1,574			
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow. 1 4,088 3,270			Fireplaces				
Chimney: Brick		Joists: 2XS10X12 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Exterior 2 Story 1 10,633 8,506			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REILLY RAYMOND R & VIRGIN	REILLY RAYMOND TRUST	0	08/05/2008	WD	03-ARM'S LENGTH	985/496	DEED	0.0
REILLY RAYMOND R & VIRGIN	REILLY RAYMOND R & VIRGIN	0	08/05/2008	WD	03-ARM'S LENGTH	985/494	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
42 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
REILLY RAYMOND TRUST 155 LAURIN CT ANN ARBOR MI 48105	MAP #: 19					
	2024 Est TCV 547,816 TCV/TFA: 199.64					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. LOT 42 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.	X		Dirt Road	120.00	209.00	1.0000	1.0000	0	100	0
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
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	45,000	228,900	273,900			166,212C
			2023	40,000	200,800	240,800			158,298C
			2022	55,000	153,500	208,500			150,760C
			2021	55,000	146,100	201,100			145,944C

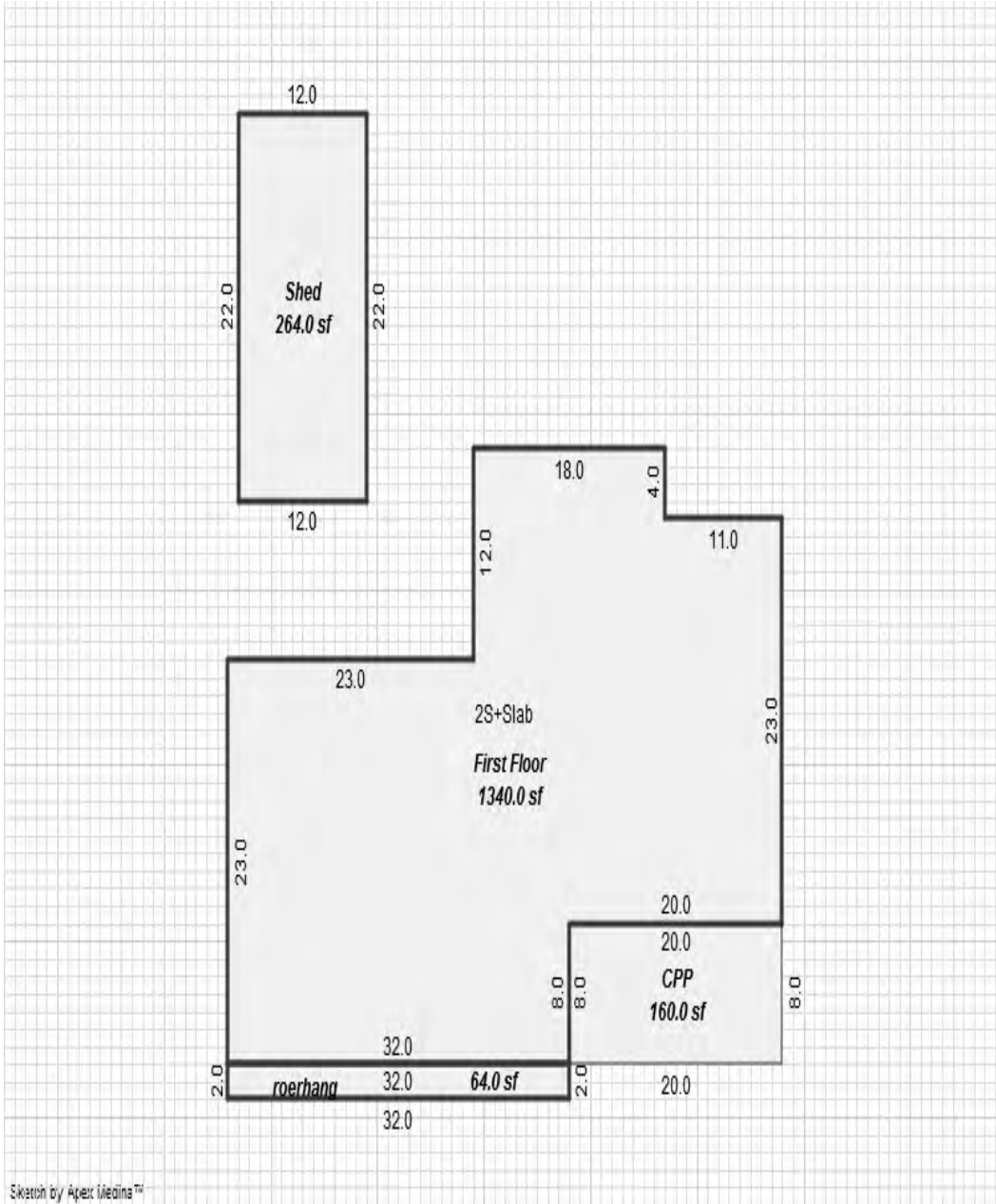
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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 3 Wood Stove Direct-Vented Ga	Area 160 132	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 2,744 Total Base New : 355,301 Total Depr Cost: 266,506 Estimated T.C.V: 453,060		E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Yr Built 1981		Remodeled 0	X Ex	Ord	Min	No. Heating/Cooling			Total Base New : 355,301 Total Depr Cost: 266,506 Estimated T.C.V: 453,060		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		X Lg	Ord	Small	Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 2,744 Total Base New : 355,301 Total Depr Cost: 266,506 Estimated T.C.V: 453,060		E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid	X H.C.	(5) Floors			(12) Electric			Total Base New : 355,301 Total Depr Cost: 266,506 Estimated T.C.V: 453,060		E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	Kitchens: Other: Carpeted Other:		No. of Elec. Outlets			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1340 SF Floor Area = 2744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1981		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		Bsmnt Garage: Carport Area: Roof:		
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			(13) Plumbing			2 Story Siding Slab 1,340 1 Story Siding Overhang 64			Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		
X Insulation	(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,518 1,138 3 Fixture Bath 1 4,777 3,583 2 Fixture Bath 1 3,197 2,398		Bsmnt Garage: Carport Area: Roof:		
(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1340 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			Porches			CPP 160 3,109 2,332			Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		
X Many Avg. Few X Large Avg. Small	(8) Basement		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood 132 3,243 2,432			Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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			Water/Sewer			Public Water 1 1,536 1,152 Public Sewer 1 1,536 1,152			Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		
(3) Roof	(9) Basement Finish		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow. 1 2,845 2,134			Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		
X Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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			Fireplaces			Wood Stove 3 7,871 5,903			Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		
X Asphalt Shingle	(10) Floor Support		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCX: 453,060			Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal	Joists: 2X12X16 Unsupported Len: 12 Cntr.Sup:		Lump Sum Items:									Total: 325,669 244,282		Bsmnt Garage: Carport Area: Roof:		

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



Sketsih by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)		Date	Number	Status				
43 SKIPPERS WOODS SUB		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
REILLY RAYMOND R & VIRGINIA A ET AL 155 LAURIN CT ANN ARBOR MI 48105		MAP #: 19		2024 Est TCV 90,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II							
L251 P491/84 LOT 43 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		100.00		210.00	1.0000	1.0000	0	100		0
		Paved Road		H786 SKIPP SKIPPERS2 90K		1 Units		90000.00000	100			90,000
		Storm Sewer		100 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =						90,000
		Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	45,000	0	45,000			18,477C	
		TPC 04/30/2021	INSPECTED		2023	40,000	0	40,000			17,598C	
		TPC 04/13/2017	INSPECTED		2022	40,000	0	40,000			16,760C	
		TPC 04/17/2014	INSPECTED		2021	40,000	0	40,000			16,225C	



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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.
MULDOWNEY SUSAN K	MULDOWNEY SUSAN K	0	09/19/2022	QC	09-FAMILY	2022005937	PROPERTY TRANSFER	0.0
MULDOWNEY DANIEL T & SUSAN	MULDOWNEY SUSAN K	0	05/28/2020	QC	09-FAMILY	2020003653	PROPERTY TRANSFER	0.0
BUTTERFIELD PETER	MULDOWNEY DANIEL T & SUSAN	439,012	03/08/2017	WD	03-ARM'S LENGTH	1289P159	PROPERTY TRANSFER	100.0
DURST	BUTTERFIELD	73,000	02/15/2002	WD	03-ARM'S LENGTH	631:4	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
44 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/18/2018	PM18-0247	REVIEWED
	P.R.E. 0%		MECHANICAL	03/04/2004	PM04-0138	100% FINIS
Owner's Name/Address	MAP #: 19		MECHANICAL	12/29/2003	PM03-0999	
MULDOWNEY SUSAN K 490 ST CLAIR GROSSE POINTE MI 48230	2024 Est TCV 621,622 TCV/TFA: 276.77		MECHANICAL	11/24/2003	PM03-0927	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II								
L452 P178/97 L631 P4/02 LOT 44 SKIPPERS WOOD NO. 2 SEC 14 T29N R14W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			H786 SKIPP SKIPPERS2 90K	109.00	206.00	1.0000	1.0000	0	100		0
			109 Actual Front Feet, 0.52 Total Acres					1	100	Units	90,000
										Total Est. Land Value =	90,000

Comments/Influences	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	X High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

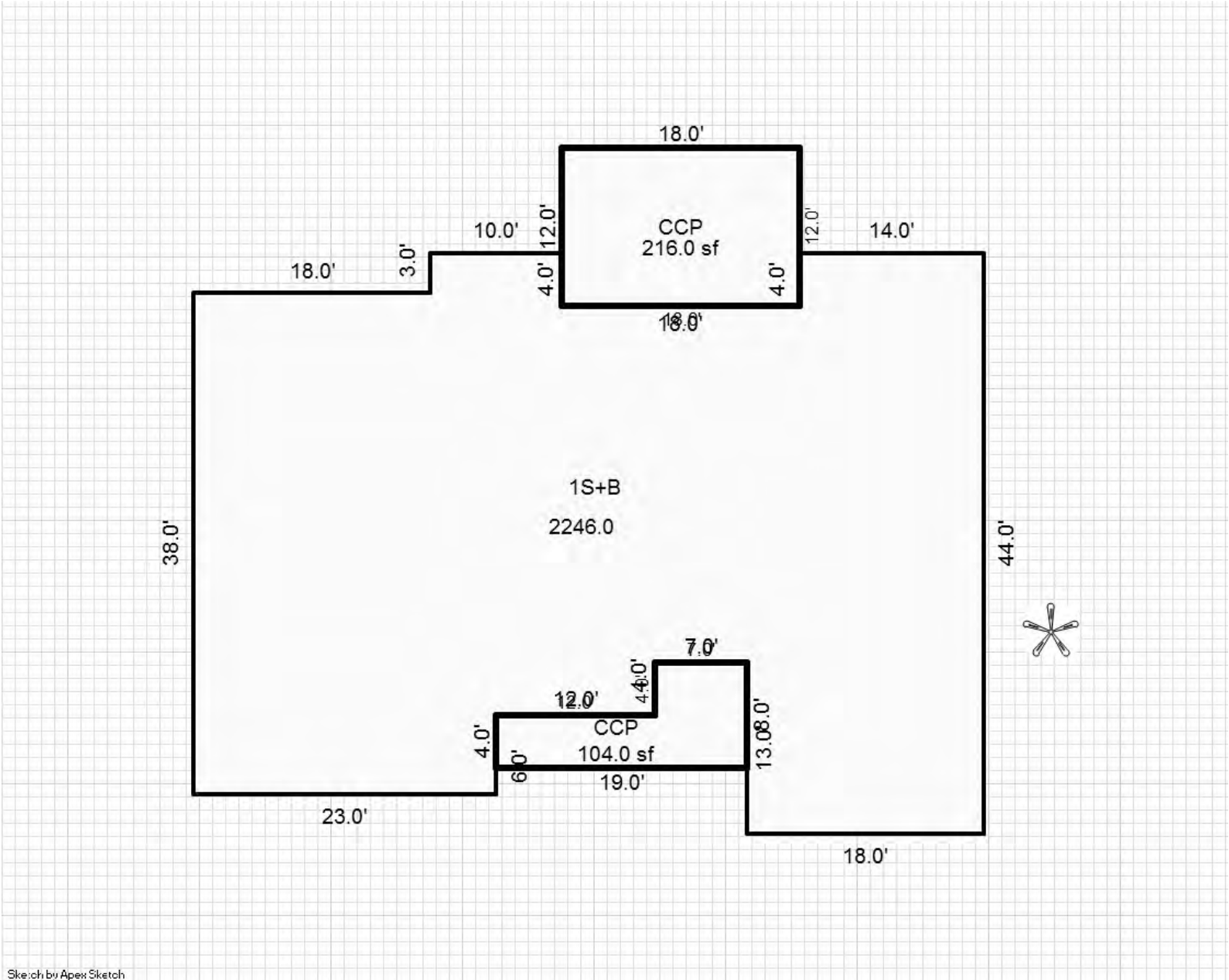
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	45,000	265,800	310,800			248,060C
2023	40,000	233,000	273,000			236,248C
2022	40,000	189,100	229,100			224,999C
2021	40,000	180,000	220,000			217,812C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 104 216	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: 2 Car Carport Area: Roof:		
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 STORY		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		Class: C +10 Effec. Age: 20 Floor Area: 2,246 Total Base New : 389,056 Total Depr Cost: 311,248 Estimated T.C.V: 529,122		E.C.F. X 1.700			
Yr Built 2003	Remodeled 0	Ex	X Ord	Min											
Condition: Average		Lg		X Ord	Small	200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2246 SF Floor Area = 2246 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 10 Blt 2003			
Room List		Doors		Solid	X H.C.	(13) Plumbing		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:		200		Many		1 Story Siding Basement		2,246		Total: 354,492 283,597	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Average Fixture(s)		Ex.		Plumbing		Other Additions/Adjustments			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		3		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		X Ord.		Plumbing		Average Fixture(s)		1,214	
X	Insulation	(7) Excavation		Basement: 2246 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Min		Porches		3 Fixture Bath		7,644	
(2) Windows		Many		Large		1		X Ave.		Garages		Separate Shower		1,118	
X	Avg.	X	Avg.	Small		(14) Water/Sewer		Few		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Basement Garage: 2 Car		2,987	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Public Water		Built-Ins		CCP (1 Story)		2,394	
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		1		Public Sewer		Fireplaces		CCP (1 Story)		4,624	
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Water Well		Direct-Vented Gas		1		3,107	
Chimney: Metal		Joists: I BEAM Unsupported Len: Cntr.Sup: WOOD		Lump Sum Items:		1		1000 Gal Septic 2000 Gal Septic		Water/Sewer		1		1,536	
										Public Water		1		1,536	
										Built-Ins		1		2,845	
										Fireplaces		1		3,107	
										Direct-Vented Gas		1		2,486	
										Totals:		389,056		311,248	
										Notes:				ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCY: 529,122	

\*\*\* 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: 45 SKIPPERS WOODS SUB  
 Class: RESIDENTIAL-VACAN Zoning: RESOR Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 19  
 2024 Est TCV 90,000

Owner's Name/Address: THELEN BRUCE C  
 FLOOD KATHRYN E  
 560 BARTON SHORE DR  
 ANN ARBOR MI 48105-1020

Improved X Vacant  
 Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Public Improvements: Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 107.00 190.00 1.0000 1.0000 0 100 0

Tax Description: L309 P581 & 582/90 LOT 45 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.  
 Comments/Influences: X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.  
 107 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 90,000

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	45,000	0	45,000			18,477C
2023	40,000	0	40,000			17,598C
2022	55,000	0	55,000			16,760C
2021	55,000	0	55,000			16,225C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 04/17/2014 INSPECTED  
 WAS 10/23/2010 INSPECTED

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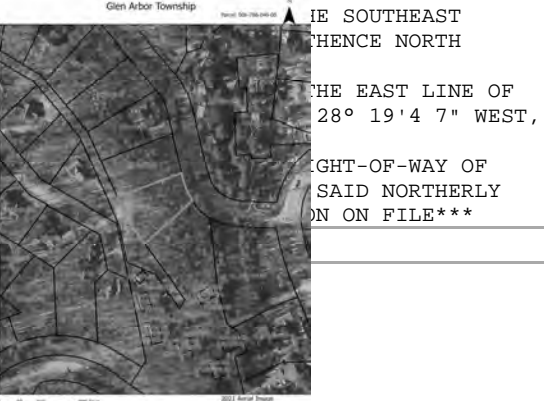
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLM STEPHANIE & RYAN J	RICHMOND GREGORY & DENICE	150,000	04/21/2023	WD	03-ARM'S LENGTH	2023001853	PROPERTY TRANSFER	100.0
JENCKA CHRISTOPHER G & JA	HOLM STEPHANIE & RYAN J	87,000	10/02/2014	WD	03-ARM'S LENGTH	1210P789	PROPERTY TRANSFER	100.0
CONANT	JENCKA	59,900	04/10/2000	WD	03-ARM'S LENGTH	540:512	OTHER	0.0

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

Owner's Name/Address	MAP #: 19	2024 Est TCV 90,000
RICHMOND GREGORY & DENICE 3886 PEABODY DR BLOOMFIELD HILLS MI 48302		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II
L1210P789 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: LOT 46, SKIPPERS WOOD NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 8 OF PLATS, PAGES 8, 9, AND 10. TOGETHER WITH A NON-EXCLUSIVE PERMANENT EASEMENT DESCRIBED AS FOLLOWS: PARCEL A: AN EASEMENT FOR DRIVEWAY PURPOSES BEING PART OF LOT 16 OF THE RECORDED PLAT OF "LOGGERS RUN", RECORDED IN LIBER 8 OF PLATS, PAGE 18, MORE PARTICULARLY DESCRIBED AS		X		

TOGETHER WITH A NON-EXCLUSIVE PERMANENT EASEMENT DESCRIBED AS FOLLOWS: PARCEL A: AN EASEMENT FOR DRIVEWAY PURPOSES BEING PART OF LOT 16 OF THE RECORDED PLAT OF "LOGGERS RUN", RECORDED IN LIBER 8 OF PLATS, PAGE 18, MORE PARTICULARLY DESCRIBED AS



Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	H786 SKIPP SKIPPERS2 90K	100.00	172.00	1.0000	1.0000	0	100		0
X Gravel Road	100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	90,000
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.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	45,000	0	45,000			45,000S
X Rolling	2023	40,000	0	40,000			40,000S
X Low	2022	40,000	0	40,000			40,000S
X High	2021	40,000	0	40,000			40,000S
X Landscaped							
X Swamp							
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.
SADDOW RUTH V FKA VAN NIC	VAN NICE CONKLIN RUTH TRU	0	07/12/2023	QC	21-NOT USED/OTHER	2023003055	DEED	0.0
CONKLIN RUTH VAN NICE	CONKLIN RUTH VAN NICE TRU	0	08/18/2004	WD	03-ARM'S LENGTH	820:63	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6632 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/28/2022	PM22-0164	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	08/05/2021	PM21-0612	100% FINIS
VAN NICE CONKLIN RUTH TRUST PO BOX 343 GLEN ARBOR MI 49636	MAP #: 33		Mechanical	08/05/2021	PM21-0614	100% FINIS
	2024 Est TCV 782,783 TCV/TFA: 178.35		Mechanical	04/22/2016	PM16-0245	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L213 P405 L284 P252 L298 P146-149 L316 P496/90 L820 P63/04 LOTS 1 & 2 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.			2000 COMME \$12/SQFT	137.00	128.00	1.0000	0.0000	0	100*		0
Comments/Influences			* denotes lines that do not contribute to the total acreage calculation.								
RUTH CONKLIN GALLERY			137 Actual Front Feet, 0.40 Total Acres	Total Est. Land Value =						231,722	231,722

Description	Rate	Size	% Good	Arch	Mult	Cash Value
Commercial Local Cost Land Improvements						
WATER WELL 4"-6"	0.00	1	91	100		0
SEPTIC TANK 1000 GAL	0.00	1	91	100		0
DRAIN FIELD	0.00	1	91	100		0
WOOD DECKS	5.25	144	80	100		605
CONCRETE 4CU	2.75	676	80	100		1,487
Total Estimated Land Improvements True Cash Value =						2,092



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	115,900	275,500	391,400			203,391C
Rolling	2023	115,900	260,600	376,500			193,706C
Low	2022	115,900	195,700	311,600			184,482C
High	2021	144,800	199,000	343,800			178,589C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What
TPC 03/08/2022	INSPECTED	
TPC 05/10/2016	INSPECTED	
TPC 12/31/2015	INSPECTED	

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

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

Class: D  
 Floor Area: 2,400  
 Gross Bldg Area: 4,389  
 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

1995 Year Built  
 Remodeled

8 Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Package Heating & Cooling				100	
Heat#2: Package Heating & Cooling				0%	
Ave. SqFt/Story: 2400					
Ave. Perimeter: 223					
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: 223  
 Overall Building Height: 8

Base Rate for Upper Floors = 103.36

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.28 100%  
 Adjusted Square Foot Cost for Upper Floors = 122.64

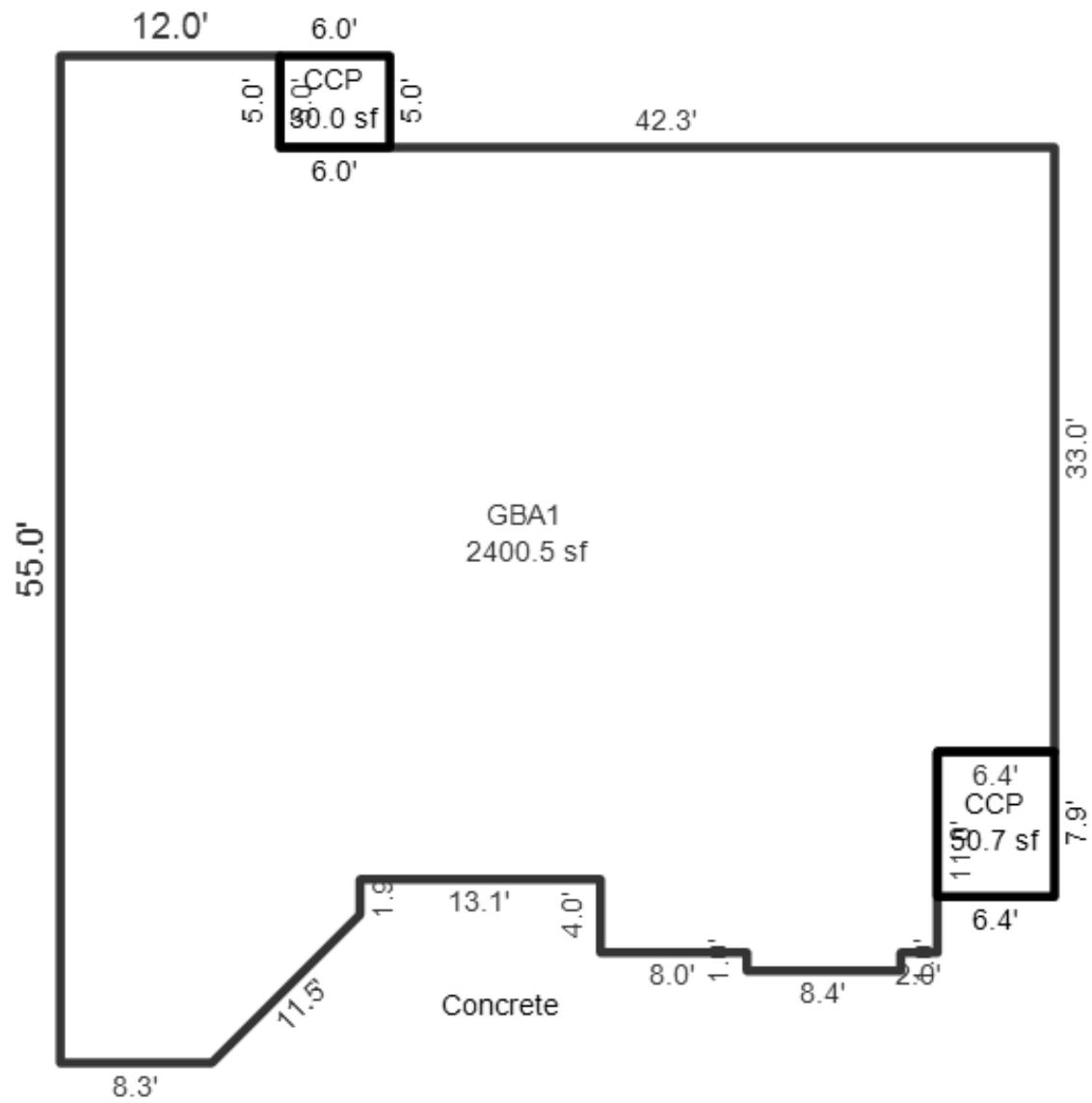
Total Floor Area: 2,400 Base Cost New of Upper Floors = 294,336

Reproduction/Replacement Cost = 294,336  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 176,602

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 282,563  
 Replacement Cost/Floor Area= 122.64 Est. TCV/Floor Area= 117.73

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

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



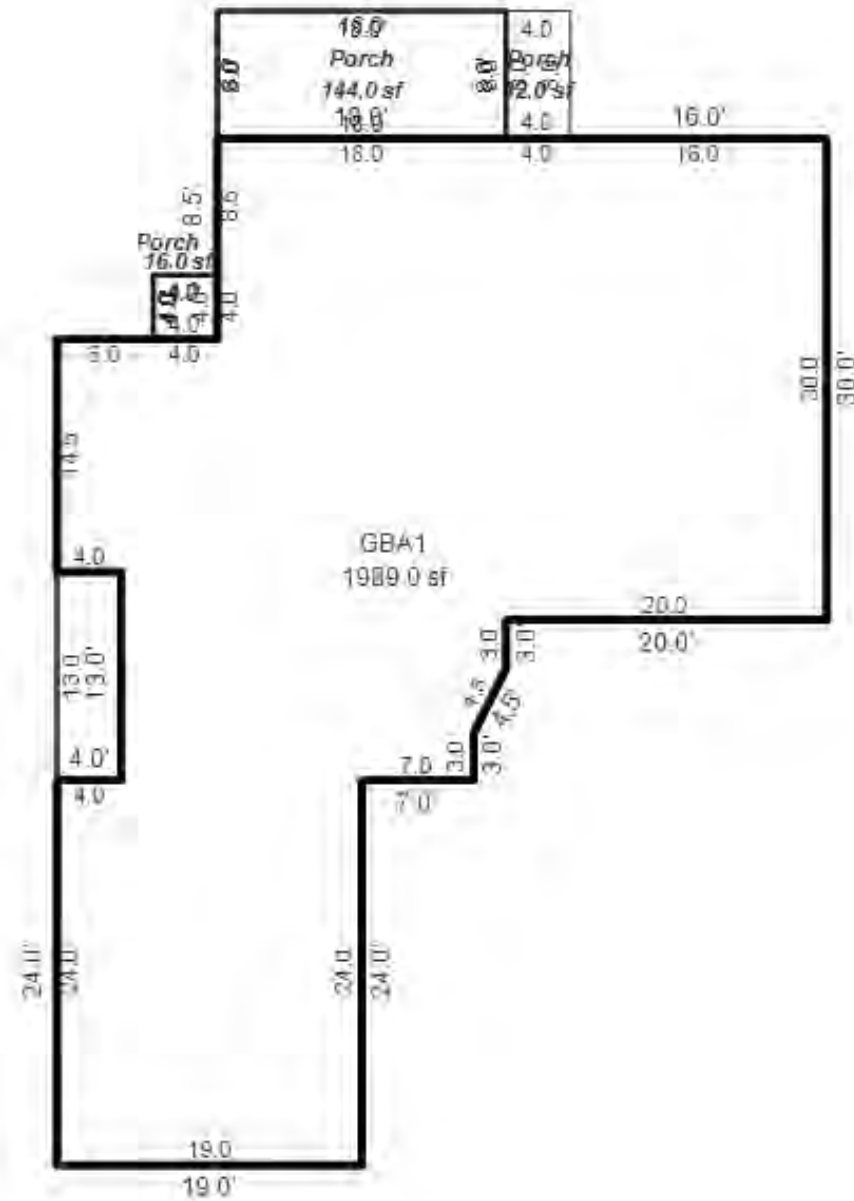
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail	
Class: D	Construction Cost
Floor Area: 1,989	High
Gross Bldg Area: 4,389	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 10	X
Bsmnt Wall Hght	Low
Depr. Table : 2.5%	** ** Calculator Cost Data ** **
Effective Age : 20	Quality: Average
Physical %Good: 60	Heat#1: Package Heating & Cooling 100
Func. %Good : 100	Heat#2: Package Heating & Cooling 0%
Economic %Good: 100	Ave. SqFt/Story: 1989
1990 Year Built	Ave. Perimeter: 230
Remodeled	Has Elevators:
10 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: Average

<<<<<< Calculator Cost Computations >>>>>>	
Class: D	Quality: Average
Stories: 1	Story Height: 10
Overall Building Height: 10	Perimeter: 230
Base Rate for Upper Floors = 117.59	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.93 100%	
Adjusted Square Foot Cost for Upper Floors = 139.52	
Total Floor Area: 1,989	Base Cost New of Upper Floors = 277,506
Eff.Age:20	Reproduction/Replacement Cost = 277,506
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost = 166,504
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 2 = 266,406
Replacement Cost/Floor Area= 139.52	Est. TCV/Floor Area= 133.94

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPENCER WALTER B TRUST	SPENCER WALTER BOYD & CAT	0	03/13/2015	QC	03-ARM'S LENGTH	1224P962	PROPERTY TRANSFER	0.0
SPENCER WALTER BOYD & CAT	SPENCER 2015 FAMILY TRUST	0	03/13/2015	WD	03-ARM'S LENGTH	1224P964	PROPERTY TRANSFER	0.0
MCCABE MARISE E TRUST	SPENCER WALTER BOYD DECLA	230,000	09/05/2003	QC	03-ARM'S LENGTH	762:540	OTHER	100.0

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

5880 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST	ADDITION/ALTERATION	12/13/1993	93001963		
	P.R.E. 0%					

Owner's Name/Address	MAP #: 33	2024 Est TCV 436,262 TCV/TFA: 392.32
SPENCER 2015 FAMILY TRUST 4220 COTTON GIN RD APT 10308 FRISCO TX 75034		


X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT
------------	--------	--

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		A 50' @ 4000/FF	50.00	137.00	1.0000	1.0211	4000	100		204,229
		50 Actual Front Feet, 0.16 Total Acres	Total Est. Land Value =						204,229	

Tax Description	Land Improvement Cost Estimates
L487 P522/98 L741 P223/03 L762 P540/03 LOT 3 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	

Comments/Influences	Description	Rate	Size	% Good	Cash Value
X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	30.37	96	50	1,458
	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
	Total Estimated Land Improvements True Cash Value =				2,958

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	102,100	116,000	218,100			186,633C
TPC 04/27/2016	INSPECTED		2023	84,200	108,100	192,300			177,746C
WAS 11/10/2010	INSPECTED		2022	96,200	92,700	188,900			169,282C
WAS 10/25/2007	INSPECTED		2021	96,200	85,100	181,300			163,875C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 146 229	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,112 Total Base New : 185,483 Total Depr Cost: 120,566 Estimated T.C.V: 229,075			E.C.F. X 1.900	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 5 Blt 1970		
Yr Built 1970	Remodeled 1994	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 890 SF Floor Area = 1112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Size of Closets		Lg	X	Ord	Small	(12) Electric			1.25 Story Siding Crawl Space			Total: 150,828 98,041			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s)		
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:			150 Amps Service			Plumbing			Average Fixture(s)			3 Fixture Bath		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall X Suspended		No. of Elec. Outlets			Many			X			Ave.			Few	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 890 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 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
(2) Windows		Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 890 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 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
(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			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
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			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: 12 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			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
Chimney: Brick		(10) Floor Support		Joists: 2X10X16 Unsupported Len: 12 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			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCY: 229,075																	

\*\*\* 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.
MCCABE WILLIAM J JR	MCCABE WILLIAM J TRUST	0	02/24/2020	WD	09-FAMILY	2020001263	PROPERTY TRANSFER	0.0
MCCABE FAMILY TRUST	MCCABE WILLIAM J JR	0	02/12/2020	WD	03-ARM'S LENGTH	2020001036	PROPERTY TRANSFER	0.0
MCCABE WILLIAM J & ELEANO	MCCABE FAMILY TRUST	0	02/12/2008	QC	09-FAMILY	970/49	DEED	0.0

Property Address: 5862 S LAKE ISLE AVE  
 Class: RESIDENTIAL-IMPRO Zoning: COM ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 Owner's Name/Address: MCCABE WILLIAM J TRUST  
 3850 RIVIERA DR UNIT 3A  
 SAN DIEGO CA 92109  
 MAP #: 19  
 2024 Est TCV 569,383 TCV/TFA: 423.65

X Improved		Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	100.00	137.00	0.8123	1.0211	4000	100		331,771	
Gravel Road	100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	331,771

X Sewer		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Residential Local Cost Land Improvements <td></td> <td></td> <td></td> <td colspan="4"></td>								
Description <th>Rate</th> <th>Size</th> <th>% Good</th> <th colspan="4">Cash Value</th>	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 Electric		Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value				
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
Total Estimated Land Improvements True Cash Value =				2,500				



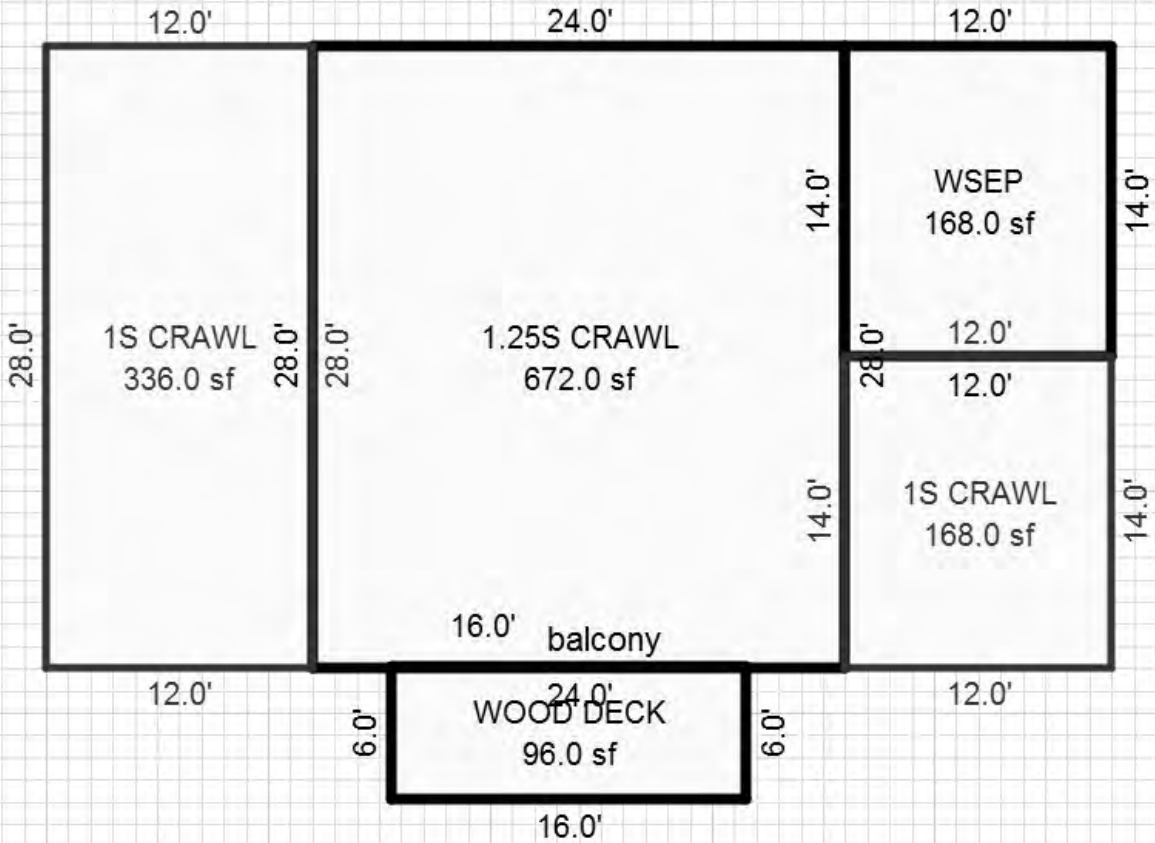
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2024	165,900	118,800	284,700			93,018C
Rolling			2023	136,900	110,600	247,500			88,589C
Low			2022	130,000	94,900	224,900			84,371C
High			2021	130,000	87,200	217,200			81,676C
Landscaped									
Swamp									
X Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What							
TPC	04/27/2016	INSPECTED							
TPC	05/09/2013	INSPECTED							
WAS	02/09/2008	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																													
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X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,344 Total Base New : 206,236 Total Depr Cost: 123,743 Estimated T.C.V: 235,112			E.C.F. X 1.900																																																																																														
Building Style: 1.25 STORY		Trim & Decoration		Ex X Ord Min			No. Heating/Cooling			Total Base New : 206,236 Total Depr Cost: 123,743 Estimated T.C.V: 235,112			E.C.F. X 1.900																																																																																															
Yr Built 1944	Remodeled 1970	Size of Closets		Lg X Ord Small			No Heating/Cooling			Total Base New : 206,236 Total Depr Cost: 123,743 Estimated T.C.V: 235,112			E.C.F. X 1.900																																																																																															
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X	Many Avg. X Avg. Few	Large Avg. Small			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 206,236 Total Depr Cost: 123,743 Estimated T.C.V: 235,112			E.C.F. X 1.900																																																																																																	
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1944</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1176 SF Floor Area = 1344 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>336</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>168</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>173,021</td> <td>103,813</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>911</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>2,866</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>3,001</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>3,584</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WSEP (1 Story)</td> <td>168</td> <td>9,183</td> <td>5,510</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>96</td> <td>2,576</td> <td>1,546</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>32</td> <td>1,341</td> <td>805</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>1,707</td> </tr> <tr> <td colspan="2">Totals:</td> <td>206,236</td> <td>123,743</td> </tr> </tbody> </table> <p>Notes: ECF (4790 SLEEPING BEAR BEACH &amp; SYLVAN SHORES PLATS) 1.900 =&gt; TCv: 235,112</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	336			1.25 Story	Siding	Crawl Space	672			1 Story	Siding	Crawl Space	168			Total:				173,021	103,813	Item	Quantity	Cost	Depr. Cost	Plumbing				Average Fixture(s)	1	1,518	911	3 Fixture Bath	1	4,777	2,866	Water/Sewer				1000 Gal Septic	1	5,002	3,001	Water Well, 100 Feet	1	5,973	3,584	Porches				WSEP (1 Story)	168	9,183	5,510	Deck				Treated Wood	96	2,576	1,546	Balcony				Wood Balcony	32	1,341	805	Built-Ins				Appliance Allow.	1	2,845	1,707	Totals:		206,236	123,743
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\*\*\* 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.
APPLEFORD	MCKINLAY	170,000	05/26/1999	QC	03-ARM'S LENGTH	513:754	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5846 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	10/06/2014	L14 - 212	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	01/19/2012	PM12-0019	
MCKINLAY JAMES P & STEPHANIE T 5709 HERON PARK PL LITHIA FL 33547-3801	MAP #: 33		WELL/SEPTIC	04/13/2010	L10-027	100% FINIS
	2024 Est TCV 427,265 TCV/TFA: 322.22					

	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 50' @ 4000/FF	50.00	137.00	0.8855 1.0211	4000 100		180,838
			A 50' @ 4000/FF	25.00	137.00	0.8855 1.0211	4000 50	SURPLUS: ZONING 1/2 LOT	
			75 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		226,048

Tax Description		Description	Rate	Size % Good	Cash Value
L274 P856 L504 P228 DC L513 P753 L513 P754/99 LOT 6 & S 1/2 LOT 7 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
RENTAL	X	Electric			
	X	Gas			
		Curb Street Lights Standard Utilities Underground Utils.			
			LAND IMPROVEMENTS 25	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	113,000	100,600	213,600			135,684C
Rolling	2023	93,200	93,800	187,000			129,223C
Low	2022	104,300	80,500	184,800			123,070C
High	2021	104,300	74,000	178,300			119,139C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

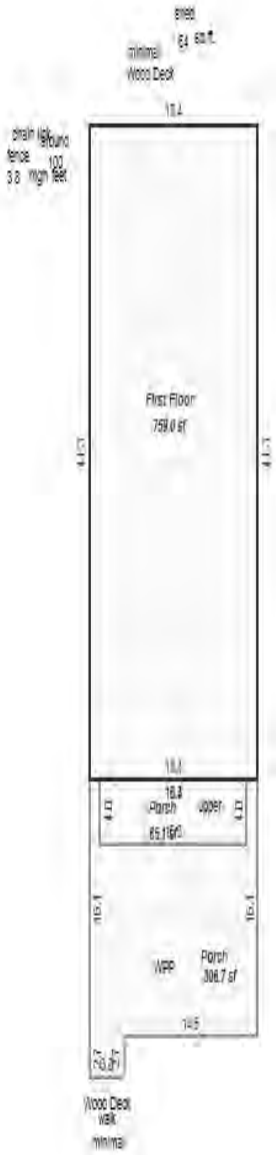


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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 306 65 64	Type WPP WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,326 Total Base New : 174,316 Total Depr Cost: 104,588 Estimated T.C.V: 198,717			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		X Lg Ord Small		Condition: Average			
Yr Built 1970	Remodeled 1981	X	Ex	Ord	Min	Central Air Wood Furnace			No./Qual. of Fixtures		Ex. X Ord. Min		(1) Exterior			
Room List		Doors		Solid	X	H.C.	(12) Electric			200		Amps Service		No. of Elec. Outlets		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		200			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few	
(1) Exterior		(6) Ceilings		X Drywall X Tile		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1000 Gal Septic Water Well, 100 Feet		Porches		WPP WPP	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 758 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 1000 Gal Septic 1 2000 Gal Septic			Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer		1000 Gal Septic Water Well, 100 Feet	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Public Water Public Sewer Water Well		1 1000 Gal Septic 1 2000 Gal Septic		Deck		Treated Wood	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Appliance Allow.		1		Fireplaces		1	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 758 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well			Wood Stove		1		Totals:		174,316 104,588	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 198,717			Built-Ins		1		1,989		1,193	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Fireplaces		1		2,210		1,326	
(3) Roof		(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Wood Stove		1		2,210		1,326	
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 198,717		1		2,210		1,326	
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Totals:		174,316		104,588		198,717	
Chimney: Brick		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 198,717		1		2,210		1,326	

\*\*\* 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.
DOYAL THOMAS&NANCY & CARR	LAKE ISLE HOLDINGS LLC	10	04/01/2014	QC	09-FAMILY	1196P301	PROPERTY TRANSFER	100.0
CARROLL SANDRA S TRUST	CARROLL THOMAS & SANDRA	1	04/02/2013	QC	09-FAMILY	1159P808	OTHER	0.0
CARROLL THOMAS & SANDRA S	CARROLL SANDRA S TRUST	1	04/02/2013	QC	09-FAMILY	1159P828	OTHER	0.0
CARROLL SANDRA S TRUST	CARROLL THOMAS & SANDRA H	0	03/27/2013	QC	09-FAMILY	1159P808	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5838 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/14/2010	PB10-0335	100% FINIS
	P.R.E. 0%		SHED	01/06/2010	LU10-2200	100% FINIS
Owner's Name/Address	MAP #: 33		ADDITION/ALTERATION	07/10/1996	96003734	
LAKE ISLE HOLDINGS LLC 943 FLORAL AVE SE GRAND RAPIDS MI 49506	2024 Est TCV 668,514 TC/TFA: 399.35		ADDITION/ALTERATION	10/09/1992	92001092	

X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			A 50' @ 4000/FF	50.00	137.00	0.8855 1.0211 4000 100	180,838
			A 50' @ 4000/FF	25.00	137.00	0.8855 1.0211 4000 50 SURPLUS: ZONING 1/2 LOT	
			75 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =				226,048

Tax Description	Public Improvements	Description	Rate	Size % Good	Cash Value
N 1/2 LOT 7 ALL LOT 8 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W	Dirt Road				
9.4.2010 SPLIT OFF LOT 9	Gravel Road				
2010 1060-746WD L347 P66-67/92 N 1/2 LOT	Paved Road				
7 ALL LOTS 8 & 9 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. SPLIT ON	Storm Sewer				
10/23/2010 INTO ; 790-009-00	Sidewalk				
Comments/Influences	Water				
MLS 1690373 \$375,000 LOT 9EXP	Sewer				
SPLIT/COMB. ON 10/23/2010 COMPLETED	Electric				
10/23/2010 POLLY LAND SPLIT ;	Gas				
PARENT PARCEL(S): 006-790-008-00;	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Wood Frame	32.73	195 50	3,191
	Residential Local Cost Land Improvements			

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
	Total Estimated Land Improvements True Cash Value =			4,691

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	113,000	221,300	334,300			264,134C
Rolling	2023	93,200	206,100	299,300			251,557C
Low	2022	104,300	176,600	280,900			239,579C
High	2021	104,300	162,200	266,500			231,926C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



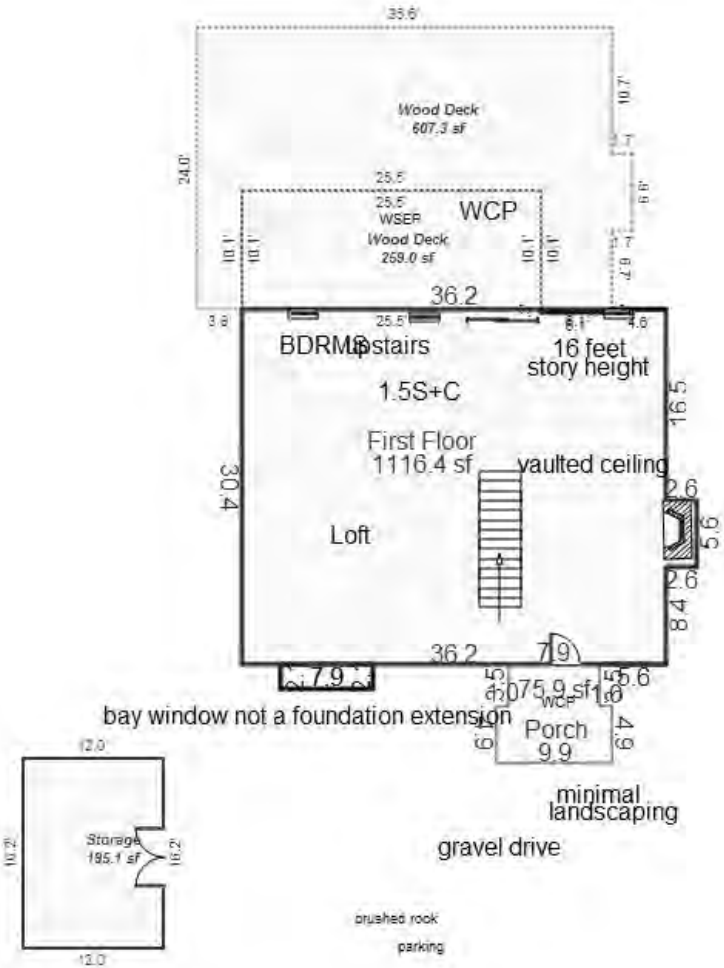
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 75 259 607	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: BC Effec. Age: 25 Floor Area: 1,674 Total Base New : 307,212 Total Depr Cost: 230,408 Estimated T.C.V: 437,775		E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY																	
Yr Built	Remodeled																
1940 199	2012	X	Ex	Ord	Min												
Condition: Average		Size of Closets															
Room List		X	Lg	Ord	Small												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
		Kitchen: Other: Hardwood Other:															
(1) Exterior		(6) Ceilings															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall														
X	Insulation	(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1116 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													
(2) Windows		(9) Basement Finish															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:															
		(12) Electric															
		200 Amps Service															
		No./Qual. of Fixtures															
		Ex.	X	Ord.	Min												
		No. of Elec. Outlets															
		Many	X	Ave.	Few												
		(13) Plumbing															
		1	Average Fixture(s)														
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1116 SF Floor Area = 1674 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,116 Total: 239,816 179,861															
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 1 7,025 5,269 Water/Sewer 1000 Gal Septic 1 5,796 4,347 Water Well, 100 Feet 1 6,421 4,816 Porches WCP (1 Story) 75 5,348 4,011 WSEP (1 Story) 259 16,503 12,377 Deck Treated Wood 607 9,348 7,011 Built-Ins Appliance Allow. 1 4,088 3,066 Fireplaces Exterior 2 Story 1 10,633 7,975 Totals: 307,212 230,408															
		Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,775															

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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOYAL THOMAS & NANCY & CAR	LAKE ISLE HOLDINGS LLC	10	04/01/2014	QC	09-FAMILY	1196P297	OTHER	100.0
KELLER HELLEN C TRUST	CARROLL SANDRA S TRUST &	1	05/24/2013	QC	09-FAMILY	1166P151	DEED	33.0
STOCKMAN CALVIN LEE & JUD	CARROLL TRUST & KELLER TR	245,000	03/28/2013	WD	03-ARM'S LENGTH	1159P922	DEED	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 33

Owner's Name/Address: LAKE ISLE HOLDINGS LLC  
 943 FLORAL AVE SE  
 GRAND RAPIDS MI 49506  
 2024 Est TCV 125,718

Improved X Vacant Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	A 50' @ 4000/FF	25.00	137.00	1.2311	1.0211	4000	100		125,718	
Gravel Road	25 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value =	125,718

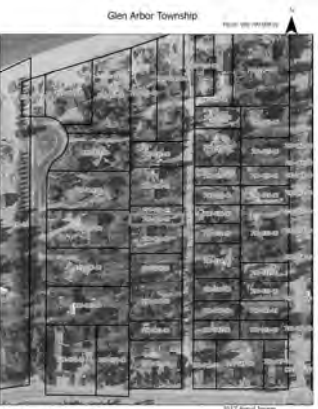
Tax Description: L1166P151 THE SOUTH 1/2 OF LOT 9 OF THE PLAT OF SLEEPING BEAR BEACH AS RECORDED IN LIBER 2 OF PLATS, PAGE 7 LEELANAU COUNTY RECORDS

Comments/Influences: ADJ OWNER HOLDS LOT 8 & 1/2 LOT 7 Split/Comb. on 06/12/2013 completed 06/12/2013 TIM SPLIT LOT IN 1/2; Parent Parcel(s): 006-790-009-00; Child Parcel(s): 006-790-009-01, 006-790-009-02;

- 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	62,900	0	62,900			54,495C
2023	51,900	0	51,900			51,900S
2022	61,300	0	61,300			50,666C
2021	61,300	0	61,300			49,048C

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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.
CARROLL TRUST & DOYAL	KELLER HELEN C REVOCABLE	1	05/24/2013	QC	09-FAMILY	L1168P112	DEED	33.0
STOCKMAN CALVIN LEE & JUD	CARROLL TRUST & KELLER TR	245,000	03/28/2013	WD	03-ARM'S LENGTH	1159P922	OTHER	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 33

Owner's Name/Address: KELLER HELEN CAREY REVOCABLE TRUST  
 632 E JEFFERSON AVE  
 SAINT LOUIS MO 63122

2024 Est TCV 125,718

Improved X Vacant Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	A 50' @ 4000/FF	25.00	137.00	1.2311	1.0211	4000	100	N 1/2 OF LOT 9	125,718
Gravel Road	25 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	125,718

Tax Description: L1166P151 THE NORTH 1/2 OF LOT 9 OF THE PLAT OF SLEEPING BEAR BEACH AS RECORDED IN LIBER 2 OF PLATS, PAGE 7 LEELANAU COUNTY RECORDS  
 LOT 9 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W  
 SPLIT OFF LOT 9 2010  
 1060-746WD L347 P66-67/92 N 1/2 LOT 7  
 ALL LOTS 8 & 9 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. SPLIT ON 10/23/2010 FROM 006-790-008-00;  
 SPLIT/COMBINED ON 06/12/2013 FROM 006-790-009-00;




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	62,900	0	62,900			54,495C
2023	51,900	0	51,900			51,900S
2022	61,300	0	61,300			50,666C
2021	61,300	0	61,300			49,048C

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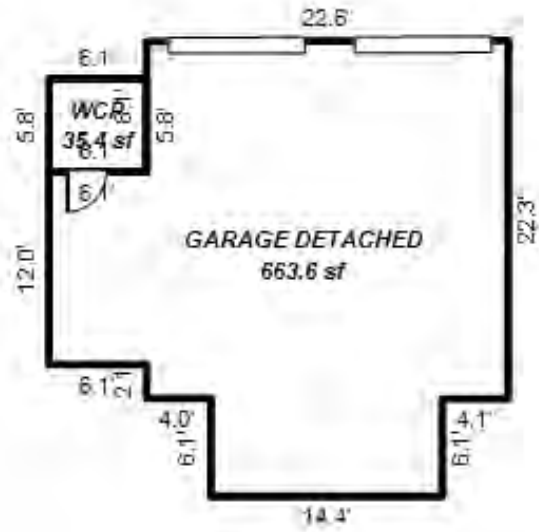
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KELLER HELEN CAREY REVOCA		0	01/15/2011	OTH	33-TO BE DETERMINED	2011 1077-284	DEED	0.0				
HURLIN KENNETH P & SHIRLE	KELLER HELEN CAREY REVOCA	320,000	05/20/2008	WD	03-ARM'S LENGTH	978/745	DEED	100.0				
HURLIN KENNETH P & SHIRLE	KELLER HELEN CAREY REVOCA	280,000	07/27/2005	WD	03-ARM'S LENGTH	865:139	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status			
5800 S LAKE ISLE AVE		School: GLEN LAKE COMMUNITY SCH DIST		GARAGE		11/09/2012	PB12-0315	100% FINIS				
Owner's Name/Address		P.R.E. 0%		GARAGE		10/10/2012	2012-2250	100% FINIS				
KELLER HELEN CAREY REVOCABLE TRUST 632 E JEFFERSON AVE SAINT LOUIS MO 63122		MAP #: 33		2024 Est TCV 1,636,565 TCV/TFA: 492.20								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
SEC 22 T29N R14W LOTS 10 & 11 SLEEPING BEAR BEACH COMBINED ON 10/17/2012 FROM 006-790-011-00 & 006-790-010-00 L248 P243/84 2005 SPLIT FROM 006-790-010-00 LOT 11 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. COMBINED ON 10/17/2012 FROM 006-790-011-00;		Public Improvements		* Factors *		LOTS 10 & 11						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 50' @ 4000/FF	50.00	137.00	0.8123	1.0211	4000	100		165,886
		Paved Road		A 50' @ 4000/FF	50.00	137.00	0.8123	1.0211	4000	100		165,886
		Storm Sewer		100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 331,771								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Flagstone/Sand	19.49	135	0	0				
		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 = 5,000								
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Split/Comb. on 10/17/2012 completed		Level		2024	165,900	652,400	818,300			617,565C		
		Rolling		2023	136,900	607,500	744,400			588,158C		
		Low		2022	151,000	532,700	683,700			560,151C		
		High		2021	151,000	506,000	657,000			542,257C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 03/23/2017	INSPECTED									
		TPC 12/22/2016	INSPECTED									
		TPC 04/27/2016	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	0	Eavestrough	X	Gas	1	Appliance Allow.	1	Interior 1 Story	64	WCP (1 Story)	Year Built: 2013	Car Capacity:	Class: B	Exterior: Siding	Brick Ven.: 0	
	Mobile Home		Insulation		Wood												Oil
	Town Home	0	Front Overhang		Coal		Dishwasher		2nd/Same Stack			Common Wall: Detache	Foundation: 42 Inch	Finished?: Yes	Auto. Doors: 2	Mech. Doors: 0	
	Duplex	0	Other Overhang		Steam		Garbage Disposal		Two Sided			% Good: 0	Storage Area: 392	No Conc. Floor: 0			
	A-Frame						Bath Heater		Exterior 1 Story			Bsmnt Garage:	Carpport Area:	Roof:			
	Wood Frame						Vent Fan		Exterior 2 Story								
	Building Style:						Hot Tub		Prefab 1 Story								
	2 STORY						Unvented Hood		Prefab 2 Story								
	Yr Built	Remodeled					Vented Hood		Heat Circulator								
	2009 201	0					Intercom		Raised Hearth								
	Condition:	Average					Jacuzzi Tub		Wood Stove								
							Jacuzzi repl.Tub		Direct-Vented Ga								
	Room List						Oven		Class: B								
	Basement						Microwave		Effec. Age: 15								
	1st Floor						Standard Range		Floor Area: 3,325								
	2nd Floor						Self Clean Range		Total Base New : 804,829								
	Bedrooms						Sauna		Total Depr Cost: 684,102								
	(1) Exterior						Trash Compactor		Estimated T.C.V: 1,299,794								
	Wood/Shingle						Central Vacuum										
	Aluminum/Vinyl						Security System										
	Brick																
	Insulation																
	(2) Windows																
	Many	Large															
	Avg.	Avg.															
	Few	Small															
	Wood Sash																
	Metal Sash																
	Vinyl Sash																
	Double Hung																
	Horiz. Slide																
	Casement																
	Double Glass																
	Patio Doors																
	Storms & Screens																
	(3) Roof																
	Gable	Gambrel															
	Hip	Mansard															
	Flat	Shed															
	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.
PEARSON GREGORY W ET AL	DEMETER JEFFREY R & EVA S	410,000	05/30/2008	WD	03-ARM'S LENGTH	979/969	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5792 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/04/2017	PM17-0008	
Owner's Name/Address	P.R.E. 0%		Electrical	11/08/2016	PE16-0607	
DEMETER JEFFREY R & EVA S 36 OXFORD PLEASANT RIDGE MI 48069	MAP #: 33		Res. Add/Alter/Repair	10/26/2016	PB16-0464	100% FINIS
	2024 Est TCV 1,343,027 TCV/TFA: 454.03		DECK/PORCH	10/18/2016	LU16-31	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
			Description	Frontage	Depth	Value
L319 P141/90 L320 P753/91 LOT 12 ALSO ADJACENT VACATED ALLEY PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X		A 50' @ 4000/FF	65.00	137.00	245,402
Comments/Influences			65 Actual Front Feet, 0.20 Total Acres			245,402

Comments/Influences	X	Description	* Factors *			Cash Value
			Rate	Size % Good	Reason	
WWW.LVRRENTALS.COM 2013 SANDY BEAR MAKE A RESERVATION!	X	Dirt Road	39.11	60	0	0
FRONT EXTERIOR OF HOME LOCATED IN GLEN ARBOR, MERE STEPS FROM LAKE MICHIGAN.	X	Gravel Road	53.80	60	50	1,614
ONLY ONE HALF BLOCK FROM LAKE ISLE HOUSE AND DANCIN'// BEAR. FOUR BEDROOMS/TWO AND ONE HALF BATHS/SITTING AREA IN UPPER LEVEL. ACCOMMODATES 9. QUEEN BED IN	X	Paved Road	Residential Local Cost Land Improvements			
		Storm Sewer	LAND IMPROVEMENTS 15			3,000
		Sidewalk	Total Estimated Land Improvements True Cash Value =			4,614

Topography of Site	X	Description	Rate	Size % Good	Cash Value
Rolling					
Low					
High					
Landscaped					
Swamp					
Wooded	X				
Pond					
Waterfront					
Ravine					
Wetland					
Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	122,700	548,800	671,500			491,039C
2023	101,200	511,100	612,300			467,657C
2022	114,100	437,800	551,900			445,388C
2021	114,100	424,300	538,400			431,160C

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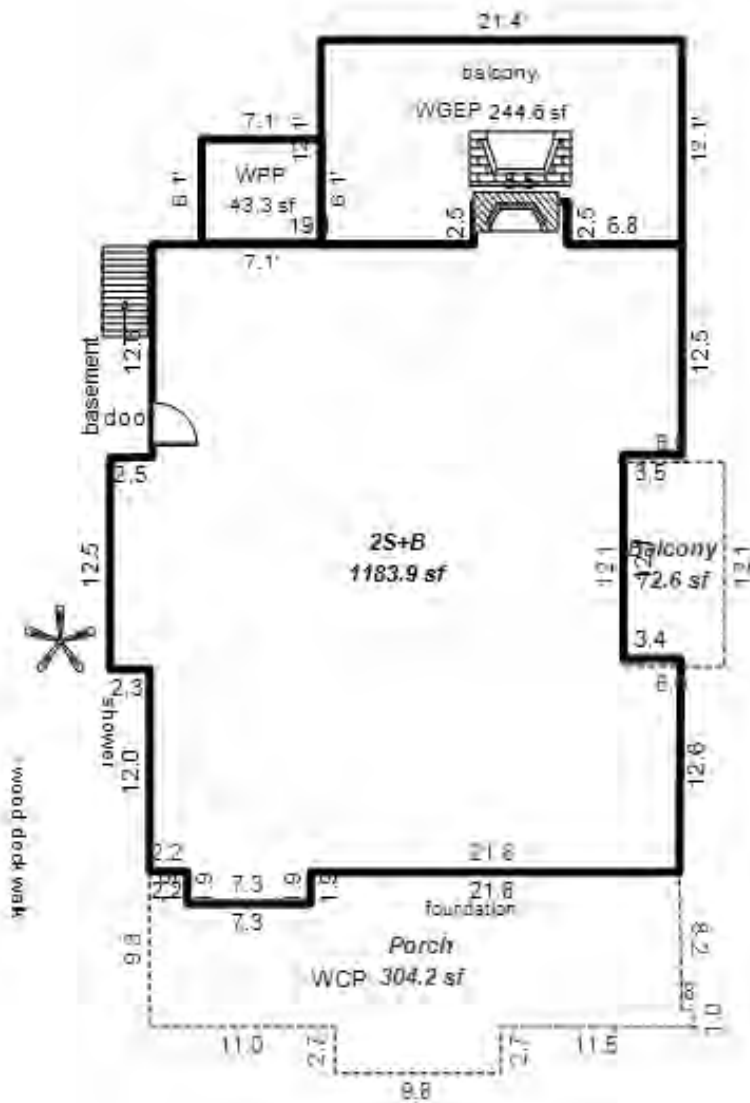


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	304	WCP (1 Story)	245	WSEP (1 Story)	245	WPP	43	WPP	132	Treated Wood	72	Wood Balcony	
	0																								Front Overhang
	Mobile Home	0	Other Overhang	X			Central Air Wood Furnace																		
	Town Home	Drywall Paneled			Plaster Wood T&G			Trim & Decoration																	
	Duplex	Ex			Ord			Min																	
	A-Frame	Size of Closets			Lg			Ord			Small														
Wood Frame		Doors			Solid			H.C.																	
Building Style: 2 STORY		(5) Floors			(12) Electric			0			Amps Service														
Yr Built	Remodeled	Kitchen:			No./Qual. of Fixtures			Ex.			Ord.			Min											
2012	201	Other:			No. of Elec. Outlets			Many			Ave.			Few											
0		Other:			(13) Plumbing			1			Average Fixture(s)														
Condition: Average		Basement			2			3			Fixture Bath			1			2			Fixture Bath					
Room List		1st Floor			1			2			Fixture Bath			1			Softener, Auto								
		2nd Floor			1			2			Fixture Bath			1			Softener, Manual								
		3 Bedrooms			1			2			Fixture Bath			1			Solar Water Heat								
(1) Exterior		Wood/Shingle			(6) Ceilings			1			Average Fixture(s)														
		Aluminum/Vinyl			No. of Elec. Outlets			1			3			Fixture Bath			1			Softener, Auto					
		Brick			No. of Elec. Outlets			1			2			Fixture Bath			1			Softener, Manual					
		Insulation			(7) Excavation			1			Average Fixture(s)														
(2) Windows		Basement: 1183 S.F.			1			2			Fixture Bath			1			Softener, Auto								
		Crawl: 0 S.F.			1			2			Fixture Bath			1			Softener, Manual								
		Slab: 0 S.F.			1			2			Fixture Bath			1			Solar Water Heat								
		Height to Joists: 0.0			1			2			Fixture Bath			1			No Plumbing								
(3) Roof		(8) Basement			1			2			Fixture Bath			1			Extra Toilet								
		Conc. Block			1			2			Fixture Bath			1			Extra Sink								
		Poured Conc.			1			2			Fixture Bath			1			Separate Shower								
		Stone			1			2			Fixture Bath			1			Water/Sewer								
		Treated Wood			1			2			Fixture Bath			1			2000 Gal Septic								
		Concrete Floor			1			2			Fixture Bath			1			Ceramic Tile Floor								
		(9) Basement Finish			1			2			Fixture Bath			1			Ceramic Tile Wains								
		Recreation SF			1			2			Fixture Bath			1			Ceramic Tub Alcove								
		Living SF			1			2			Fixture Bath			1			Vent Fan								
		Walkout Doors (B)			1			2			Fixture Bath			1			Public Water								
		No Floor SF			1			2			Fixture Bath			1			Public Sewer								
		Walkout Doors (A)			1			2			Fixture Bath			1			Water Well								
		(10) Floor Support			1			2			Fixture Bath			1			1000 Gal Septic								
		Joists:			1			2			Fixture Bath			1			2000 Gal Septic								
		Unsupported Len:			1			2			Fixture Bath			1			Lump Sum Items:								
		Cntr.Sup:			1			2			Fixture Bath			1			Appliance Allow.								
Chimney:		1			2			Fixture Bath			1			Fireplaces											

\*\*\* 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.
MACDONALD ERNEST M LVG TR	MACDONALD ERNEST M LVG TR	0	12/28/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5760 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST	Electrical		11/04/2020	PE20-0588	100% FINIS
	P.R.E. 100% 11/01/2018					
Owner's Name/Address	MAP #: 33					
MACDONALD ERNEST M LVG TRUST SARA MACDONALD, LORA MACDONALD PO BOX 73 GLEN ARBOR MI 49636	2024 Est TCV 1,486,806 TCV/TFA: 1405.3					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L220 P848/80 L247 P501/84 L301 P88/89 L649 P155 L649 P156/02 LOT 13 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. Comments/Influences	X	Dirt Road		LK MI "A" 18000	72.00	256.00	1.0746	0.8546	18000	100	1,190,116
		Gravel Road		72 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =							1,190,116
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Tax Description	X	Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
				Wood Frame	29.65	100 50	1,482
		Residential Local Cost Land Improvements					
	X	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 =			3,982

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling	2024	595,100	148,300	743,400			501,171C
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront	X		2023	528,900	112,000	640,900		477,306C	
Ravine									
Wetland			2022	462,500	96,600	559,100		454,578C	
Flood Plain			2021	530,300	88,800	619,100		440,057C	

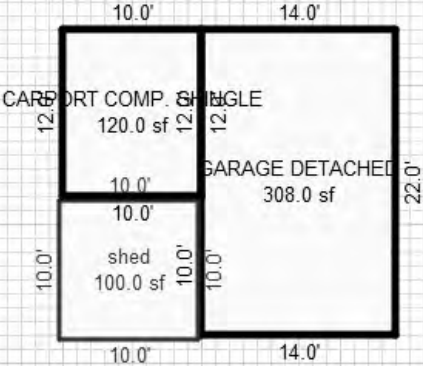
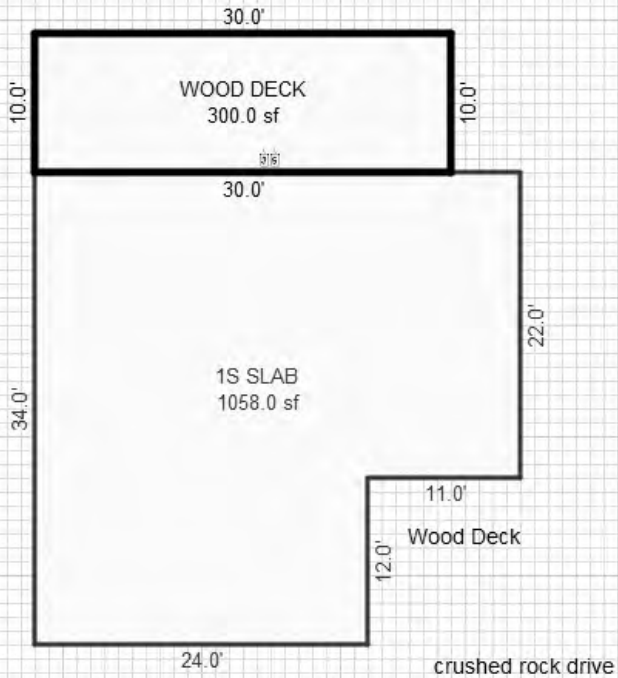


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 300	Type Treated Wood Treated Wood	Year Built: Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 308 % 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 1952	Remodeled 1985	Trim & Decoration		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
4	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.	X	Ord.	Min						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets		Many	X	Ave.	Few						
X	Insulation	(7) Excavation		(13) Plumbing		1	Average Fixture(s)								
(2) Windows		Many Avg.	X	Large Avg.	Small	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1058 S.F. Height to Joists: 0.0		(8) Basement											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney: Brick															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1058 SF Floor Area = 1058 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C Blt 1952					
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 1,058 Total: 139,950 83,970															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,518 911															
Water/Sewer															
1000 Gal Septic 1 5,002 3,001															
Water Well, 100 Feet 1 5,973 3,584															
Deck															
Treated Wood 300 5,550 3,330															
Treated Wood 88 2,461 1,477															
Garages															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 308 15,052 9,031															
Door Opener 1 562 337															
Built-Ins															
Appliance Allow. 1 2,845 1,707															
Fireplaces															
Exterior 1 Story 1 6,698 4,019															
Carports															
Comp.Shingle 120 2,022 1,213															
Totals: 187,633 112,580															
Notes:															
ECF (4085 LAKE MICHIGAN) 2.600 => TCY:												292,708			

\*\*\* 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.
MENTZEL NANCY L	MENTZEL FAMILY COTTAGE TR	0	02/24/2018	QC	09-FAMILY	1323P443	PROPERTY TRANSFER	0.0
BRANDAU LOUIS & RUTH	MENTZEL NANCY L	0	10/24/2014	WD	09-FAMILY	1212P998	PROPERTY TRANSFER	0.0
BRANDAU LOUIS WILLIAM	BRANDAU LOUIS W & RUTH H	0	12/08/2011	QC	03-ARM'S LENGTH	1106P873	PROPERTY TRANSFER	0.0
BRANDAU LOUIS W & RUTH H	BRANDAU LOUIS & RUTH & ME	0	12/08/2011	QC	09-FAMILY	1107P999	PROPERTY TRANSFER	0.0

Property Address: 5758 S LAKE ISLE AVE  
 Class: RESIDENTIAL-IMPRO Zoning: R-1 ( Building Permit(s) Date Number Status

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

Owner's Name/Address: MENTZEL FAMILY COTTAGE TRUST  
 MENTZEL NANCY L TRUSTEE  
 622 CARNEROS ST  
 WAKE FOREST NC 27587  
 MAP #: 33  
 2024 Est TCV 1,557,830 TCV/TFA: 1185.5

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X	Dirt Road		LK MI "A"	18000	72.00	280.00	1.0746	0.8739	18000 100	1,217,079
	Gravel Road		72 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =							1,217,079

Tax Description	X	Description	Rate	Size % Good	Cash Value
L241 P615 L247 P502 L336 P970/92 LOT 14 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X	Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
	X	Electric	5,000.00	1 100	5,000
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 5,000			

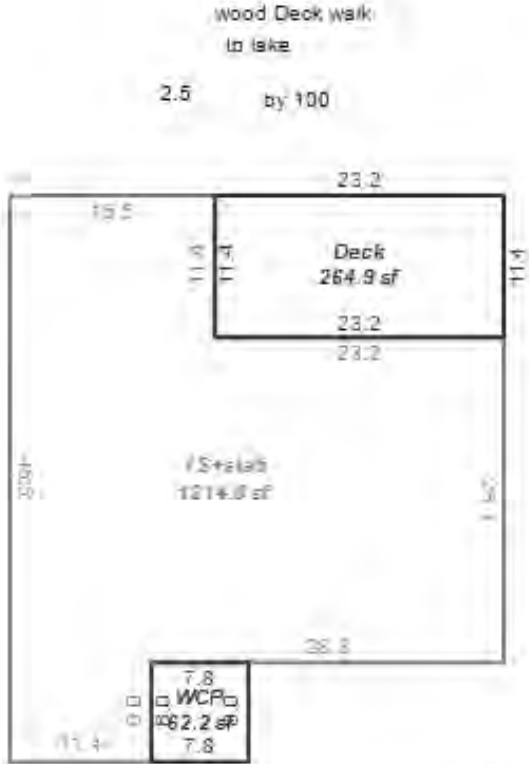


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Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	608,500	170,400	778,900			239,545C
		Low	2023	540,900	128,800	669,700			228,139C
		High	2022	475,100	111,200	586,300			217,276C
	X	Landscaped	2021	542,300	102,200	644,500			210,335C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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





Minimal Patio stone approx 40 feet spruce fence  
5758 Dirt Drive Slake Isle



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOWAL JOHN & EVELYN	BALLEIN MICHELE & GREGORY	910,000	12/23/2014	WD	03-ARM'S LENGTH	1217P573	PROPERTY TRANSFER	100.0
LICARI VINCENT J & RUTH H	KOWAL JOHN & EVELYN	0	08/15/1986	WD	16-LC PAYOFF	275P834	OTHER	0.0
LICARI VINCENT J & RUTH H	KOWAL JOHN & EVELYN J	0	06/06/1986	LC	16-LC PAYOFF	266P826	DEED	0.0
PISTONETTI AUDREY & RAYMO	LICARI VINCENT J & RUTH H	33,403	12/30/1985	WD	16-LC PAYOFF	259P898	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5757 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	02/01/1983	1983-8557	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 33	2024 Est TCV 1,454,829 TCV/TFA: 788.53
BALLEIN MICHELE & GREGORY 710 SNYDER RD EAST LANSING MI 48823		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L266 P826/86 L275 P834/87 L628 P925/01 L744 P313/03 LOT 15 EXC S 20 FT OF LOT 15 WHICH 20 FT INCLUDES THE N 7.5 FT OF VACATED E ALLEY LYING BETWEEN LOT 15 & LOT 20 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	18000	50.00	200.00	1.1771	0.8034	18000 100	851,167
			50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							851,167
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	7.80	100	0	0			
			Wood Frame	42.75	79	50	1,688			
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVEMENTS 25	2,500.00	1	95	2,375			
			Total Estimated Land Improvements True Cash Value =							4,063



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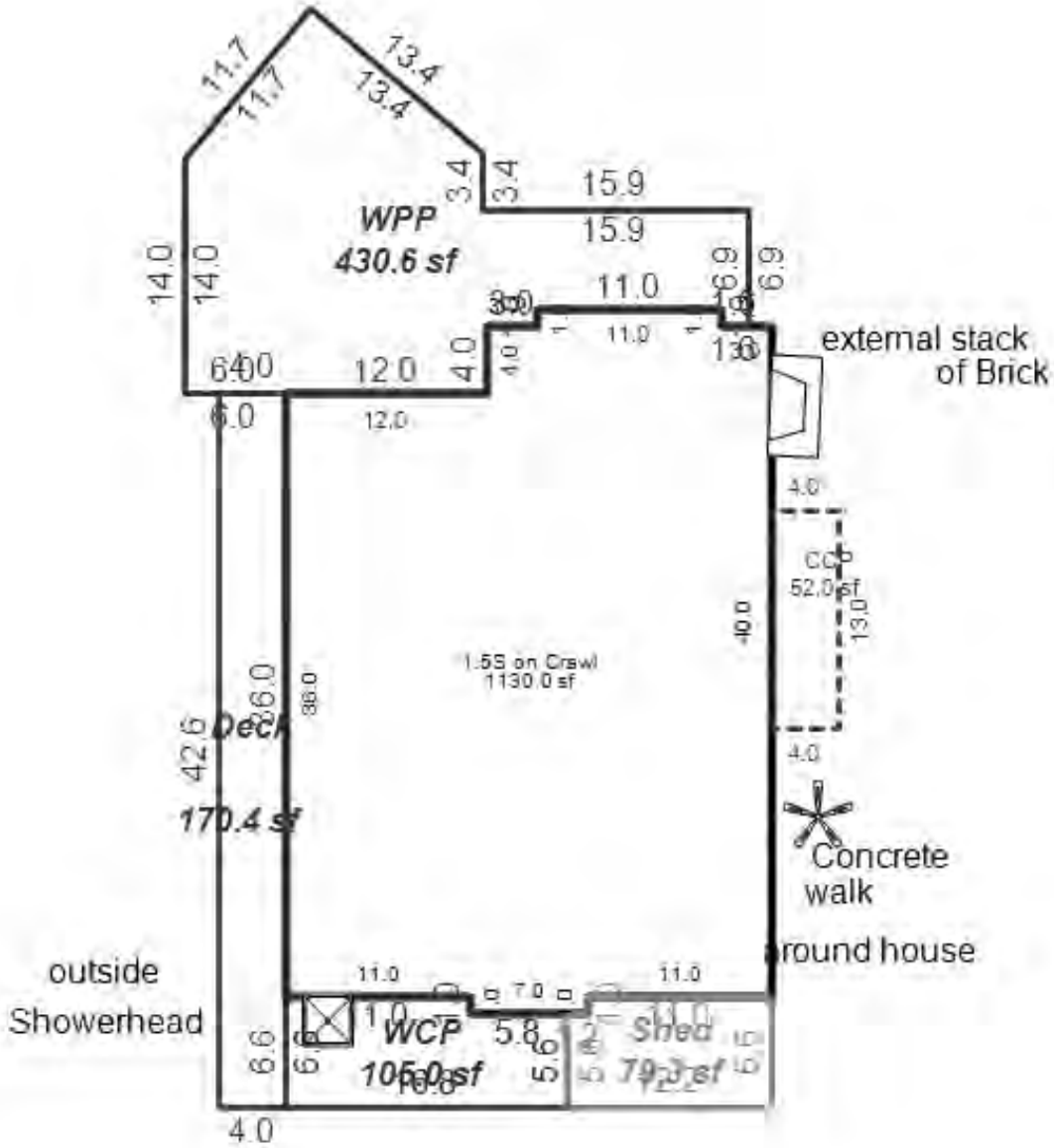
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	425,600	301,800	727,400			502,024C
Rolling	2023	378,300	227,400	605,700			478,119C
Low	2022	338,900	195,900	534,800			455,352C
High	2021	393,300	180,000	573,300			440,806C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 52 105 430 77	Type CCP (1 Story) WCP (1 Story) WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall		Plaster		Wood T&G									
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: BC Effec. Age: 30 Floor Area: 1,845 Total Base New : 329,451 Total Depr Cost: 230,615 Estimated T.C.V: 599,599			E.C.F. X 2.600			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1983	Remodeled 2011	Ex	X	Ord		Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1130 SF Floor Area = 1845 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls BC Blt 1983					
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors		Solid	X	H.C.	150 Amps Service			1.5 Story Siding Crawl Space 1,130 1 Story Siding Overhang 150			Total: 265,852 186,097					
	Basement 4 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Other Additions/Adjustments Plumbing								
(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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many X Ave. Few			Water/Sewer								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation			Basement: 0 S.F. Crawl: 1130 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			Deck					
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood					
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Built-Ins								
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow. Fireplaces							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Fireplaces		Notes:			Lump Sum Items:			Exterior 2 Story								
(3) Roof		(16) Porches/Decks		ECF (4085 LAKE MICHIGAN) 2.600 => TCV:			Treated Wood Treated Wood			Totals:			329,451 230,615					
X	Gable Hip Flat	Gambrel Mansard Shed	(17) Garage		Totals:			329,451			230,615							
X	Asphalt Shingle	Chimney: Brick		ECF (4085 LAKE MICHIGAN) 2.600 => TCV:			599,599											

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



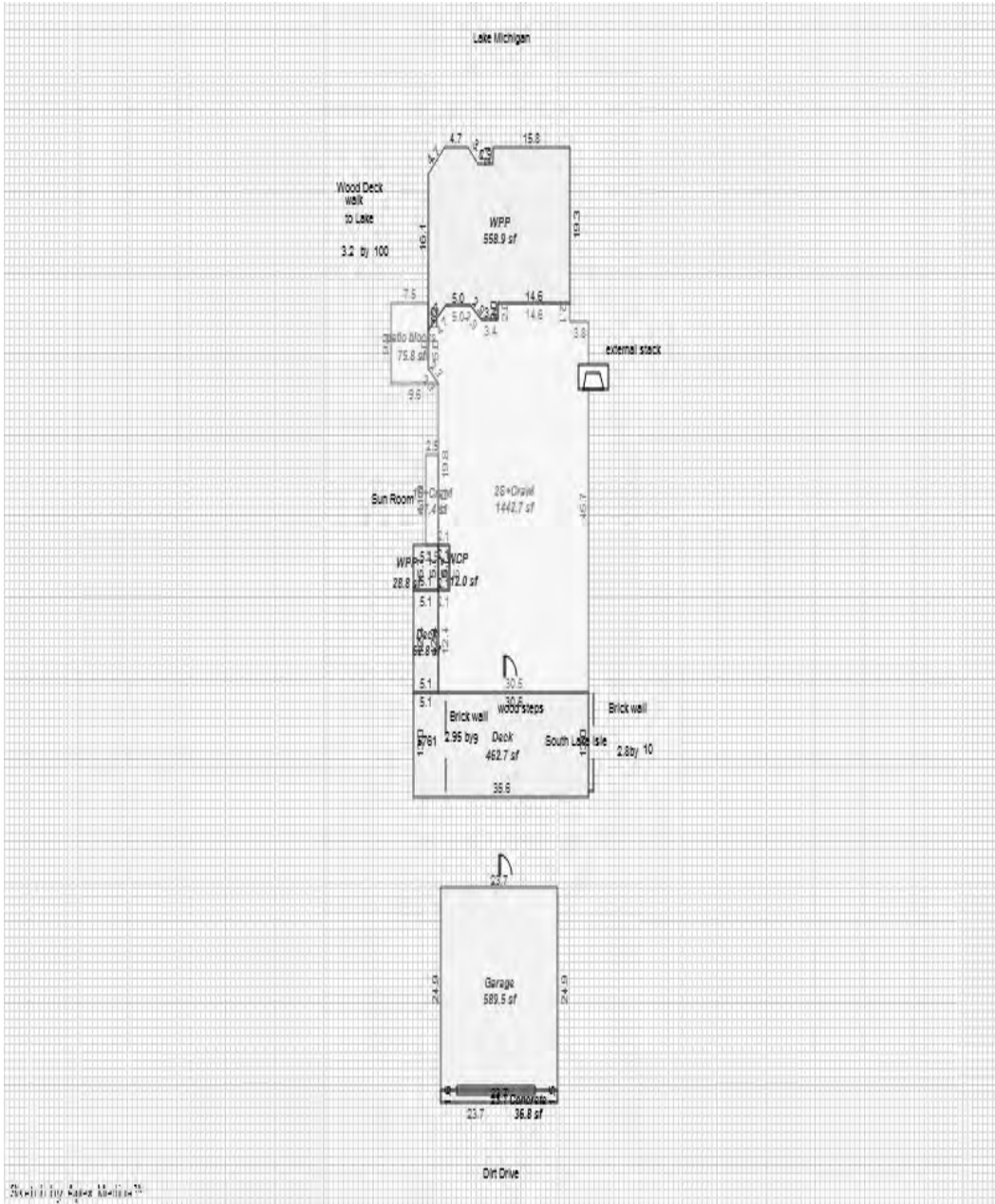
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
TWO KOWAL LLC	KOWAL CHRISTOPHER & KOWAL	0	02/26/2016	QC	09-FAMILY	1253P693	OTHER	100.0	
KOWAL WALTER C & CHRISTOP	TWO KOWAL LLC	1	08/03/2013	QC	09-FAMILY	1174P341	OTHER	0.0	
TWO KOWAL LLC	KOWAL WALTER C & CHRISTOP	1	08/02/2013	QC	09-FAMILY	1174P323 QC	OTHER	100.0	
KOWAL W C & KOWAL C M AS	TWO KOWAL LLC	0	08/31/2011	QC	09-FAMILY	1096/719	OTHER	100.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status	
5761 S LAKE ISLE AVE		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		09/16/2013	L13 -178	100% FINIS	
Owner's Name/Address		P.R.E. 0%		MAP #: 33		2024 Est TCV 1,747,676 TCV/TFA: 600.37			
KOWAL CHRISTOPHER & KOWAL DANIEL 3365 MORNINGVIEW TERRACE BLOOMFIELD HILLS MI 48301		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Tax Description		Public Improvements		* Factors *				Value	
L270 P677/86 L744 P314/03 S 20 FT LOT 15 WHICH INC N 7 1/2 FT OF VACATED E ALLEY LYING BETWEEN LOTS 15 & 20 & LOT 16 ALSO N 1/2 VACATED E ALLEY LYING S OF LOT 16 2010 1049_399QC - KOWALS QC'D TO OLDS-TERMINATION OF TIC DONALD G & MARY G OLDS AND WALTER C & MAUREEN A KOWAL (AS TENANTS IN COMMON) PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason				Value	
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	50 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =				875,058	
		Topography of Site		Land Improvement Cost Estimates					
		X	Level Rolling Low High Landscaped Swamp Wooded Pond	Description Rate Size % Good Cash Value					
		X	Waterfront Ravine Wetland Flood Plain	D/W/P: Patio Blocks 19.40 75 0 0					
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	437,500	436,300	873,800	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 03/27/2017 INSPECTED		2023	388,900	328,400	717,300		585,863C
		TPC 11/03/2016 INSPECTED		2022	350,300	282,800	633,100		557,965C
		TPC 03/15/2012 INSPECTED		2021	404,400	259,700	664,100		540,141C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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: 1983 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 2,911 Total Base New : 514,938 Total Depr Cost: 334,709 Estimated T.C.V: 870,243			E.C.F. X 2.600		Bsmnt Garage:
Building Style: 2 STORY		X Ex		Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 514,938		E.C.F. X 2.600		Roof:
Yr Built 1983 201	Remodeled 2016	X Lg		Ord	Small	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC		Blt 1983		
Condition: Average		Doors X Solid		H.C.	(12) Electric			Ground Area = 1469 SF Floor Area = 2911 SF.			Total Depr Cost: 334,709		Estimated T.C.V: 870,243		Building Areas	
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Stories Exterior Foundation Size Cost New Depr. Cost		2 Story Siding Crawl Space 1,442 27	
Basement	1st Floor	X Ex		Ord	Min	200 Amps Service			Building Areas			Total: 409,542		266,202		
2nd Floor	4 Bedrooms	X Lg		Ord	Small	No./Qual. of Fixtures			Other Additions/Adjustments			Average Fixture(s) 1 2,234 1,452		3 Fixture Bath 2 14,051 9,133		
(1) Exterior		X Drywall		(6) Ceilings			Average Fixture(s)			Plumbing			3 Fixture Bath 1 4,707 3,060		2 Fixture Bath 1 4,707 3,060	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(7) Excavation			Average Fixture(s)			Water/Sewer			1000 Gal Septic 1 5,796 3,767		Water Well, 100 Feet 1 6,421 4,174	
X	Insulation	X Drywall		(8) Basement			Average Fixture(s)			Porches			WPP 558 12,360 8,034		WPP 62 3,038 1,975	
(2) Windows		X Drywall		Basement: 0 S.F. Crawl: 1469 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			WCP (1 Story) 12 1,090 708			Deck		Treated Wood 62 2,171 1,411	
X	Many Avg. Few	X Large Avg. Small		(9) Basement Finish			Average Fixture(s)			Deck			Treated Wood 462 7,812 5,078		Garages	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	X Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Deck			Treated Wood 462 7,812 5,078		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)	
X	Double Glass Patio Doors Storms & Screens	X Large Avg. Small		(10) Floor Support			Average Fixture(s)			Deck			Treated Wood 462 7,812 5,078		Base Cost 576 30,292 19,690	
(3) Roof		X Large Avg. Small		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Average Fixture(s)			Deck			Treated Wood 462 7,812 5,078		Door Opener 1 703 457	
X	Gable Hip Flat	X Large Avg. Small		Lump Sum Items:			Average Fixture(s)			Deck			Treated Wood 462 7,812 5,078		Built-Ins	
X	Asphalt Shingle	X Large Avg. Small		Lump Sum Items:			Average Fixture(s)			Deck			Treated Wood 462 7,812 5,078		Appliance Allow. 1 4,088 2,657	
Chimney: Brick		X Large Avg. Small		Lump Sum Items:			Average Fixture(s)			Deck			Treated Wood 462 7,812 5,078		<<<< 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.
WELCH MARY ELLEN	WELCH MARY ELLEN	0	10/14/2022	QC	15-LADY BIRD	2022005889	DEED	0.0
BARNELL	WELCH	960,000	08/20/1999	WD	03-ARM'S LENGTH	521:399	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5714 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 09/11/2014					
Owner's Name/Address	MAP #: 33					
WELCH MARY ELLEN PO BOX 605 GLEN ARBOR MI 49636	2024 Est TCV 3,032,797 TCV/TFA: 1274.8					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors * LOTS 17, 18 * 19								
Comments/Influences	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		L287 P561 L309 P769 L51 P399/99 L773 P566/03 LOTS 17 18 & 19 ALSO N 1/2 OF VACATED EAST ALLEY LYING S OF LOTS 17 18 & 19 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.				LK MI "A"	18000	100.00	264.21	0.8900	0.8613	18000
				LK MI "A"	18000	53.00	264.21	0.8900	0.8613	18000	50	SURPLUS: ZONING 100' 365, 153 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,745,556
Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Flagstone/Sand	30.28	144	0	0				
				D/W/P: 3.5 Concrete	8.47	519	0	0				
				D/W/P: Asphalt Paving	4.05	720	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	872,800	643,600	1,516,400			969,476C
	Rolling		2023	775,800	484,900	1,260,700			923,311C
	Low		2022	630,100	417,900	1,048,000			879,344C
	High		2021	721,300	383,900	1,105,200			851,253C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2024	872,800	643,600	1,516,400			969,476C
TPC	10/22/2015	INSPECTED	2023	775,800	484,900	1,260,700			923,311C
TPC	03/15/2012	INSPECTED	2022	630,100	417,900	1,048,000			879,344C
WAS	10/22/2007	INSPECTED	2021	721,300	383,900	1,105,200			851,253C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							142	CCP (1 Story)				
Building Style: 1.5 STORY		X	Drywall Paneled									1461	WPP				
Yr Built 1989			Plaster Wood T&G														
Remodeled 0			Trim & Decoration														
Condition: Average		X	Ex	Ord	Min												
Room List			Size of Closets														
	Basement 1st Floor 2nd Floor Bedrooms	X	Lg	Ord	Small												
(1) Exterior			Doors	Solid	X	H.C.											
X		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B 10 Blt 1989							
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Heat Pump										
(2) Windows		No./Qual. of Fixtures		No. of Elec. Outlets			Ground Area = 1586 SF Floor Area = 2379 SF.										
X	Many Avg. Few	X	Ex.	Ord.	Min												
X		(6) Ceilings		Many			X	Ave.									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Insulation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
(3) Roof		(7) Excavation		1 Average Fixture(s)			Building Areas										
X	Many Avg. Few	X	Large Avg. Small	2 3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost										
X		Basement: 1586 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath			1.5 Story Siding Basement 1,586										
X		(8) Basement		1 Softener, Auto			Total: 495,068 396,049										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Softener, Manual			Other Additions/Adjustments										
(3) Roof		(9) Basement Finish		1 No Plumbing			Plumbing										
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Extra Toilet			Average Fixture(s)										
X		Asphalt Shingle		1 Extra Sink			3 Fixture Bath										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Separate Shower			2 Fixture Bath										
(3) Roof		(10) Floor Support		1 Extra Toilet			Water/Sewer										
X		Gable Hip Flat		1 Extra Sink			1000 Gal Septic										
X		Asphalt Shingle		1 Separate Shower			Water Well, 100 Feet										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Separate Shower			Porches										
(3) Roof		(10) Floor Support		1 Extra Toilet			Ceramic Tile Floor										
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Extra Sink			Ceramic Tile Wains										
X		Asphalt Shingle		1 Extra Toilet			Ceramic Tub Alcove										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Extra Toilet			Vent Fan										
(3) Roof		(10) Floor Support		1 Extra Toilet			Lump Sum Items:										
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Extra Toilet			Notes:										
X		Asphalt Shingle		1 Extra Toilet			ECF (4085 LAKE MICHIGAN) 2.600 => TC										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Extra Toilet			V: 1,279,741										

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LANG MICHAEL O & DEBRA A	LANG FAMILY COTTAGE TRUST	0	08/05/2016	QC	09-FAMILY	1268P167	PROPERTY TRANSFER	0.0				
LANG MICHAEL O & DEBRA A	MUSICK FRANKLIN T & SHIRL	60,000	12/26/1986	WD	03-ARM'S LENGTH	271P190	OTHER	0.0				
MAPLE LEAF PROPERTIES	HOTCHKISS WILLIAM W & ANN	1	04/25/1983	WD	03-ARM'S LENGTH	231P213	OTHER	0.0				
MUSICK FRANKLIN T & SHIRL	LANG MICHAEL O & DEBRA A	60,000	12/29/1968	WD	03-ARM'S LENGTH	271P192	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5775 S LAKE ISLE AVE		School: GLEN LAKE COMMUNITY SCH DIST		DECK/PORCH		04/29/2015	LU15-08	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		02/06/2007	PE07-0080					
LANG FAMILY COTTAGE TRUST 4 PETER COOPER RD APT 1A NEW YORK NY 10010		MAP #: 33		Mechanical		01/19/2007	PM07-0036					
		2024 Est TCV 498,907 TCV/TFA: 611.41		Plumbing		01/08/2007	PP07-0009					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
		Public Improvements		* Factors *								
L271P190 L231 P213/82 LOT 20 INCLUDING S 1/2 VACATED EAST ALLEY ADJACENT TO N LN OF LOT 20 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 50' @ 4000/FF 57.50 120.00 0.9589 0.9879 4000 100 217,882								
		Paved Road		58 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 217,882								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 3.5 Concrete 6.77 304 0 0								
		Sewer		D/W/P: Crushed Rock 2.33 168 0 0								
		Electric		Residential Local Cost Land Improvements								
		Gas		Description Rate Size % Good Cash Value								
		Curb		LAND IMPROVEMENTS 25 2,500.00 1 95 2,375								
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,375								
		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	108,900	140,600	249,500			154,089C	
		TPC 03/27/2017 INSPECTED			2023	89,900	130,900	220,800			146,752C	
		WAS 03/21/2012 INSPECTED			2022	103,300	109,800	213,100			139,764C	
		WAS 07/14/2007 APPRAISAL			2021	103,300	100,900	204,200			135,300C	

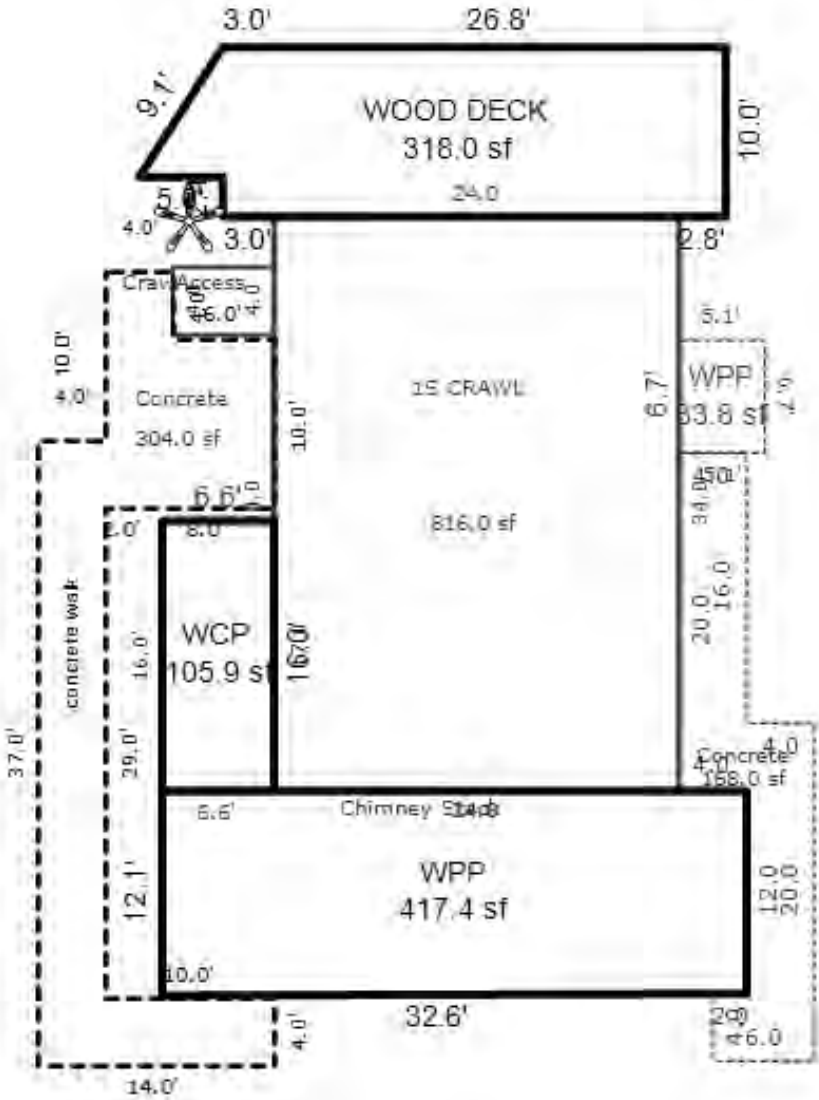


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							105 WCP (1 Story) 417 WPP 33 WPP 318 Treated Wood					
	Building Style: 1 STORY	Drywall X Paneled	Plaster Wood T&G														
	Yr Built 2007	Remodeled 0		Ex	X	Ord	Min										
	Condition: Average																
	Room List	Doors	Solid	X	H.C.												
	Basement 4 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
	(1) Exterior	Kitchen: Other: Carpeted Other:															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation	X	Tile														
	(2) Windows	(7) Excavation															
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(9) Basement Finish															
	Chimney: Brick	(10) Floor Support															
		Joists: 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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
		Lump Sum Items:															
		(15) Fireplaces															
		Class: C Effec. Age: 8 Floor Area: 816 Total Base New : 159,411 Total Depr Cost: 146,658 Estimated T.C.V: 278,650															
		(16) Porches/Decks															
		E.C.F. X 1.900															
		(17) Garage															
		Bsmnt Garage: Carport Area: Roof:															
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 816 Total: 114,403 105,251															
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,397 2 Fixture Bath 1 3,197 2,941 Water/Sewer 1000 Gal Septic 1 5,002 4,602 Water Well, 100 Feet 1 5,973 5,495 Porches WCP (1 Story) 105 5,087 4,680 WPP 417 7,206 6,630 WPP 33 1,707 1,570 Deck Treated Wood 318 5,775 5,313 Built-Ins Appliance Allow. 1 2,845 2,617 Fireplaces Exterior 1 Story 1 6,698 6,162 Totals: 159,411 146,658															
		Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 278,650															

\*\*\* 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.
HURLIN KENNETH P & SHIRLE	HURLIN KENNETH P & SHIRLE	0	02/18/2010	QC	09-FAMILY	2010 1043-871	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5791 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/01/2011	PM11-0425	
Owner's Name/Address	P.R.E. 100% 02/11/1999		Electrical	08/20/2007	PE07-0413	
HURLIN KENNETH P & SHIRLEY R TRUST PO BOX 394 GLEN ARBOR MI 49636-0394	MAP #: 33		DECK/PORCH	07/25/2007	PB07-0311	INSPECTED
	2024 Est TCV 779,239 TCV/TFA: 366.18		ADDITION/ALTERATION	08/29/1996	96003864	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
LOTS 22 & 24 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 50' @ 4000/FF	50.00	120.00	0.8123	0.9879	4000	100		160,481
			A 50' @ 4000/FF	50.00	120.00	0.8123	0.9879	4000	100		160,481
			100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 320,962								

Public Improvements	Description	Rate	Size	% Good	Cash Value
X Electric	Residential Local Cost Land Improvements				
X Gas	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	160,500	229,100	389,600			177,534C
Rolling	2023	132,400	213,500	345,900			169,080C
Low	2022	148,000	183,100	331,100			161,029C
High	2021	148,000	168,300	316,300			155,885C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

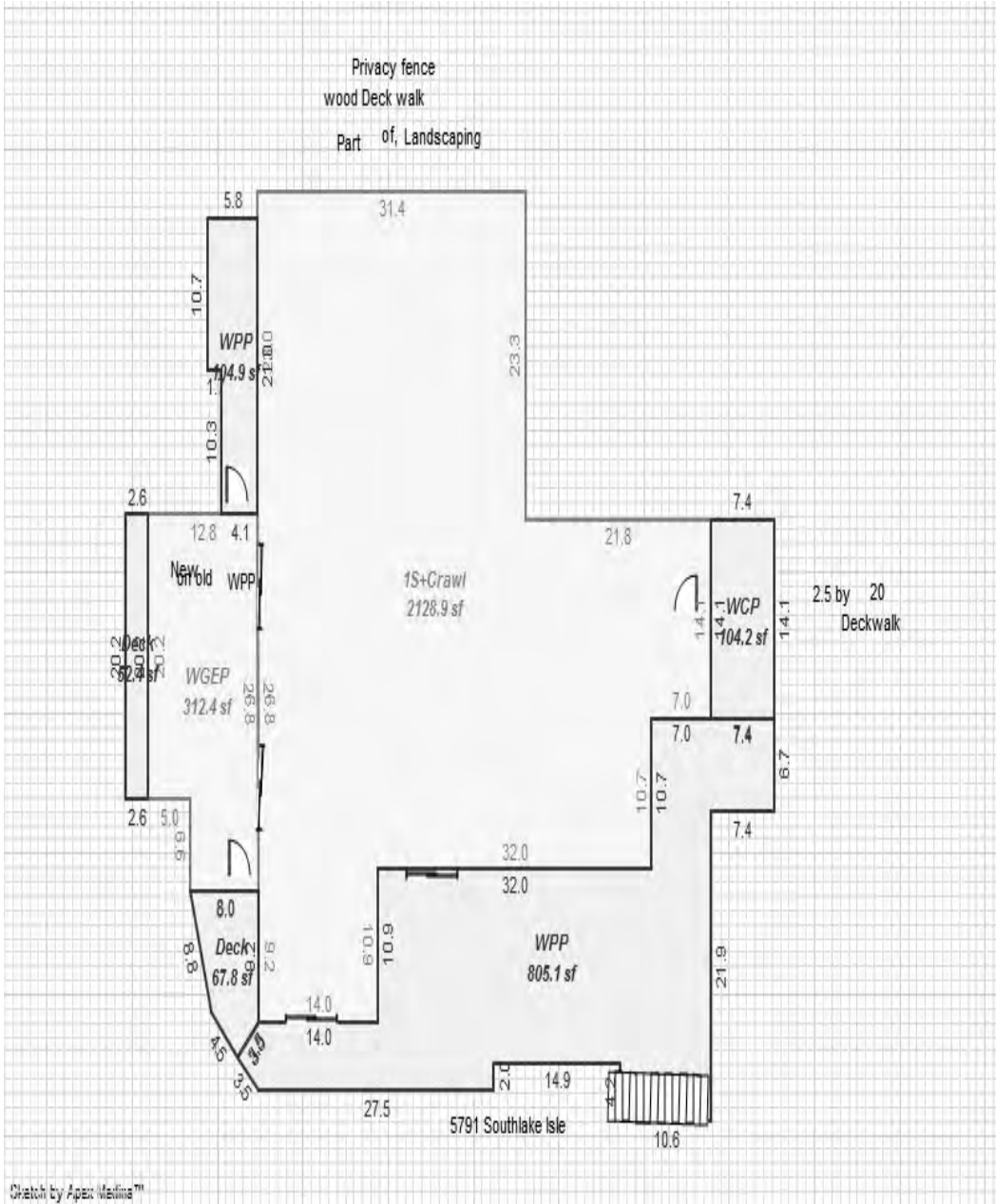


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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:		
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			104 WCP (1 Story) 805 WPP 104 WPP 312 WGEP (1 Story) 50 Treated Wood 68 Treated Wood			Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 2,128 Total Base New : 367,010 Total Depr Cost: 238,567 Estimated T.C.V: 453,277			E.C.F. X 1.900			Roof:		
Yr Built	Remodeled	Ex		X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 1950					
1950	1990	X Lg		Ord	Small	150 Amps Service			(11) Heating System: Forced Heat & Cool			Ground Area = 2128 SF Floor Area = 2128 SF.						
Condition: Average		Doors		X	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas					
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			Many			X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost					
6	Basement	Kitchens:		Other: Carpeted			2			1 Story Siding Crawl Space 2,128			Total: 302,102 196,378					
1st Floor	2nd Floor	Kitchen:		Other: Carpeted			Average Fixture(s)			Other Additions/Adjustments			Plumbing					
3	Bedrooms	Kitchen:		Other: Carpeted			3 Fixture Bath			3 Fixture Bath 1 4,777 3,105			Water/Sewer					
(1) Exterior		Kitchen:		Other: Carpeted			2 Fixture Bath			Solar Water Heat 1 5,002 3,251			Water Well, 100 Feet 1 5,973 3,882					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Basement: 0 S.F. Crawl: 2128 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto			Porches			WCP (1 Story) 104 5,046 3,280					
X	Insulation	X Drywall		(8) Basement			Softener, Manual			WPP 104 3,037 1,974			WGEP (1 Story) 312 21,157 13,752					
(2) Windows		X Drywall		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing			WPP 805 13,122 8,529			Deck					
X	Many Avg. X Avg. Few Large Avg. Small	(7) Excavation		(9) Basement Finish			Extra Toilet			Treated Wood 50 1,803 1,172			Treated Wood 68 2,146 1,395					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Sink			Built-Ins			Appliance Allow. 1 2,845 1,849					
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support			Separate Shower			Totals: 367,010 238,567			Notes:					
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 453,277			Lump Sum Items:					

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



Sketch by Apex Medline™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLAUZ WILLIAM D & BARARA	GLAUZ & GLAUZ & MCKOWN &	0	08/22/2023	WD	09-FAMILY	2023003722	PROPERTY TRANSFER	0.0
GLAUZ BARBARA J	GLAUZ WILLIAM D & BARBARA	0	07/28/2020	QC	09-FAMILY	2020004832	PROPERTY TRANSFER	0.0
GLAUZ WILLIAM D	GLAUZ WILLIAM D & BARBARA	0	07/28/2020	QC	09-FAMILY	2020004831	PROPERTY TRANSFER	0.0
BG'S OF GLEN ARBOR LLC	GLAUZ WILLIAM D & BARARA	0	06/01/2020	QC	09-FAMILY	PTA & 20200032	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5716 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/20/2008	PM08-0260	
	P.R.E. 0%		Mechanical	06/18/2008	PM08-0259	
Owner's Name/Address	MAP #: 33		Plumbing	06/03/2008	PP08-0116	
GLAUZ WILLIAM D & BARARA J TRUST & GLAUZ & GLAUZ & MULCAHY & MCKOWN 2803 NW CHIPMAN RD LEES SUMMIT MO 64081	2024 Est TCV 1,114,910 TCV/TFA: 490.29		Electrical	04/21/2008	PE08-0129	

X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 50' @ 4000/FF	82.50	126.00	0.8605	1.0000	4000 100	283,968
83 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value = 283,968

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Concrete	9.14	560	0	0	
Sewer	9.14	122	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
Total Estimated Land Improvements True Cash Value = 2,500					

Topography of Site	
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	142,000	415,500	557,500			504,523C
2023	117,100	386,900	504,000			480,499C
2022	131,500	339,200	470,700			457,619C
2021	131,500	311,500	443,000			443,000S

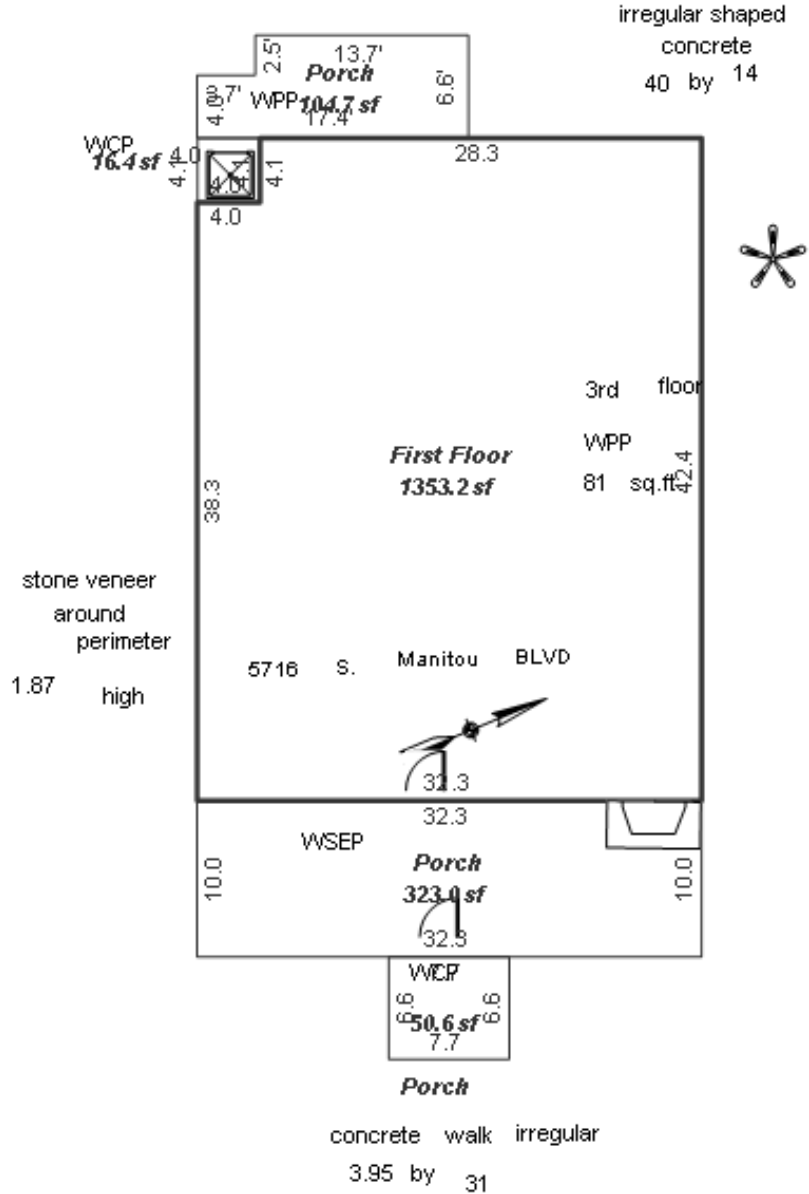
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage									
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	323 WSEP (1 Story) 50 WCP (1 Story) 104 WPP 16 WCP (1 Story) 81 WPP	E.C.F. X 1.900	Cls B Blt 2008									
	Mobile Home							Interior 2 Story																	
	Town Home							2nd/Same Stack																	
	Duplex	Two Sided																							
	A-Frame	Exterior 1 Story																							
	(4) Interior		Forced Air w/o Ducts			Forced Air w/ Ducts				Forced Hot Water							Electric Baseboard			Elec. Ceil. Radiant					
	Wood Frame		Drywall Paneled			Plaster Wood T&G				Radiant (in-floor)							Electric Wall Heat			Space Heater					
	Building Style: 2 STORY		Trim & Decoration			Wall/Floor Furnace				Forced Heat & Cool							Heat Pump			No Heating/Cooling					
	Yr Built 2008	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace				(12) Electric							0 Amps Service			No./Qual. of Fixtures					
	Condition: Average		Size of Closets			Lg				Ord							Small			H.C.					
Room List		Doors			Solid			H.C.			(5) Floors			Kitchen: Other: Other:											
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few											
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			Insulation			(7) Excavation			Basement: 0 S.F. Crawl: 1353 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								
(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			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(9) Basement Finish			(14) Water/Sewer								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Gable Hip Flat		Gambrel Mansard Shed			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Appliance Allow.			Fireplaces			Interior 2 Story								
Asphalt Shingle		Chimney:			WSEP (1 Story) WCP (1 Story) WPP WPP WCP (1 Story)			Built-Ins			Appliance Allow.			Fireplaces			Interior 2 Story								
Chimney:		WSEP (1 Story) WCP (1 Story) WPP WPP WCP (1 Story)			Built-Ins			Appliance Allow.			Fireplaces			Interior 2 Story			<<<<< 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.
GLAUZ WILLIAM D & BARBARA	BG'S OF GLEN ARBOR LLC	0	09/13/2007	QC	09-FAMILY	956:659	OTHER	0.0
GLAUZ WILLIAM D TRUST	GLAUZ WILLIAM D & BARBARA	0	09/12/2007	QC	03-ARM'S LENGTH	955:256	OTHER	0.0

Property Address: S MANITOU BLVD  
 Class: RESIDENTIAL-VACAN Zoning: R-1 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 33

Owner's Name/Address: BG'S OF GLEN ARBOR LLC  
 GLAUZ WILLIAM & BARBARA  
 2803 NW CHIPMAN RD  
 LEES SUMMIT MO 64081

2024 Est TCV 265,640  
 Improved X Vacant Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	A 50' @ 4000/FF	75.00	126.00	0.8855	1.0000	4000	100		265,640	
Gravel Road	75 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value =	265,640

Tax Description: DC L673 P214/02 L866 P639/05 2005 SPLIT FROM 006-790-023-00 LOT 25 & S 1/2 OF LOT 23 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences



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	132,800	0	132,800			58,699C
TPC 12/06/2019		INSPECTED	2023	109,600	0	109,600			55,904C
TPC 04/27/2016		INSPECTED	2022	123,600	0	123,600			53,242C
TPC 10/22/2015		INSPECTED	2021	123,600	0	123,600			51,542C

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

Property Address      Class: RESIDENTIAL-IMPRO      Zoning: R-1 (      Building Permit(s)      Date      Number      Status

5801 S LAKE ISLE AVE      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E. 100% 03/25/2010

Owner's Name/Address      MAP #: 33

MCKINLAY BETTY      2024 Est TCV 378,494 TCV/TFA: 329.13

PO BOX 475      GLEN ARBOR MI 49636

X Improved      Vacant      Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Tax Description      Public Improvements      \* Factors \*

L352 P1/92 LOT 26 PLAT OF SLEEPING BEAR BEACH. SEC 22 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.      50 Actual Front Feet, 0.14 Total Acres      Total Est. Land Value =      197,575

Land Improvement Cost Estimates      Description      Rate      Size % Good      Cash Value

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

LAND IMPROVEMENTS 15      1,500.00      1      100      1,500

Total Estimated Land Improvements True Cash Value =      1,500

Topography of Site

X Level      Rolling      Low      High      Landscaped      Swamp

X Wooded      Pond      Waterfront      Ravine      Wetland      Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	98,800	90,400	189,200			67,379C
2023	81,500	84,300	165,800			64,171C
2022	94,300	72,300	166,600			61,116C
2021	94,300	66,400	160,700			59,164C

Who      When      What

TPC 04/27/2016 INSPECTED      WAS 03/21/2012 INSPECTED      TPC 10/08/2007 INSPECTED

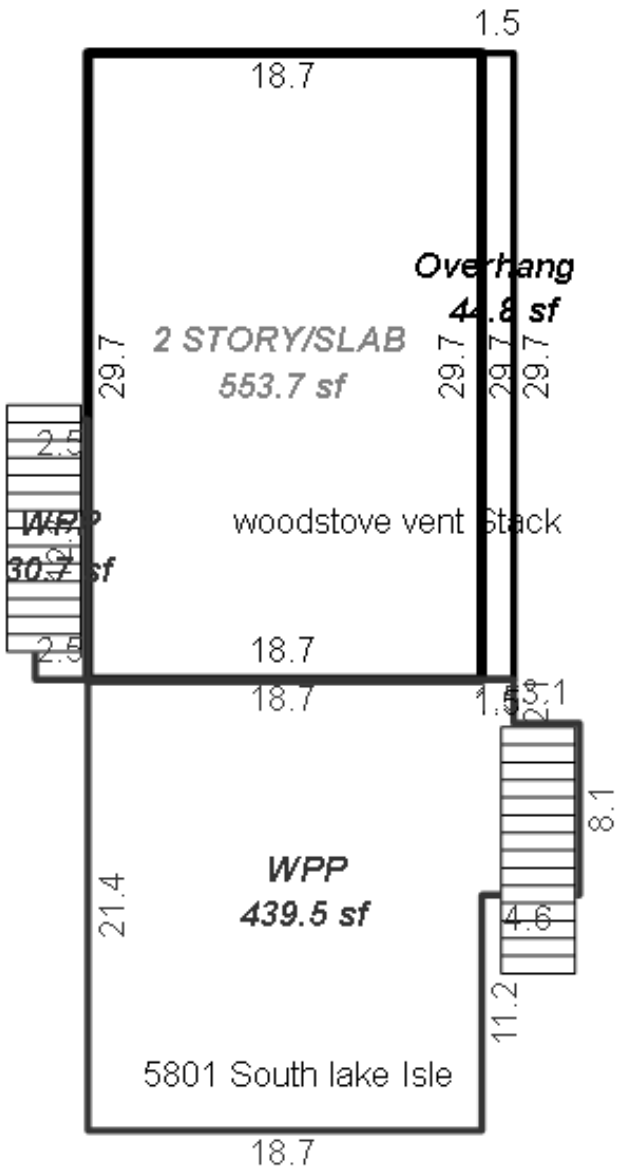


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	X	Gas Wood	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 1 Wood Stove Direct-Vented Ga	Area 439 30	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 45 Floor Area: 1,150 Total Base New : 171,693 Total Depr Cost: 94,431 Estimated T.C.V: 179,419		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 553 SF Floor Area = 1150 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls C		Blt 1942			
Yr Built 1942	Remodeled 1960	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		Trim & Decoration			120 Amps Service			2 Story		553		44		Total: 141,350 77,743	
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story		44		Total: 141,350 77,743		Total: 171,693 94,431		
4	Basement	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments		Average Fixture(s)		1 1,518 835		2 3,197 1,758	
4	1st Floor	Kitchen:		No. of Elec. Outlets			(13) Plumbing			Plumbing		2 Fixture Bath		1 5,002 2,751		1 5,973 3,285	
2	2nd Floor	Other: Carpeted		No. of Elec. Outlets			Average Fixture(s)			Water/Sewer		2 Fixture Bath		1 7,582 4,170		1 1,602 881	
3	Bedrooms	Other:		No. of Elec. Outlets			1 3 Fixture Bath			Porches		1000 Gal Septic		1 2,845 1,565		1 2,624 1,443	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Fireplaces		Water Well, 100 Feet		1 2,624 1,443		Totals: 171,693 94,431	
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		No. of Elec. Outlets			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TC		Total: 171,693 94,431		179,419		179,419	
X	Insulation	(7) Excavation		No. of Elec. Outlets			1 Average Fixture(s)			Built-Ins		1000 Gal Septic		1 2,845 1,565		1 2,624 1,443	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 553 S.F. Height to Joists: 0.0		No. of Elec. Outlets			3 Fixture Bath			Fireplaces		Water Well, 100 Feet		1 2,845 1,565		1 2,624 1,443	
X	Many Avg. X Few	Large Avg. X Small		No. of Elec. Outlets			2 Fixture Bath			Wood Stove		1000 Gal Septic		1 2,845 1,565		1 2,624 1,443	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets			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:		1000 Gal Septic		1 2,845 1,565		1 2,624 1,443	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			1 2 Fixture Bath			Totals:		2000 Gal Septic		1 2,845 1,565		1 2,624 1,443	
X	Gable Hip Flat	Gambrel Mansard Shed		No. of Elec. Outlets			1 3 Fixture Bath			Totals:		Lump Sum Items:		1 2,845 1,565		1 2,624 1,443	
X	Asphalt Shingle	(9) Basement Finish		No. of Elec. Outlets			2 Fixture Bath			Totals:		Lump Sum Items:		1 2,845 1,565		1 2,624 1,443	
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			1 3 Fixture Bath			Totals:		Lump Sum Items:		1 2,845 1,565		1 2,624 1,443	
(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			1 3 Fixture Bath			Totals:		Lump Sum Items:		1 2,845 1,565		1 2,624 1,443	

\*\*\* 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.
GLAUZ WILLIAM D & BARBARA	GLAUZ WILLIAM D & BARBARA	0	04/30/2020	QC	09-FAMILY	2020002545	PROPERTY TRANSFER	0.0
RADOMSKI MICHAEL A & GUIN	GLAUZ WILLIAM D & BARBARA	0	05/26/2017	QC	09-FAMILY	1296P484	PROPERTY TRANSFER	50.0

Property Address: S MANITOU BLVD  
 Class: RESIDENTIAL-VACAN Zoning: R-1 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 33

Owner's Name/Address: GLAUZ WILLIAM D & BARBARA J TRUST  
 2803 NW CHIPMAN RD  
 LEES SUMMIT MO 64081

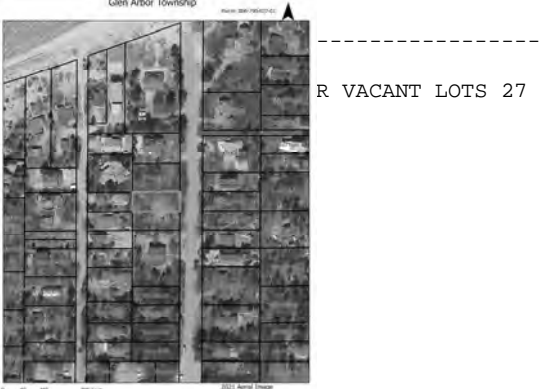
2024 Est TCV 200,000  
 Improved X Vacant Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Public Improvements	* Factors *	Value
Dirt Road	A 50' @ 4000/FF 50.00 126.00 1.0000 1.0000	200,000
Gravel Road	50 Actual Front Feet, 0.14 Total Acres	
Paved Road		
Storm Sewer		
Sidewalk		
Water		
Sewer		
Electric		
Gas		
Curb		
Street Lights		
Standard Utilities		
Underground Utils.		
Total Est. Land Value =		200,000

Tax Description: LOT 27 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.  
 SPLIT ON 05/02/2017 FROM 006-790-027-00; FORMERLY PART OF L385 P85 L396 P967 L534 P410/00 DC L673 P214/02 LOT 27 & 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences: Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ; Parent Parcel(s): 006-790-027-00; 006-790-027-01,

Parent Parcel(s): 006-790-027-00; 006-790-027-01,



Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	100,000	0	100,000			75,896C
2023	82,500	0	82,500			72,282C
2022	95,000	0	95,000			68,840C
2021	95,000	0	95,000			66,641C

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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.
DCCGA LLC	MURPHY COTTAGE, LLC	355,100	08/01/2010	WD	03-ARM'S LENGTH	2010 1055_530W	PROPERTY TRANSFER	100.0
DOYAL THOMAS & NANCY KEMA	DCCGA LLC	0	07/25/2007	WD	03-ARM'S LENGTH	949:30	OTHER	0.0
ZIMMERMAN	DOYAL	153,000	01/31/1997	WD	03-ARM'S LENGTH	438:315	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5815 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/14/2023	PP23-0062	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	02/06/2023	PE23-0080	100% FINIS
MURPHY COTTAGE LLC 642 S EVERGREEN PLYMOUTH MI 48170	MAP #: 33		Mechanical	02/06/2023	PM23-0138	100% FINIS
	2024 Est TCV 504,466 TCV/TFA: 372.03		Res. Add/Alter/Repair	09/08/2022	PB22-0391	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT				
L438 P315 L462 P057/97 LOT 28 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.			* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value
	X		A 50' @ 4000/FF	50.00	120.00	1.0000 0.9879	4000 100
			50 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value = 197,575

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		30.37	96 50	1,458
Total Estimated Land Improvements True Cash Value =				1,458

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	98,800	153,400	252,200			230,607C
2023	81,500	108,800	190,300			184,864C
2022	94,300	88,600	182,900			171,204C
2021	94,300	81,300	175,600			165,735C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							113 10 7	CSEP (1 Story) CPP CPP			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Class: C +10 Effec. Age: 30 Floor Area: 1,356 Total Base New : 229,666 Total Depr Cost: 160,754 Estimated T.C.V: 305,433			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1950	Remodeled 2023	Ex	X Ord	Min	(12) Electric			Ground Area = 1356 SF Floor Area = 1356 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls C 10 Blt 1950			
Condition: Average		Size of Closets		100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid X	H.C.	No./Qual. of Fixtures			1 Story Siding Crawl Space 1,002								
5	Basement	(5) Floors		Ex. X Ord. Min			1 Story Siding Crawl Space 354									
	1st Floor	Kitchen: Hardwood		No. of Elec. Outlets			Other Additions/Adjustments									
	2nd Floor	Other: Hardwood		Many X Ave. Few			Plumbing									
2	Bedrooms	Other: Ceramic Tile		(13) Plumbing			Average Fixture(s)									
(1) Exterior				1			3 Fixture Bath									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		2			2 Fixture Bath									
X	Insulation	X Drywall		Basement: 0 S.F. Crawl: 1356 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		(7) Excavation		(8) Basement			Water/Sewer									
X	Many Avg. X Avg. Large Few Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer			Notes:									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			Lump Sum Items:			ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 305,433									
X	Storms & Screens	(10) Floor Support					Totals:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					1 2,845 1,991									
X	Gable Hip Flat	Gambrel Mansard Shed					1 6,698 4,689									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					7 201 141									
Chimney: Brick							1 5,538 3,877									

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





5815

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLAUZ W&G & RADOMSKI M&G	JONES MICHAEL & SCHOENEMA	195,000	05/26/2017	WD	32-SPLIT VACANT	1296P480	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5740 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	09/09/2021	PP21-0283	100% FINIS
Owner's Name/Address	P.R.E. 100% 10/21/2021		Mechanical	11/10/2020	PM20-0766	100% FINIS
JONES MICHAEL & SCHOENEMANN SHERRI PO BOX 33 GLEN ARBOR MI 49636	MAP #: 33		Electrical	10/28/2020	PE20-0570	100% FINIS
	2024 Est TCV 797,706 TCV/TFA: 353.44		Mechanical	10/28/2020	PM20-0728	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT					
LOT 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W. SPLIT ON 05/02/2017 FROM 006-790-027-00; FROMERLY PART OF L385 P85 L396 P967 L534 P410/00 DC L673 P214/02 LOT 27 & 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			A 50' @ 4000/FF	50.00	126.00	1.0000 1.0000	4000 100	
			50 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	200,000

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ; Parent Parcel(s): 006-790-027-00; Child Parcel(s): 006-790-027-01,	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
		D/W/P: Crushed Rock	2.33	500	50	582
		Total Estimated Land Improvements True Cash Value =				582



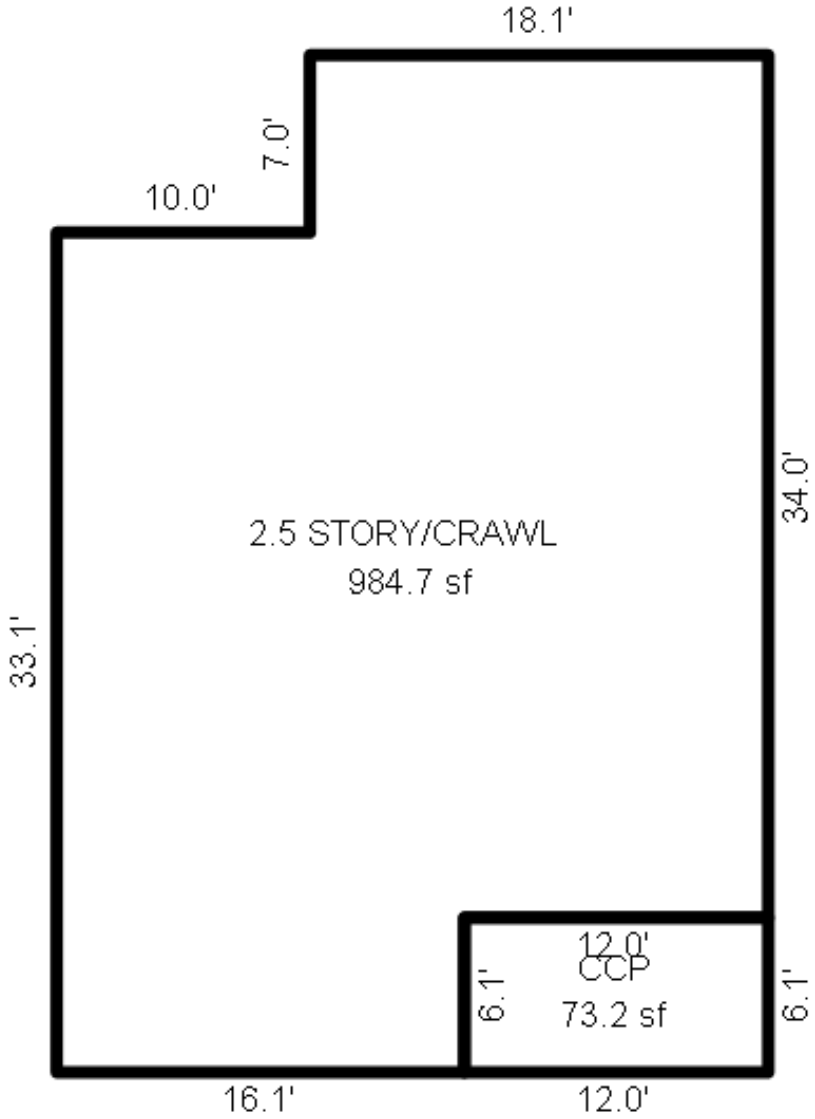
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Licensed To: Township of Glen Arbor,  
County of Leelanau, Michigan

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	Low	2024	100,000	298,900	398,900			303,333C
High	Landscaped	2023	82,500	278,200	360,700			288,889C
Swamp	Wooded	2022	95,000	185,000	280,000			275,133C
Pond	Waterfront	2021	95,000	105,200	200,200		200,200W	198,193C
Ravine	Wetland							
Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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								73	CCP (1 Story)						
	Building Style: 3 STORY		Drywall Paneled															
	Yr Built 2021	Remodeled 0	Plaster Wood T&G															
	Condition: Average		Trim & Decoration															
	Room List		Ex Ord Min															
	Basement 1st Floor 2nd Floor 2 Bedrooms		Size of Closets															
	(1) Exterior		Lg Ord Small															
	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation		Doors Solid H.C.															
	(2) Windows		(5) Floors															
	Many Avg. Few	Large Avg. Small	Kitchen: Other: Other:															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings															
	(3) Roof		No./Qual. of Fixtures															
	X Gable Hip Flat	Gambrel Mansard Shed	Ex. Ord. Min															
	X Asphalt Shingle		No. of Elec. Outlets															
	Chimney:		Many Ave. Few															
			(13) Plumbing															
			1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
			(14) Water/Sewer															
			Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic															
			(10) Floor Support															
			Joists: Unsupported Len: Cntr.Sup:															
			(9) Basement Finish															
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
			(8) Basement															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
			(7) Excavation															
			Basement: 0 S.F. Crawl: 984 S.F. Slab: 0 S.F. Height to Joists: 0.0															
			(12) Electric															
			0 Amps Service															
			(11) Heating/Cooling															
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
			(15) Fireplaces															
			Class: C +5 Effec. Age: 2 Floor Area: 2,257 Total Base New : 320,672 Total Depr Cost: 314,276 Estimated T.C.V: 597,124															
			(16) Porches/Decks															
			E.C.F. X 1.900															
			(17) Garage															
			Bsmnt Garage: Carport Area: Roof:															
			(15) Built-ins															
			Cost Est. for Res. Bldg: 1 Single Family 3 STORY (11) Heating System: Forced Heat & Cool Ground Area = 984 SF Floor Area = 2257 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas															
			Stories Exterior Foundation Size Cost New Depr. Cost															
			2 Story Siding Crawl Space 984															
			1 Story Siding Overhang 289															
			Total: 280,620 275,025															
			Other Additions/Adjustments															
			Plumbing															
			Average Fixture(s) 1 1,518 1,488															
			3 Fixture Bath 3 14,332 14,045															
			Water/Sewer															
			2000 Gal Septic 1 9,941 9,742															
			Water Well, 100 Feet 1 5,973 5,854															
			Porches															
			CCP (1 Story) 73 2,184 2,140															
			Built-Ins															
			Appliance Allow. 1 2,845 2,788															
			Fireplaces															
			Prefab 2 Story 1 3,259 3,194															
			Totals: 320,672 314,276															
			Notes:															
			ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 597,124															

\*\*\* 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.				
KIRK ROBERT & SHIRLEY & O	O'GORMAN ALISON KIRK	0	10/13/2020	WD	09-FAMILY	2020007074	PROPERTY TRANSFER	0.0				
KIRK ROBERT D & SHIRLEY T	KIRK ROBERT D & SHIRLEY S	0	11/16/2011	QC	03-ARM'S LENGTH	1104/592	OTHER	0.0				
KIRK ROBERT D & SHIRLEY S	KIRK ROBERT D & SHIRLEY S	0	11/16/2011	WD	03-ARM'S LENGTH	1104/598	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5827 S LAKE ISLE AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/13/2020	PM20-0397	100% FINIS				
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		08/05/2016	L16 -187	100% FINIS				
OGORMAN ALISON KIRK 5746 PROMISE DR SE GRAND RAPIDS MI 49508		MAP #: 33		WELL/SEPTIC		04/21/2014	L14 - 022	100% FINIS				
		2024 Est TCV 437,113 TCV/TFA: 339.37										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
L302 P611 L483 P516/98 LOT 30 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 50' @ 4000/FF 50.00 120.00 1.0000 0.9879 4000 100 197,575								
		Paved Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 197,575								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		X	Electric	LAND IMPROVEMENTS 25 2,500.00 1 100 2,500								
		Gas		Total Estimated Land Improvements True Cash Value = 2,500								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	98,800	119,800	218,600			82,265C		
		Low		2023	81,500	111,600	193,100			78,348C		
		High		2022	94,300	88,500	182,800			74,618C		
		Landscaped		2021	94,300	81,300	175,600			72,235C		
		Swamp										
		X	Wooded									
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/09/2022	INSPECTED								
		TPC	11/05/2020	INSPECTED								
		TPC	12/22/2016	INSPECTED								

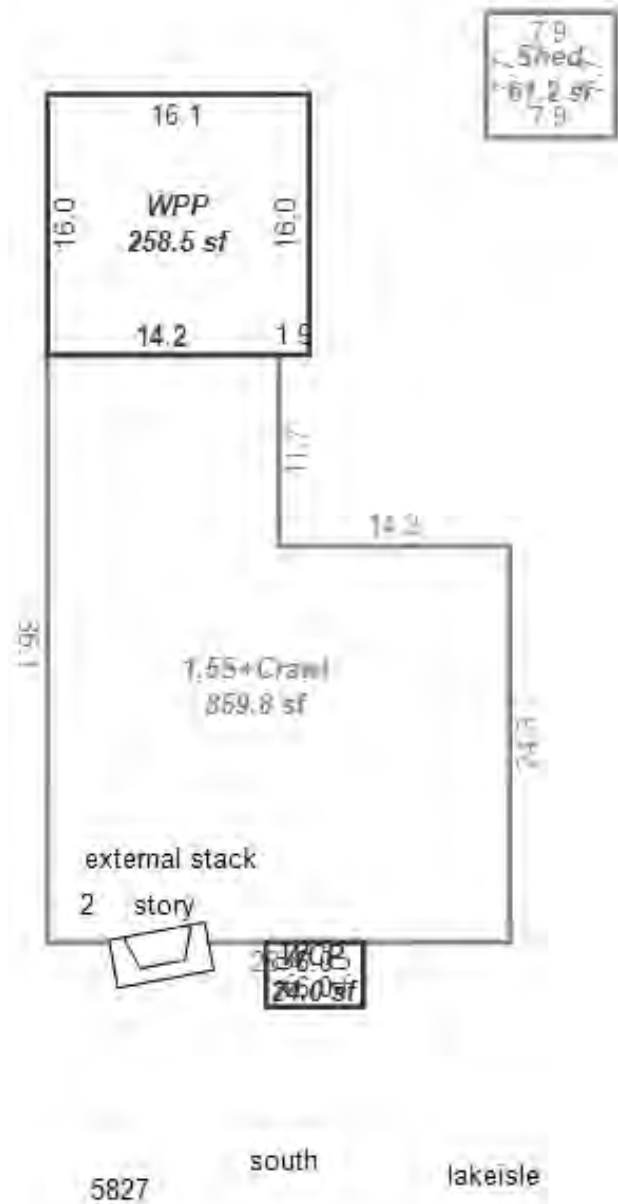


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 258	Type WPP 24 WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,288 Total Base New : 191,935 Total Depr Cost: 124,757 Estimated T.C.V: 237,038		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C Blt 1925		
Yr Built 1925	Remodeled 1990	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 859 SF Floor Area = 1288 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size		Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			1.5 Story Siding Crawl Space		Total:		156,413 101,668		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:			150 Amps Service			Other Additions/Adjustments		Average Fixture(s)		1 1,518 987	
(1) Exterior		(6) Ceilings		No. of Plumbing			Average Fixture(s)			Water/Sewer		2000 Gal Septic		1 9,941 6,462	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 859 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet		1 5,973 3,882		1 3,336 1,210	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		WPP		258 5,132 3,336	
(2) Windows		(9) Basement Finish		(10) Floor Support			(14) Water/Sewer			WCP (1 Story)		24 1,862 1,210		1 2,845 1,849	
X	Many Avg. X Few	Large Avg. X 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			Built-Ins		Appliance Allow.		1 8,251 5,363	
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:			Fireplaces		Exterior 2 Story		1 2,845 1,849	
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney: Block			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 237,038			Totals:		191,935 124,757		1 8,251 5,363	

\*\*\* 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.
LEVINE/DAY REVOCABLE LIVI	WASHO KEVIN	185,000	12/14/2018	WD	03-ARM'S LENGTH	1349P813	PROPERTY TRANSFER	100.0
LEVINE PETER A & DAY MARI	LEVINE/DAY REVOCABLE LIVI	1	02/27/2015	QC	09-FAMILY	1223P314	OTHER	0.0
MARTIN	LEVINE	80,000	01/18/2000	WD	03-ARM'S LENGTH	534:260	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5860 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/09/2022	PM22-0216	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	04/14/2021	PM21-0292	100% FINIS
WASHO KEVIN 4749 BUTLER ST PITTSBURGH PA 15201	MAP #: 33		Plumbing	04/14/2021	PP21-0106	100% FINIS
	2024 Est TCV 533,268 TCV/TFA: 544.15		Res. Single Family Dwellin	02/23/2021	PB21-0032	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT					
L262 P444/86 L287 P542 L534 P260/00 LOT 37 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.			* Factors *					
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value	
	X		A 50' @ 4000/FF	50.00	126.00	1.0000 1.0000	4000 100	200,000
			50 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	200,000



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	100,000	166,600	266,600			250,420C
2023	82,500	119,900	202,400			202,400S
2022	95,000	52,100	147,100			147,100S
2021	95,000	0	95,000			92,993C

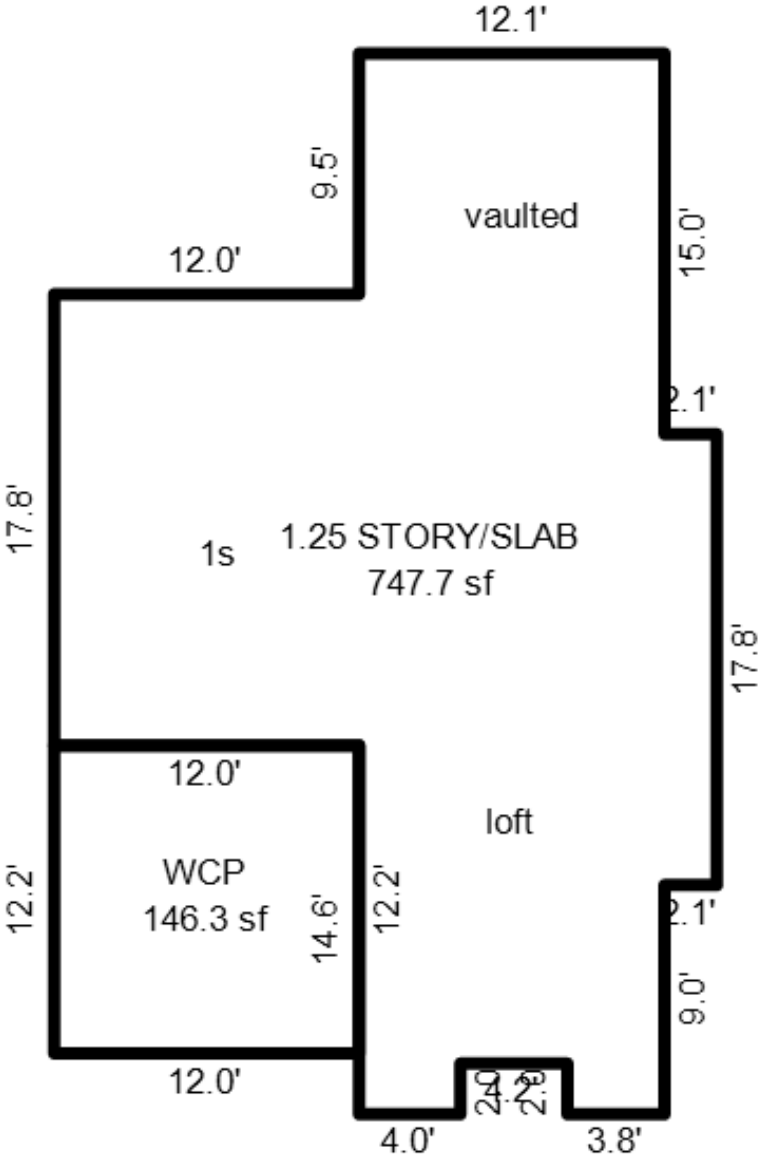
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 143	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X			X			1					
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 1 Floor Area: 980 Total Base New : 177,174 Total Depr Cost: 175,404 Estimated T.C.V: 333,268		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 177,174				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Total Depr Cost: 175,404				
Room List		Doors	Solid	H.C.	(5) Floors			Ground Area = 742 SF Floor Area = 980 SF.			Estimated T.C.V: 333,268		Cls C 10 Blt 2023		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas					
(1) Exterior				Kitchen: Other: Other:			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Building Areas			1.25 Story Siding Slab 742					
	Insulation			Many Ave. Few			Building Areas			1 Story Siding Overhang 52					
(2) Windows		(8) Basement		(13) Plumbing			Other Additions/Adjustments			Total: 139,478		138,084			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 742 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 1,503		3 Fixture Bath 1 4,777 4,729			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Water/Sewer			2000 Gal Septic 1 9,941 9,842		Water Well, 150 Feet 1 8,838 8,750			
(3) Roof				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story) 143 6,518 6,453					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,845 2,817					
X	Asphalt Shingle	(10) Floor Support		1 2000 Gal Septic			Fireplaces			Prefab 2 Story 1 3,259 3,226					
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 333,268			Totals: 177,174		175,404			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIKKEMA JNE & TOM ETAL	HIBBS GREGORY O & ROSALIN	0	10/28/2003	WD	03-ARM'S LENGTH	773P264	DEED	0.0
RYAN	HIBBS	110,000	11/06/2000	LC	16-LC PAYOFF	559:574	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5841 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/04/2003	PB03-0092	
Owner's Name/Address	P.R.E. 0%		ELECTRICAL	07/02/2002	PE02-0358	
HIBBS GREGORY O & ROSALIND 1500 ZEALAND AVE N MINNEAPOLIS MN 55427-3842	MAP #: 33		Res. Porch/Deck	06/10/2002	PB02-0281	
	2024 Est TCV 337,182 TCV/TFA: 537.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
			Description	Frontage	Depth	Value
L329 P379 L368 P92-93/93 L559 P574/00 L773 P264/03 LOT 32 TOGETHER WITH EASEMENT FOR LOCATION AND MAINTENANCE OF THE PART OF THE HOME OVER N5.23' FEET OF TH EAST 9.75 FEET OF THE WEST 45.45 FEET OF LOT 34 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	X		Dirt Road	50.00	120.00	197,575
			Gravel Road	50.00	120.00	197,575
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
	X		Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Tax Description	X Improved	Vacant	* Factors *				Rate %Adj.	Reason	Value	
			Description	Frontage	Depth	Rate				
L329 P379 L368 P92-93/93 L559 P574/00 L773 P264/03 LOT 32 TOGETHER WITH EASEMENT FOR LOCATION AND MAINTENANCE OF THE PART OF THE HOME OVER N5.23' FEET OF TH EAST 9.75 FEET OF THE WEST 45.45 FEET OF LOT 34 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	X		A 50' @ 4000/FF	50.00	120.00	1.0000	0.9879	4000 100	197,575	
			50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	197,575

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L329 P379 L368 P92-93/93 L559 P574/00 L773 P264/03 LOT 32 TOGETHER WITH EASEMENT FOR LOCATION AND MAINTENANCE OF THE PART OF THE HOME OVER N5.23' FEET OF TH EAST 9.75 FEET OF THE WEST 45.45 FEET OF LOT 34 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
			Total Estimated Land Improvements True Cash Value =			1,500

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2023	81,500	65,000	146,500			62,027C
													2022	94,300	55,800	150,100			59,074C
													2021	94,300	51,300	145,600			57,187C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 649	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 627 Total Base New : 111,829 Total Depr Cost: 72,688 Estimated T.C.V: 138,107		E.C.F. X 1.900		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		Blt 1949			
Yr Built 1949	Remodeled 0	Ex	X	Ord	Min	(12) Electric			60 Amps Service		Total Area = 627 SF		Floor Area = 627 SF.					
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1 Average Fixture(s)		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
3	Basement	(5) Floors		Kitchen: Other: Tile Other:			1000 Gal Septic			1		Siding		Slab		Total:	87,288	56,737
1	1st Floor	Kitchen:		Other: Tile			1 3 Fixture Bath			Plumbing		Average Fixture(s)		1		1,518		987
2	2nd Floor	Other: Tile		Other:			2 Fixture Bath			Water/Sewer		1000 Gal Septic		1		5,002		3,251
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			No Plumbing			Deck		1 Water Well, 100 Feet		1		5,973		3,882
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	(8) Basement			Extra Toilet			Built-Ins		1		2,845		1,849		
X	Insulation	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Sink			Appliance Allow.		649		9,203		5,982		
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 627 S.F. Height to Joists: 0.0			Separate Shower			Totals:		111,829		72,688			
X	Avg.	X	Avg.	Small	(9) Basement Finish			Ceramic Tile Floor			Notes:		ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV:		138,107			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Ceramic Tile Wains			Ceramic Tub Alcove Vent Fan			Lump Sum Items:								
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1 Public Water								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Public Sewer			1 Water Well									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic														

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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.
MCRAE JACK W & CICELY E	KROENING KEVIN D & CAIRIN	288,000	08/18/2008	QC	09-FAMILY	2008 987/162QC	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5804 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/19/2005	PP05-0109	
Owner's Name/Address	P.R.E. 100% 05/10/2021		Mechanical	04/07/2005	PM05-0203	
KROENING KEVIN D & CAIRINE J PO BOX 233 GLEN ARBOR MI 49636	MAP #: 33		Electrical	03/31/2005	PE05-0140	
	2024 Est TCV 1,039,668 TCV/TFA: 505.18		Res. Single Family	11/12/2004	PB04-0672	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
			Description	Frontage	Depth	Value
L217 P647/80 LOTS 31, 33 & 35 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X		A 50' @ 4000/FF	150.00	126.00	431,534
Comments/Influences			150 Actual Front Feet, 0.43 Total Acres			431,534

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.80	380	0	0
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value = 1,500				

Topography of Site	X Level	X High	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2024	215,800	304,000	519,800			416,855C
Rolling			2023	178,000	283,200	461,200			397,005C
Low			2022	194,000	251,400	445,400			378,100C
High			2021	194,000	237,900	431,900			366,022C
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

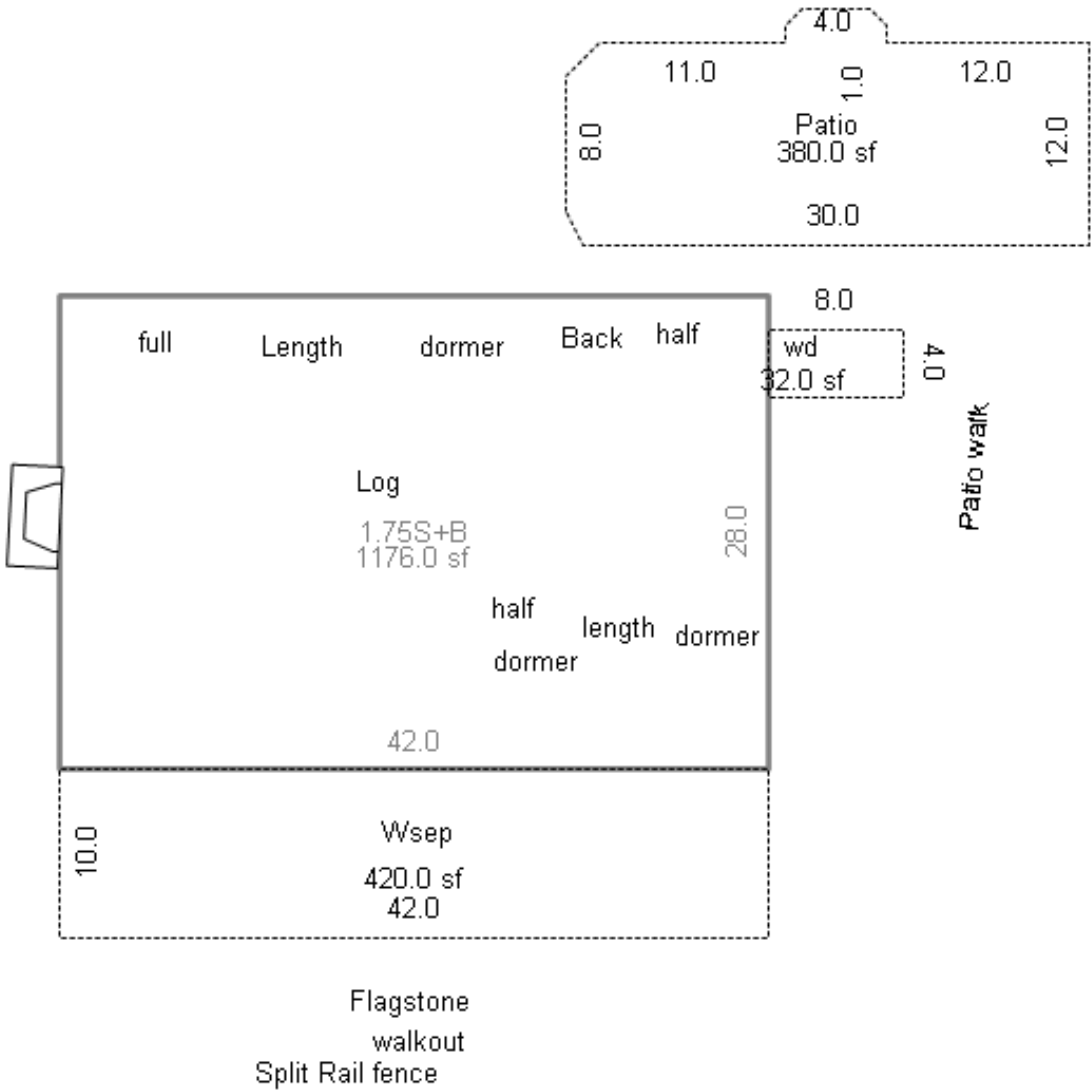


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 420	Type WSEP (1 Story) 32 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1				Class: BC Effec. Age: 18 Floor Area: 2,058 Total Base New : 389,368 Total Depr Cost: 319,281 Estimated T.C.V: 606,634		
	Building Style: LOG	Drywall Paneled	Plaster X Wood T&G		Trim & Decoration										E.C.F. X 1.900	
	Yr Built 2004	Remodeled 0			Ex	X	Ord	Min						Bsmnt Garage: Carport Area: Roof:		
	Condition: Average	Size of Closets			Lg	X	Ord	Small								
	Room List	Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Hardwood Other: Tile Other:											
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	X	Wood		Ex.	X	Ord.	Min								
	(2) Windows	(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed			(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Chimney: Stone	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 2058 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 1,176 Total: 326,141 267,435 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,832 3 Fixture Bath 1 7,025 5,760 Water/Sewer 1000 Gal Septic 1 5,796 4,753 Water Well, 100 Feet 1 6,421 5,265 Porches WSEP (1 Story) 420 25,502 20,912 Deck Treated Wood 32 1,528 1,253 Built-Ins Appliance Allow. 1 4,088 3,352 Fireplaces Exterior 2 Story 1 10,633 8,719 Totals: 389,368 319,281 Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 606,634																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FUGER MARY MEADE REVOCABL	GARBER MARSHA E REC LIV T	377,000	09/18/2009	WD	03-ARM'S LENGTH	2009 1027-526W	DEED	100.0				
GARBER MARSHA E REC LIV T		0	09/05/2009	OTH	33-TO BE DETERMINED	2009 1028-1020	DEED	0.0				
FUGER MARY MEADE	GARBER MARSHA TRUSTEE OF	0	09/04/2009	QC	03-ARM'S LENGTH	2009 1027-525T	DEED	0.0				
GLOVER J L & M M AND GLOV	MEADE FUGER MARY TRUST	68,000	08/10/1989	WD	03-ARM'S LENGTH	302-375	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5851 S LAKE ISLE AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/15/2023	PM23-0502	100% FINIS				
		P.R.E. 100% 10/29/2014		Res. Garage Detached		05/05/2016	PB16-0122	100% FINIS				
Owner's Name/Address		MAP #: 33		GARAGE		03/31/2016	2016-03	100% FINIS				
GARBER MARSHA E REC LIV TRUST PO BOX 424 GLEN ARBOR MI 49636		2024 Est TCV 598,441 TCV/TFA: 444.28		WELL/SEPTIC		09/12/2014	L14 - 184	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 50' @ 4000/FF	90.00	120.00	0.8383	0.9879	4000	100		298,142
				90 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 298,142								
Tax Description				Land Improvement Cost Estimates								
L298 P420&421/89 L302 P375/89 L880 P501/05 LOTS 34 & 36 EXC S 10 FT LOT 36 SUBJECT TO EASEMENT PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.				Description Rate Size % Good Cash Value								
				D/W/P: Flagstone/Sand	21.61	45	0					0
				Wood Frame	33.22	80	50					1,329
Comments/Influences				Residential Local Cost Land Improvements								
				Description Rate Size % Good Cash Value								
				LAND IMPROVEMENTS 15	1,500.00	1	100					1,500
				Total Estimated Land Improvements True Cash Value = 2,829								
		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	149,100	150,100	299,200			259,252C	
		TPC 08/07/2023	INSPECTED		2023	123,000	139,800	262,800			246,907C	
		TPC 12/06/2019	INSPECTED		2022	138,200	119,800	258,000			235,150C	
		TPC 03/27/2017	INSPECTED		2021	138,200	110,100	248,300			227,638C	

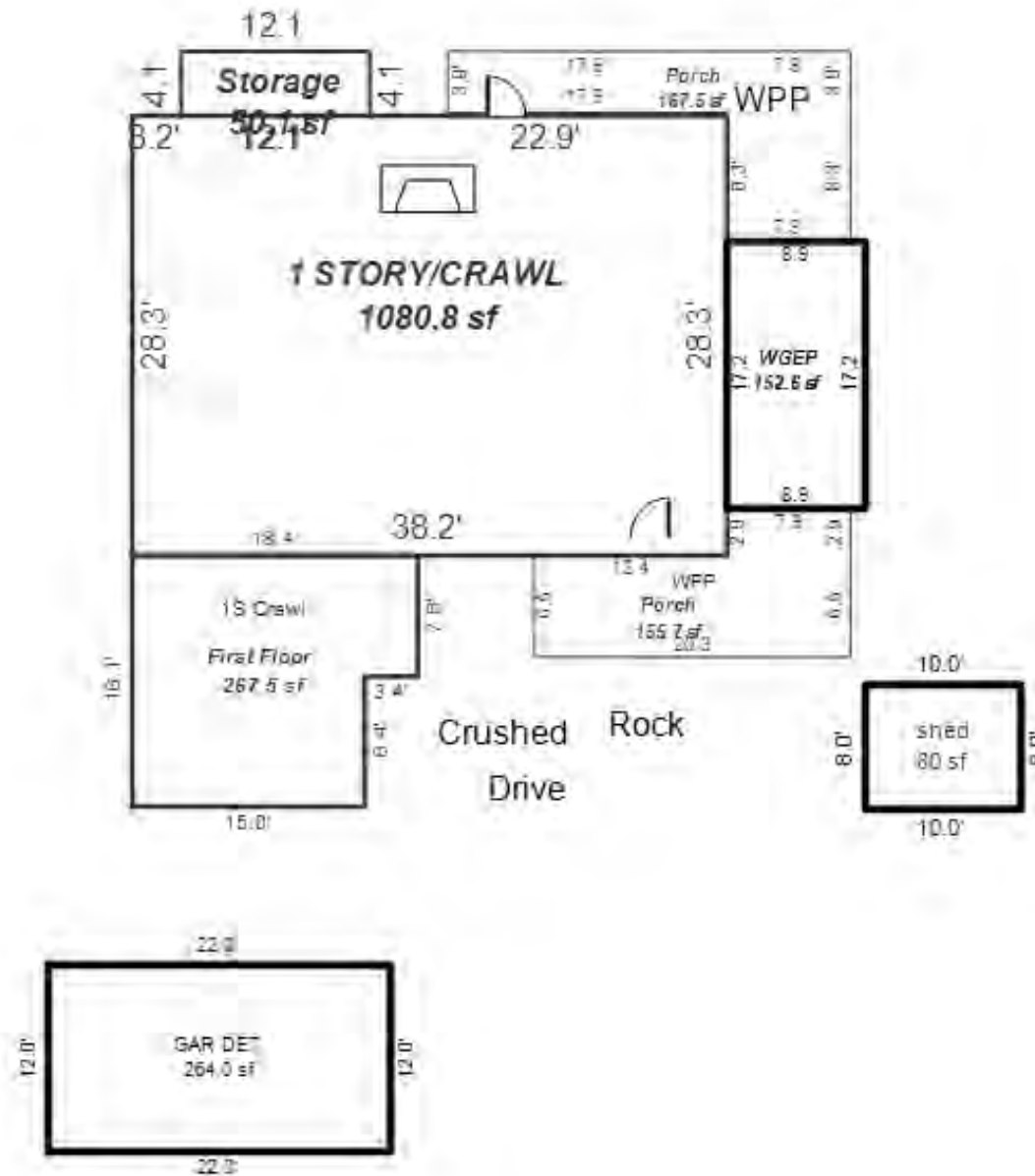


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 264 % 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							155 WPP 152 WSEP (1 Story) 167 WPP				
	Building Style: 1 STORY	Drywall X Paneled	Plaster Wood T&G													
	Yr Built 1958 ADD	Remodeled 2013														
	Condition: Average	Ex	X Ord													
	Room List	Lg	X Ord													
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	Doors	Solid	X	H.C.											
	(1) Exterior	(5) Floors														
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Hardwood Other:														
X	Insulation	(6) Ceilings														
	(2) Windows	X Tile														
X	Many Avg. X Avg. Few	Large Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1347 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	(3) Roof	(7) Excavation														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(8) Basement														
	Chimney: Brick	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
		(10) Floor Support														
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
		(11) Heating/Cooling														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(13) Plumbing														
		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(15) Heating/Cooling														
		(16) Porches/Decks														
		Class: C Effec. Age: 35 Floor Area: 1,347 Total Base New : 240,866 Total Depr Cost: 156,563 Estimated T.C.V: 297,470														
		(17) Garage														
		Year Built: 2016 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: 264 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1347 SF Floor Area = 1347 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 1,080 1 Story Siding Crawl Space 267 Total: 184,047 119,632 Other Additions/Adjustments 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 155 4,050 2,632 WSEP (1 Story) 152 8,486 5,516 WPP 167 4,242 2,757 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 264 15,455 10,046 Door Opener 1 562 365 Built-Ins Appliance Allow. 1 2,845 1,849 Fireplaces Interior 1 Story 1 5,489 3,568 Totals: 240,866 156,563														
		Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 297,470														

\*\*\* 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.				
MONDAY JOAN ET AL J/T	LANG MICHELLE	500,000	08/05/2019	WD	03-ARM'S LENGTH	2019004423	PROPERTY TRANSFER	100.0				
MONDAY JOAN & PAETZ CARLA	MONDAY JOAN & PAETZ CARLA	100	04/05/2012	QC	09-FAMILY	1119P482	PROPERTY TRANSFER	0.0				
HINTZE MARY J (DECEASED)	MONDAY & PAETZ & HINTZE D	0	10/19/2011	AFF	07-DEATH CERTIFICATE	1101-998 DEATH	DEED	100.0				
HINTZE MARY J & HINTZ JAM	MONDAY & PAETZ & HINTZE D	1	09/12/2011	QC	15-LADY BIRD	2011 1096-102	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5867 S LAKE ISLE AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/11/2019	PM19-0992	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		12/10/2019	PP19-0347	100% FINIS				
LANG MICHELLE 240 E 10TH ST APT 8B NEW YORK NY 10003		MAP #: 33		Electrical		12/06/2019	PE19-0746	100% FINIS				
		2024 Est TCV 560,608 TCV/TFA: 325.56		Res. Add/Alter/Repair		10/25/2019	PB19-0448	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
LOT 38 & S 10 FT LOT 36 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 50' @ 4000/FF	50.00	120.00	0.9468	0.9879	4000	100		187,059
		Paved Road		A 50' @ 4000/FF	10.00	120.00	0.9468	0.9879	4000	50	SURPLUS: 10' LOT 36	18,7
		Storm Sewer		60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 205,765								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description				Rate	Size	% Good	Cash Value	
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description				Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVEMENTS 15								
		Curb					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										
		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	102,900	177,400	280,300		220,784C		
		TPC 06/01/2020 INSPECTED			2023	84,900	165,200	250,100		210,271C		
		TPC 12/02/2019 INSPECTED			2022	97,300	137,700	235,000		200,259C		
		TPC 03/27/2017 INSPECTED			2021	97,300	126,500	223,800		193,862C		

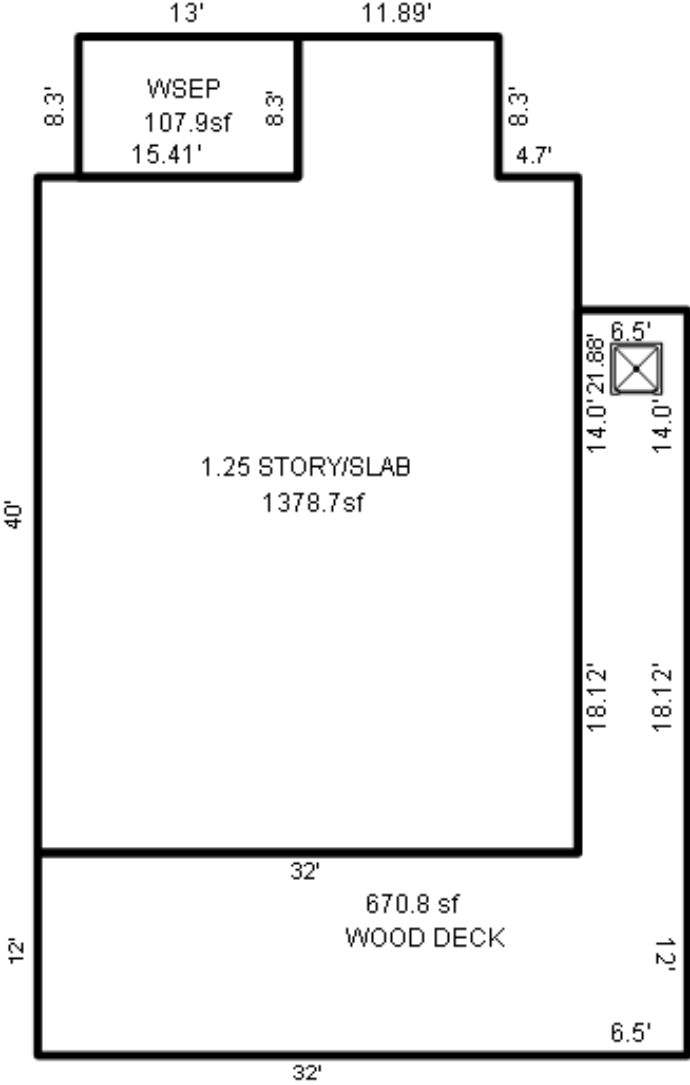


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 107 670	Type WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 28 Floor Area: 1,722 Total Base New : 258,296 Total Depr Cost: 185,970 Estimated T.C.V: 353,343		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:													
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 5 Blt 1975															
Yr Built 1975	Remodeled 2020	Ex	X Ord	Min	150 Amps Service			No./Qual. of Fixtures			Ground Area = 1378 SF Floor Area = 1722 SF.																
Condition: Average		Size of Closets		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											
Room List		Doors	Solid	H.C.	(13) Plumbing			1.25 Story Siding Slab			1,378		Total:		215,623 155,245												
Basement 2 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 1 1		1,518 1,093 3,197 2,302 1,398 1,007												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches		WSEP (1 Story)		Deck		Treated Wood		Built-Ins		Appliance Allow.		Fireplaces		Interior 2 Story		Notes: GARAGE ON 39 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 353,343	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1378 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			107		6,497		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			670		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970			
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						107		6,497		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1378 S.F. Height to Joists: 0.0						670		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970			
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:						670		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970			
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						670		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						670		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970				
X	Asphalt Shingle	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						670		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970			
Chimney: Brick		(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						670		9,407		6,773		1		2,845		1		6,836 4,922		Totals: 258,296 185,970			

\*\*\* 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.				
MONDAY JOAN ET AL J/T	LANDRY PATRICK J & CYNTHI	210,000	04/18/2016	WD	03-ARM'S LENGTH	1258P543	PROPERTY TRANSFER	100.0				
MONDAY JOAN & PAETZ CARLA	MONDAY JOAN & PAETZ CARLA	100	04/05/2012	QC	09-FAMILY	1119P482	DEED	0.0				
HINTZE MARY J (DECEASED)	MONDAY & PAETZ & HINTZE D	0	10/19/2011	AFF	07-DEATH CERTIFICATE	1101-998 DEATH	DEED	100.0				
HINTZE MARY J & HINTZ JAM	MONDAY & PAETZ & HINTZE D	0	09/12/2011	QC	15-LADY BIRD	2011 1096-102	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5872 S LAKE ISLE DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/31/2018	PM18-0305	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		05/29/2018	PE18-0290	100% FINIS				
LANDRY PATRICK J & CYNTHIA A 410 EAST ST MILFORD MI 48381		MAP #: 33		Mechanical		05/24/2018	PM18-0290	100% FINIS				
		2024 Est TCV 760,476 TCV/TFA: 315.55		Plumbing		05/24/2018	PP18-0157	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
L224 P945/81 LOT 39 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 50' @ 4000/FF 50.00 126.00 1.0000 1.0000 4000 100 200,000								
		Paved Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 200,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Split, 2 Rail	16.95	100	50	847				
		Sewer		Fencing: Wd, Solid, 6 ft.	31.76	100	50	1,588				
		Electric		Wood Frame	30.72	94	50	1,444				
		Gas		Total Estimated Land Improvements True Cash Value = 3,879								
		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	100,000	280,200	380,200			274,303C		
		Low		2023	82,500	223,600	306,100			261,241C		
		High		2022	95,000	188,800	283,800			248,801C		
		Landscaped		2021	95,000	173,400	268,400			240,853C		
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 11/14/2023	INSPECTED									
		TPC 12/12/2022	INSPECTED									
		TPC 12/06/2019	INSPECTED									



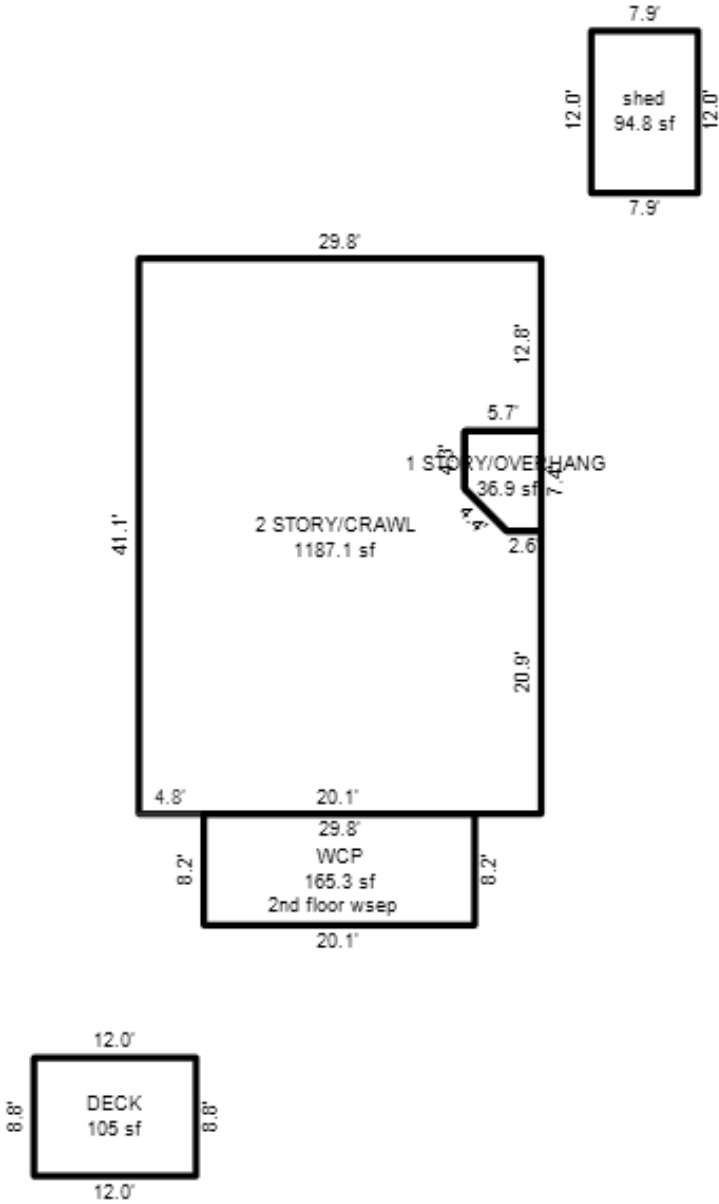
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	36 165 165 105	WCP (1 Story) WPP WSEP (1 Story) Treated Wood	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home															0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 6 Floor Area: 2,410 Total Base New : 311,638 Total Depr Cost: 292,946 Estimated T.C.V: 556,597
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY							
Building Style: 2 STORY		Ex Ord Min		Size of Closets			0 Amps Service			No. of Elec. Outlets			Ex. Ord. Min			(11) Heating System: Forced Heat & Cool							
Yr Built 2018	Remodeled 0	Lg	Ord	Small	No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			Ground Area = 1187 SF Floor Area = 2410 SF.									
Condition: Average		Doors		Solid	H.C.	Average Fixture(s)			Building Areas			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas								
Room List		(5) Floors		(6) Ceilings			1 Average Fixture(s)			Stories Exterior Foundation			Size			Cost New							
Basement	1st Floor	Kitchen:		Other:			2 3 Fixture Bath			2 Story Siding			Crawl Space			1,187							
2nd Floor	4 Bedrooms	Other:		No. of Elec. Outlets			1 2 Fixture Bath			1 Story Siding			Overhang			36							
(1) Exterior		Other:		(7) Excavation			Softener, Auto			Other Additions/Adjustments			Total:			266,456							
Wood/Shingle	Aluminum/Vinyl	Basement: 0 S.F.		Crawl: 1187 S.F.			Softener, Manual			Plumbing			Average Fixture(s)			1							
Brick	Insulation	Slab: 0 S.F.		Height to Joists: 0.0			Solar Water Heat			Water/Sewer			3 Fixture Bath			1,518							
(2) Windows		Many Avg. Few		Large Avg. Small		(8) Basement			No Plumbing			2 Fixture Bath			1			4,777					
Wood Sash	Metal Sash	Conc. Block		Poured Conc. Stone			Extra Toilet			Porches			WCP (1 Story)			36			2,614				
Vinyl Sash	Double Hung	Treated Wood		Concrete Floor			Extra Sink			WSEP (1 Story)			165			4,211			3,958				
Horiz. Slide Casement	Double Glass	(9) Basement Finish		(14) Water/Sewer			Separate Shower			Deck			Treated Wood			105			2,731				
Patio Doors	Storms & Screens	Public Water		Public Sewer			Ceramic Tile Floor			Built-Ins			Appliance Allow.			1			2,845				
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Ceramic Tile Wains			Fireplaces			Prefab 2 Story			1			3,259			3,063		
Asphalt Shingle		(10) Floor Support		Ceramic Tub Alcove			Vent Fan			Totals:			311,638			292,946			8,512				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV:			556,597										

\*\*\* 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.
LINMAR PROPERTIES LLC	SIMON DANIEL & TARYN H&W	0	02/25/2013	QC	09-FAMILY	1155P332	PROPERTY TRANSFER	100.0
SIMON DANIEL & TARYN	LINMAR PROPERTIES LLC	0	01/17/2013	QC	09-FAMILY	1161P809	DEED	100.0
CIOLEK TODD & KELLY	LINMAR PROPERTIES LLC	0	08/30/2004	QC	09-FAMILY	824:487	OTHER	0.0
CIOLEK		419,900	07/30/2004	WD	03-ARM'S LENGTH	MLS	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
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5879 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	10/26/1994	94002617	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 33
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LINMAR PROPERTIES LLC 257 VENDOME CT GROSSE POINTE MI 48236	2024 Est TCV 518,789 TCV/TFA: 335.79
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X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	50.00	120.00	1.0000	0.9879	4000	100		197,575
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description	Description	Rate	Size	% Good	Cash Value
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L390 P210 L555 P293/00 L669 P727/02 L824 P487/04 LOT 40 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	Fencing: Wd, Split, 3 Rail	18.80	28	50	263
Comments/Influences	D/W/P: Crushed Rock	2.33	1300	0	0

MLS 1714873\$475K	Description	Rate	Size	% Good	Cash Value
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	Residential Local Cost Land Improvements				
X	Electric				
X	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

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

	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
	Total Estimated Land Improvements True Cash Value =				1,763

Topography of Site
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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
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2024	98,800	160,600	259,400			222,187C
2023	81,500	149,600	231,100			211,607C
2022	94,300	128,200	222,500			201,531C
2021	94,300	117,700	212,000			195,093C

Who	When	What
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TPC 11/14/2023	INSPECTED	
TPC 04/27/2016	INSPECTED	
TPC 11/23/2011	INSPECTED	

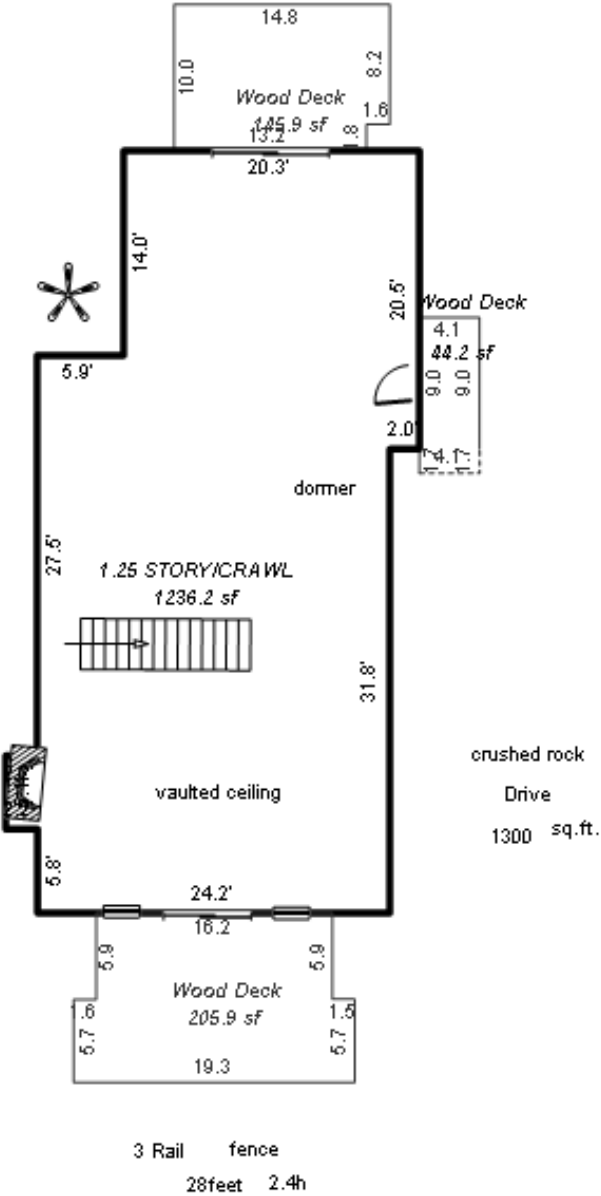
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*** Information herein deemed reliable but not guaranteed***		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							205 44 145	Treated Wood Treated Wood Treated Wood			
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 Heat & Cool Ground Area = 1236 SF Floor Area = 1545 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Class: C +5 Effec. Age: 30 Floor Area: 1,545 Total Base New : 240,176 Total Depr Cost: 168,132 Estimated T.C.V: 319,451		E.C.F. X 1.900		Cls C 5 Blt 1987		
Yr Built 1987	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size 1.25 Story Siding Crawl Space 1,236			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 1,063 3 Fixture Bath 1 4,777 3,344 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Deck Treated Wood 205 4,326 3,028 Ceramic Tile Floor 44 1,720 1,204 Treated Wood 145 3,448 2,414 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Prefab 1 Story 1 2,665 1,865			Totals: 240,176 168,132		Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 319,451				
Room List		Doors	X Solid	H.C.	(12) Electric 150 Amps Service			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 319,451					Bsmnt Garage: Carport Area: Roof:			
Basement	1st Floor	(5) Floors		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Deck Treated Wood 205 4,326 3,028 Ceramic Tile Floor 44 1,720 1,204 Treated Wood 145 3,448 2,414 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Prefab 1 Story 1 2,665 1,865			Total: 207,902 145,541						
(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 319,451									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Lump Sum Items:												
X	Insulation	(7) Excavation Basement: 0 S.F. Crawl: 1236 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(2) Windows		Many	X Avg.	Large												
X	Avg. Few	X	Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Metal																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN VIEW INVESTMENTS LLC	JOHNS KENNETH R & LESLIE	150,000	09/30/2020	WD	32-SPLIT VACANT	2020006389	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5880 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/14/2023	PP23-0119	80%
Owner's Name/Address	P.R.E. 0%		Mechanical	04/10/2023	PM23-0297	80%
JOHNS KENNETH R & LESLIE 4154 NEWCASTLE DR CLARKSTON MI 48348	MAP #: 33		Res. Single Family Dwellin	11/04/2022	PB22-0542	80%
	2024 Est TCV 652,060 TCV/TFA: 298.15		Electrical	10/27/2022	PE22-0817	80%

	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
	Public Improvements		* Factors *			50'X126'
			Description	Frontage	Depth	Value
			A 50' @ 4000/FF	50.00	126.00	200,000
			50 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value = 200,000

Tax Description	Rate	Size % Good	Cash Value
2020006389 LOT 41 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. SPLIT ON 9/30/2020 FROM 006-790-041-00; FORMERLY L248 P241 L307 P309 L375 P106/93 L688 P661&666/02 LOTS 41 & 43 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	8.41	720 50	3,027
Total Estimated Land Improvements True Cash Value =			3,027

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Split/Comb. on 10/15/2020 completed 10/15/2020 TIM TWO VACANT LOTS IN PLATTED SUBDIVISION; Parent Parcel(s): 006-790-041-00; Child Parcel(s): 006-790-041-01,	2024	100,000	226,000	326,000			306,945C
	2023	82,500	22,400	104,900			104,900S
	2022	94,400	0	94,400			84,499C
	2021	81,800	0	81,800			81,800S

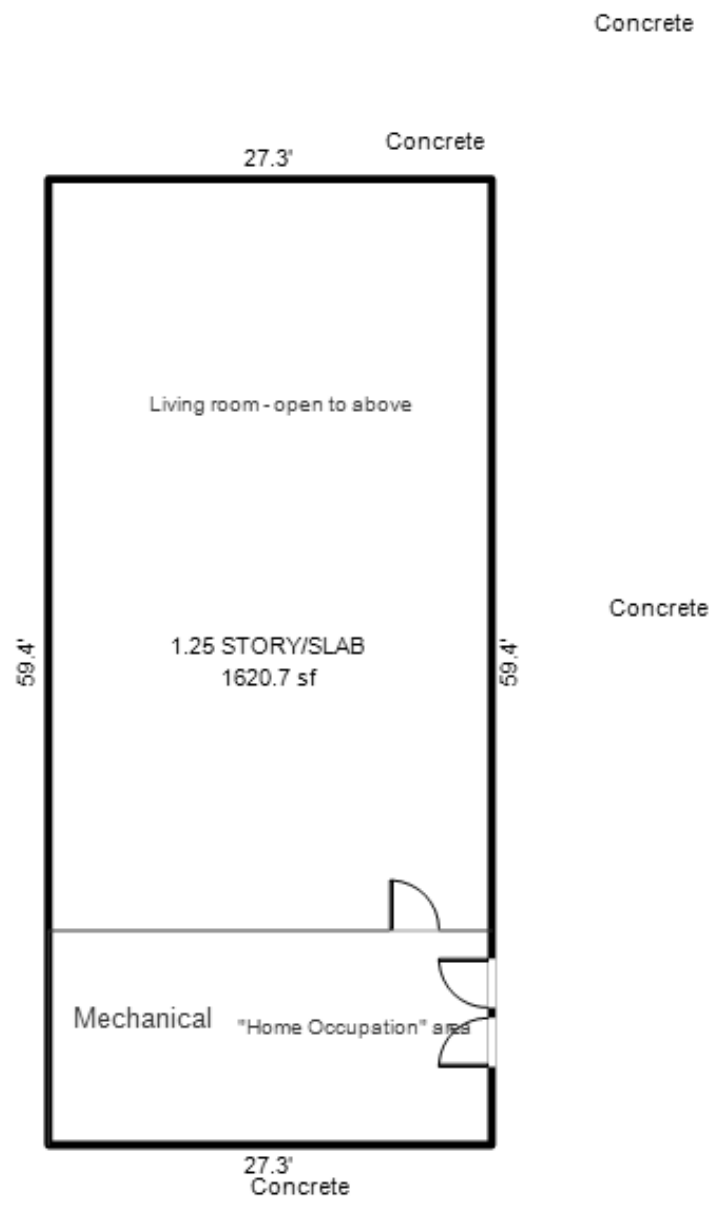


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
	Building Style: 1 STORY		Drywall Paneled					Central Air Wood Furnace							
	Yr Built 2023	Remodeled 0	Trim & Decoration	Ex	Ord	Min		(12) Electric							
	Condition: Average Part. Construct.: 90%		Size of Closets	Lg	Ord	Small		0 Amps Service							
	Room List		Doors	Solid	H.C.			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors					Ex.	Ord.	Min					
	(1) Exterior		Kitchen: Other: Other:					No. of Elec. Outlets							
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					Many	Ave.	Few					
X	Vinyl Insulation							(13) Plumbing							
	(2) Windows		(7) Excavation					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							
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1620 S.F. Height to Joists: 0.0					(14) Water/Sewer							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Lump Sum Items:							
	(3) Roof		(9) Basement Finish												
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle		(10) Floor Support												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:												
										E.C.F. X 1.580		Bsmnt Garage: Carport Area: Roof:			
										Class: C +10 Effec. Age: 1 Floor Area: 2,187 Total Base New : 318,962 Total Depr Cost: 315,776 Estimated T.C.V: 498,926		Cls C 10 Blt 2023			
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1620 SF Floor Area = 2187 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas					
										Stories Exterior Foundation Size Cost New Depr. Cost					
										1.25 Story Siding Slab 1,620					
										1 Story Siding Overhang 162					
										Total: 283,068 280,240					
										Other Additions/Adjustments					
										Plumbing					
										Average Fixture(s) 1 1,518 1,503					
										3 Fixture Bath 2 9,555 9,459					
										2 Fixture Bath 1 3,197 3,165					
										Water/Sewer					
										2000 Gal Septic 1 9,941 9,842					
										Water Well, 150 Feet 1 8,838 8,750					
										Built-Ins					
										Appliance Allow. 1 2,845 2,817					
										Totals: 318,962 315,776					
										Notes:					
										ECF (2201 COMMERCIAL) 1.580 => TCv: 498,926					
										90% Completed => Est. True Cash Value 2024 =					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EWING TIMOTHY J & MELISSA	EWING TIMOTHY J & MELISSA	0	01/04/2024	WD	15-LADY BIRD	2024000128	PROPERTY TRANSFER	0.0
HATHAWAY JOHN A	EWING TIMOTHY J & MELISSA	355,000	09/02/2014	WD	03-ARM'S LENGTH	1207P842	PROPERTY TRANSFER	100.0
IHME LINDA L	HATHAWAY JOHN A	400,000	10/23/2006	WD	03-ARM'S LENGTH	919:21	OTHER	100.0
KRUSE	LINMAR INVESTMENTS	275,995	12/04/2000	WD	03-ARM'S LENGTH	561:804	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
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5883 S LAKE ISLE AVE	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	09/18/1991	91000303		
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 33					
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EWING TIMOTHY J & MELISSA K PO BOX 476 GLEN ARBOR MI 49636	2024 Est TCV 466,107 TCV/TFA: 398.38					
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X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
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Public Improvements		* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 50' @ 4000/FF	50.00	120.00	1.0000	0.9879	4000	100	197,575
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50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	197,575
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Land Improvement Cost Estimates					
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Description	Rate	Size	% Good	Cash Value
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Fencing: Wd, Solid, 6 ft.	31.76	100	50	1,588
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Fencing: Wd, Solid, 6 ft.	31.76	213	50	3,382
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Fencing: Wd, Split, 2 Rail	16.95	60	50	508
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Wood Frame	30.01	98	50	1,470
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Residential Local Cost Land Improvements					
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
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Total Estimated Land Improvements True Cash Value =				11,948
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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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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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X	Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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Who	When	What	2024	98,800	134,300	233,100		211,562C
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TPC 12/06/2019	INSPECTED		2023	81,500	125,200	206,700		201,488C
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TPC 04/27/2016	INSPECTED		2022	94,300	107,700	202,000		191,894C
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TPC 11/23/2011	INSPECTED		2021	94,300	105,800	200,100		185,764C
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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan								
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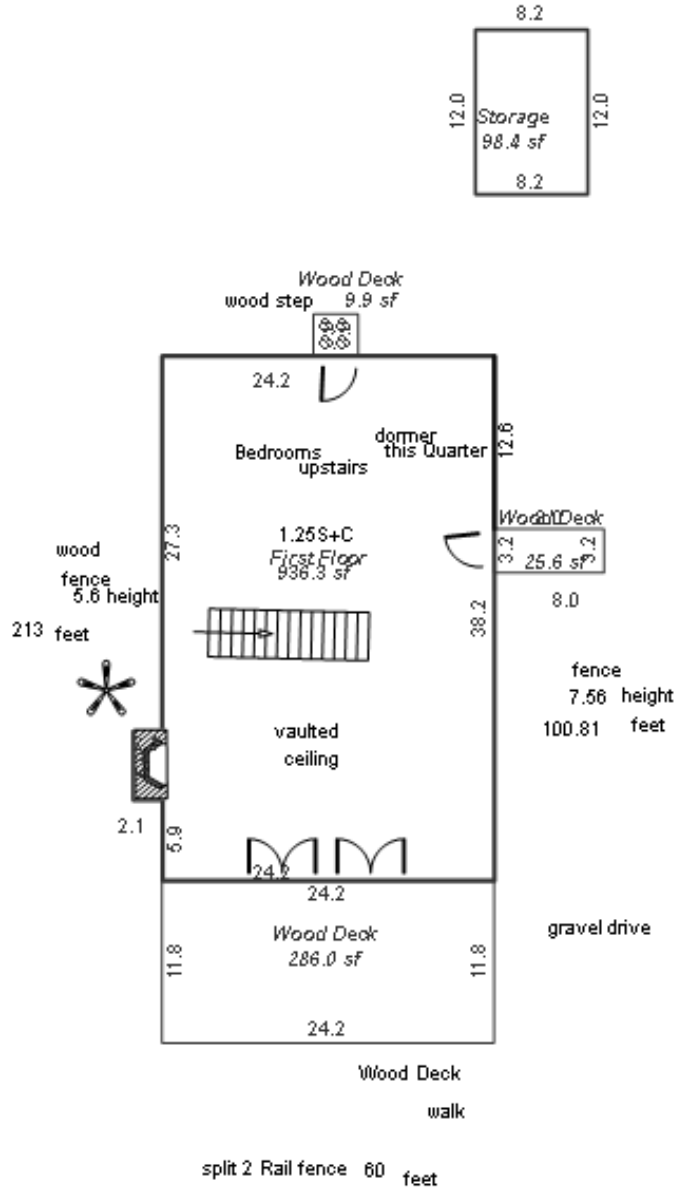
*** Information herein deemed reliable but not guaranteed***								
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough 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	286 Treated Wood 9 Treated Wood 25 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			1			Class: C +5 Effec. Age: 30 Floor Area: 1,170 Total Base New : 192,922 Total Depr Cost: 135,044 Estimated T.C.V: 256,584		E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 192,922 Total Depr Cost: 135,044 Estimated T.C.V: 256,584		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1991	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls C 5 Blt 1991				
Condition: Average		Lg		X Ord	Small	150 Amps Service			Ground Area = 936 SF Floor Area = 1170 SF.						
Room List		Doors		Solid	X H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas						
(1) Exterior	(6) Ceilings		X Drywall			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 936 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			1.25 Story Siding Crawl Space 936						
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments						
(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing						
X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat Water/Sewer							
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:			1000 Gal Septic Water Well, 100 Feet Deck			Water/Sewer						
(3) Roof	(11) Heating/Cooling		X Gas Wood			1			Treated Wood Ceramic Tile Floor Treated Wood						
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Treated Wood Ceramic Tile Floor Treated Wood							
X Asphalt Shingle	(12) Electric		150 Amps Service			No./Qual. of Fixtures			Treated Wood Ceramic Tile Floor Treated Wood						
Chimney: Metal		(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			No. of Elec. Outlets			Treated Wood Ceramic Tile Floor Treated Wood					
Chimney: Metal		(14) Water/Sewer		1000 Gal Septic Water Well, 100 Feet Deck			Many			Treated Wood Ceramic Tile Floor Treated Wood					
Chimney: Metal		(15) Fireplaces		1			No. of Elec. Outlets			Treated Wood Ceramic Tile Floor Treated Wood					
Chimney: Metal		(16) Porches/Decks		1			No. of Elec. Outlets			Treated Wood Ceramic Tile Floor Treated Wood					
Chimney: Metal		(17) Garage		1			No. of Elec. Outlets			Treated Wood Ceramic Tile Floor Treated Wood					
Chimney: Metal		Totals:		192,922			135,044			256,584					
Chimney: Metal		Notes:		ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV:			256,584								

\*\*\* 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 VIEW INVESTMENTS LLC	EWING JUSTIN B & SONYA D	155,000	10/16/2020	WD	03-ARM'S LENGTH	2020007000	PROPERTY TRANSFER	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 33

Owner's Name/Address: EWING JUSTIN B & SONYA D  
 PO BOX 476  
 GLEN ARBOR MI 49636

2024 Est TCV 200,000

Improved X Vacant Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Public Improvements \* Factors \*

Description Frontage Depth Front Depth Rate %Adj. Reason Value

A 50' @ 4000/FF 50.00 126.00 1.0000 1.0000 4000 100 200,000

50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 200,000

Tax Description: LOT 43 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

SPLIT ON 09/30/2020 FROM 006-790-041-00; FORMERLY L248 P241 L307 P309 L375 P106/93

L688 P661&666/02 LOTS 41 & 43 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences: Split/Comb. on 10/15/2020 completed

10/15/2020 TIM TWO VACANT LOTS IN PLATTED SUBDIVISION;

Parent Parcel(s): 006-790-041-00; Child Parcel(s): 006-790-041-01, 006-790-042-00;

Topography of Site: Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

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

2024 100,000 0 100,000 86,625C

2023 82,500 0 82,500 82,500S

2022 94,400 0 94,400 84,499C

2021 81,800 0 81,800 81,800S

Who When What TPC 05/06/2018 INSPECTED

PSC 08/19/2017 INSPECTED

TPC 04/27/2016 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
6610 W WESTERN AVE LLC	CRYSTAL RIVER INVESTMENTS	1	01/10/2022	WD	21-NOT USED/OTHER	2022000314	DEED	100.0				
TRACEY SEAN & KARI	6610 W WESTERN AVE LLC	1	07/17/2018	WD	03-ARM'S LENGTH	1339P108	PROPERTY TRANSFER	0.0				
KMW PROPERTY MANAGEMENT L	TRACEY SEAN & KARI	325,000	07/16/2018	WD	03-ARM'S LENGTH	1336P647	PROPERTY TRANSFER	100.0				
RAS REAL ESTATE HOLDINGS	KMW PROPERTY MANAGEMENT L	230,000	07/01/2016	WD	03-ARM'S LENGTH	1265P663	PROPERTY TRANSFER	100.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status		
6610 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		04/24/2017		PB17-0141	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		04/20/2017		PM17-0249				
CRYSTAL RIVER INVESTMENTS II 2602 S LINDEN COURT DENVER CO 80222		MAP #: 33		Electrical		04/14/2017		PE17-0173				
		2024 Est TCV 275,724 TCV/TFA: 254.36		Plumbing		02/25/2010		PP10-0031				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L323 P564 L382 P632 L457 P533 L551 P009 LOT 44 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		2000 COMME \$12/SQFT	60.00	128.00	1.0000	0.0000	0	100*	CORNER MINOR	0
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
		Storm Sewer		60 Actual Front Feet, 0.18 Total Acres	Total Est. Land Value =						101,199	
		Sidewalk										
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good			Cash Value		
		Electric		D/W/P: Flagstone/Sand	17.97	500	0			0		
		Gas		Wood Frame	20.50	202	80			3,313		
		Curb		Wood Frame	22.25	150	80			2,670		
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good			Cash Value		
		Underground Utils.		LAND IMPROVEMENTS 5	5,000.00	1	100			5,000		
		Topography of Site		Total Estimated Land Improvements True Cash Value =								
		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	50,600	87,300	137,900		137,900S		
		TPC 10/31/2017 INSPECTED		2023	50,600	82,700	133,300			133,300S		
		TPC 03/27/2017 INSPECTED		2022	50,600	62,900	113,500			113,500S		
		TPC 11/03/2016 INSPECTED		2021	63,200	56,800	120,000			119,550C		



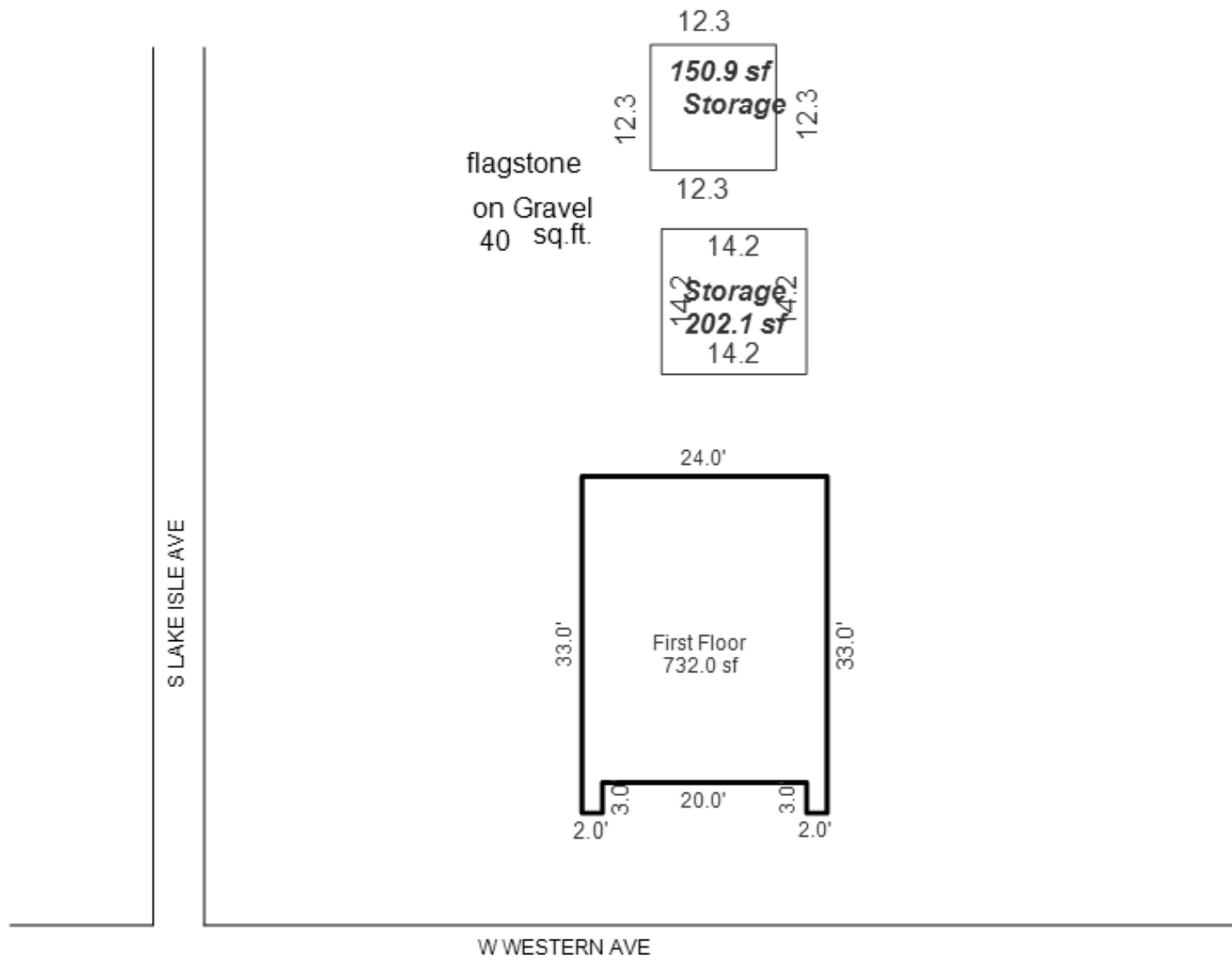
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 732 Gross Bldg Area: 1,084 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: D    Quality: Average Stories: 1    Story Height: 8    Perimeter: 120 Overall Building Height: 8		
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 130.34  (10) Heating system: Package Heating & Cooling    Cost/SqFt: 24.31    100% Adjusted Square Foot Cost for Upper Floors = 154.65  Total Floor Area: 732    Base Cost New of Upper Floors = 113,204  Eff.Age:7    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0 Reproduction/Replacement Cost = 113,204 Total Depreciated Cost = 95,091  ECF (2201 COMMERCIAL)    1.600 => TCV of Bldg: 1 = 152,146 Replacement Cost/Floor Area= 154.65    Est. TCV/Floor Area= 207.85	
Depr. Table : 2.5% Effective Age : 7 Physical %Good: 84 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **						
1968 Year Built 2017 Remodeled		Quality: Average Heat#1: Package Heating & Cooling    100 Heat#2: Package Heating & Cooling    0%						
8 Overall Bldg Height		Ave. SqFt/Story: 732 Ave. Perimeter: 120 Has Elevators:						
Comments:		*** Basement Info ***						
		Area: Perimeter: Type:						
		Heat: Hot Water, Radiant Floor						
		* Mezzanine Info *						
		Area #1: Type #1: Area #2: Type #2:						
		* Sprinkler Info *						
		Area: Type: Average						

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

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



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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 202 Gross Bldg Area: 1,084 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 56 Overall Building Height: 8						
Depr. Table : 2.5% Effective Age : 14 Physical %Good: 70 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 28.15  Adjusted Square Foot Cost for Upper Floors = 28.15						
1968 Year Built Remodeled 8 Overall Bldg Height		Total Floor Area: 202 Base Cost New of Upper Floors = 5,686  Reproduction/Replacement Cost = 5,686 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0 Total Depreciated Cost = 3,980						
Comments: 2018 ROLL MOVED TO LI		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 6,368 Replacement Cost/Floor Area= 28.15 Est. TCV/Floor Area= 31.53						
Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric Wall Heaters 0% Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 202 Ave. Perimeter: 56 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		High	Above Ave.	Ave.	X	Low		
High	Above Ave.	Ave.	X	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	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Many	
		2-Piece Baths		Water Heaters		Unfinished Typical	
		Shower Stalls		Wash Fountains		Incandescent	
		Toilets		Water Softeners		Fluorescent	
(4) Floor Structure:				Flex Conduit		Mercury	
				Rigid Conduit		Sodium Vapor	
				Armored Cable		Transformer	
				Non-Metallic			
				Bus Duct			
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil					
		Coal Stoker					
		Hand Fired Boiler					

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<< Calculator Cost Computations >>>> Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 49 Overall Building Height: 8						
Class: D Floor Area: 150 Gross Bldg Area: 1,084 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 30.78  (10) Heating system: Electric Wall Heaters Cost/SqFt: 4.13 100% Adjusted Square Foot Cost for Upper Floors = 34.91
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: Low Cost Heat#1: Electric Wall Heaters 100 Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 150 Ave. Perimeter: 49 Has Elevators:		Total Floor Area: 150 Base Cost New of Upper Floors = 5,238  Reproduction/Replacement Cost = 5,238 Total Depreciated Cost = 3,143					
1968 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 3 = 5,028 Replacement Cost/Floor Area= 34.92 Est. TCV/Floor Area= 33.52					
8 Overall Bldg Height	*** Basement Info *** * Mezzanine Info * * Sprinkler Info *							
Comments: 2018 ROLL MOVED TO LI	Area #1: Type #1: Area #2: Type #2:  Area: Type: Low							

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURROWS BRENDAN & DERRICK	BURROWS BRENDAN & DERRICK	0	08/25/2023	WD	09-FAMILY	2023003720	PROPERTY TRANSFER	0.0
PISTONETTI AUDREY	BURROWS BRENDAN & DERRICK	115,000	10/28/1991	WD	03-ARM'S LENGTH	331:597	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6584 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	09/23/2014	L14 - 195	100% FINIS
Owner's Name/Address	P.R.E. 0%		ADDITION/ALTERATION	11/10/2010	NO2010	100% FINIS
BURROWS BRENDAN & DERRICK ELIZABETH 7833 W DAY FOREST RD EMPIRE MI 49630	MAP #: 33		Mechanical	05/23/2005	PM05-0315	
	2024 Est TCV 420,945 TCV/TFA: 170.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value		
L259 P527/85 L331 P597/91 LOTS 45 & 46 PLAT OF SLEEPING BEAR BEACH. CONSISTING OF INTEREST TO BRENDAN J BURROWS & ELIZABETH A DERRICK SEC 22 T29N R14W.												

Comments/Influences	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
GOOD HARBOR GRILL/PINECONE/BOTANICALS	D/W/P: 4in Ren. Conc.	6.94	280	97	1,885
	Commercial Local Cost Land Improvements				

Topography of Site	Description	Rate	Size	% Good	Arch	Mult	Cash Value
		WATER WELL 4"-6"	0.00	1	94	100	
	SEPTIC TANK 2000 GAL	0.00	1	94	100		0
	DRAIN FIELD	0.00	1	94	100		0
	WOOD DECKS	5.25	815	94	100		4,022
	Total Estimated Land Improvements True Cash Value =						5,907



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	102,600	107,900	210,500			154,624C
Low	2023	102,600	102,200	204,800			147,261C
High	2022	102,600	77,200	179,800			140,249C
Landscaped	2021	128,300	69,400	197,700			135,769C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/27/2019	INSPECTED	2023	102,600	102,200	204,800			147,261C
TPC	03/23/2017	INSPECTED	2022	102,600	77,200	179,800			140,249C
TPC	12/30/2014	INSPECTED	2021	128,300	69,400	197,700			135,769C

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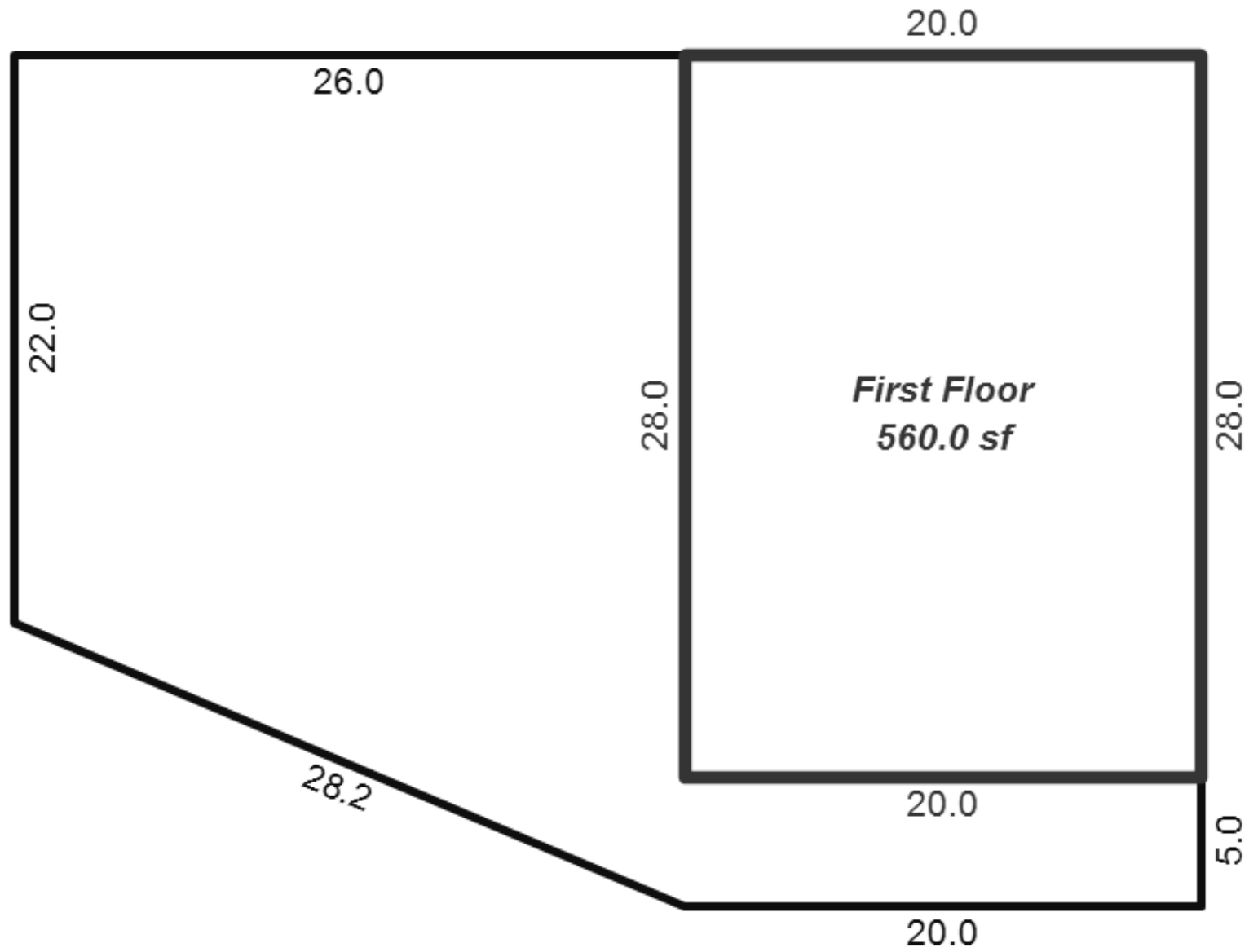
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: PINE CONE & BOTANICALS Calculator Occupancy: Stores - Retail				<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 560 Gross Bldg Area: 2,473 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 96 Overall Building Height: 8			
		High	Above Ave.	Ave.	X	Low			
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 97.65			
1968 Year Built Remodeled				Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0%		(10) Heating system: Forced Air Furnace Cost/SqFt: 12.18 100% Adjusted Square Foot Cost for Upper Floors = 109.83			
8 Overall Bldg Height		Ave. SqFt/Story: 560 Ave. Perimeter: 96 Has Elevators:		Total Floor Area: 560		Base Cost New of Upper Floors = 61,505			
Comments:				*** Basement Info ***		Reproduction/Replacement Cost = 61,505			
				Area: Perimeter: Type:		Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 47 /75 /100/100/35.3		Total Depreciated Cost = 21,681	
				Heat: Hot Water, Radiant Floor  * Mezzanine Info *		<<<<< Segregated Cost Computations >>>>>			
Area #1: Type #1: Area #2: Type #2:				* Sprinkler Info *		Costs taken from Segregated Cost Section 3: Stores & Commercial			
Area: Type: Low						Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost			
						(39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 33.27 200 1.000 1.000 6,654			
						Total Cost of Lump-Sum Items = 6,654 Total Cost New = 6,654			
						<<<<< 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:				200 Wood Frame			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical							
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent					
				3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent					
				2-Piece Baths		Water Heaters		Armored Cable		Mercury					
				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor					
				Toilets		Water Softeners		Bus Duct		Transformer					
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness		Bsmnt Insul.	
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:							
				Gas Oil	Coal Stoker	Hand Fired Boiler									
(6) Ceiling:															

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



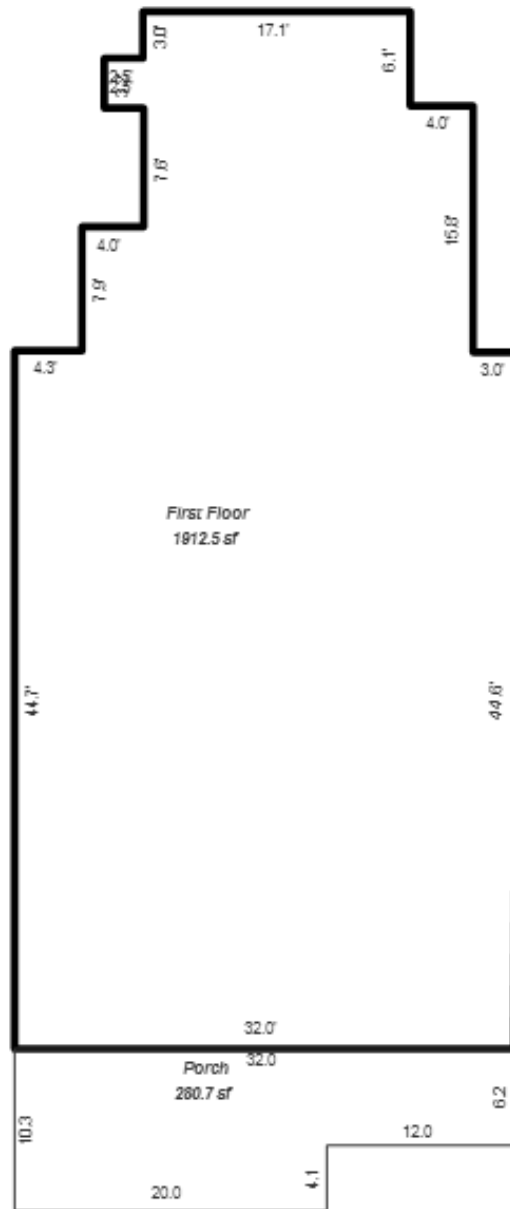
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: GOOD HARBOR GRILL Calculator Occupancy: Restaurants	
Class: D Floor Area: 1,913 Gross Bldg Area: 2,473 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost High Above Ave. X Ave. Low
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Complete H.V.A.C. 0% Ave. SqFt/Story: 1913 Ave. Perimeter: 202 Has Elevators:
1968 Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type:
10 Overall Bldg Height	Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type: Low

Calculator Cost Computations	
Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 202 Overall Building Height: 10	
Base Rate for Upper Floors = 125.26	
(10) Heating system: Forced Air Furnace Cost/SqFt: 10.40 100% Adjusted Square Foot Cost for Upper Floors = 135.66	
Total Floor Area: 1,913 Base Cost New of Upper Floors = 259,517	
Reproduction/Replacement Cost = 259,517	
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 103,807	
Segregated Cost Computations	
Costs taken from Segregated Cost Section 3: Stores & Commercials	
Item Description	Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost
(39) Miscellaneous Canopies & Marquees: Steel Frame	1 Up 40.88 200 1.000 1.000 8,176
Total Cost of Lump-Sum Items = 8,176 Total Cost New = 8,176	
<<<< 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:	200 Steel Frame
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	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall: Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling: 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.
GLEN VIEW INVESTMENTS LL	MSKS LLC	375,000	06/01/2016	WD	16-LC PAYOFF	1263P889	OTHER	0.0
GLEN VIEW INVESTMENTS LLC	MSKS LLC	375,000	02/01/2013	MLC	03-ARM'S LENGTH	1154P744	DEED	100.0
PEPPLER W H TRUST	GLEN VIEW INVESTMENTS LLC	1	01/29/2013	WD	03-ARM'S LENGTH	1154P741	OTHER	100.0
PEPPLER WILLIAM H & HELEN	GLEN VIEW INVESTMENTS LLC	1	04/24/2002	WD	03-ARM'S LENGTH	688P664	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6572 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/18/2019	PM19-0054	100% FINIS
	P.R.E. 0%		Mechanical	11/30/2018	PM18-0865	100% FINIS
Owner's Name/Address	MAP #: 33		Plumbing	11/30/2018	PP18-0375	100% FINIS
MSKS LLC 402 E FRONT ST TRAVERSE CITY MI 49686	2024 Est TCV 702,980 TCV/TFA: 350.61		Commercial, New Building	10/31/2018	PB18-0611	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L307 P308 L375 P118/93 L688 P658&664/02 LOT 47 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.			* Factors * 63X131								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				63.00	131.00	1.0000	0.0000	0	100*		0
			2000 COMME \$12/SQFT		8233 SqFt	12.00000	125	CORNER INFL - 4 WAY STOP			
			* denotes lines that do not contribute to the total acreage calculation.								
			63 Actual Front Feet,		0.19 Total Acres	Total Est. Land Value =		123,493			

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

Topography of Site	X	Level							
		Rolling							
		Low							
	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	61,700	289,800	351,500			299,659C
2023	61,700	274,100	335,800			285,390C
2022	61,700	210,100	271,800			271,800S
2021	77,200	192,400	269,600			264,755C

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

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

Class: D  
 Floor Area: 2,005  
 Gross Bldg Area: 2,005  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.25%  
 Effective Age : 4  
 Physical %Good: 91  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	X	Ave.		Low

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 100  
 Ave. SqFt/Story: 2005  
 Ave. Perimeter: 191  
 Has Elevators:

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

\* Mezzanine Info \*  
 Area #1: 502  
 Type #1: Open (No Rates)  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

2019 Year Built Remodeled  
 8 Overall Bldg Height

Comments:

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 191  
 Overall Building Height: 8

Base Rate for Upper Floors = 133.22  
 Mezzanine 1 Open Base Rate = 47.94

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.64 100%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 26.64 100%  
 Combined Heating System adjustment: 53.28 100%

Adjusted Square Foot Cost for Upper Floors = 186.50

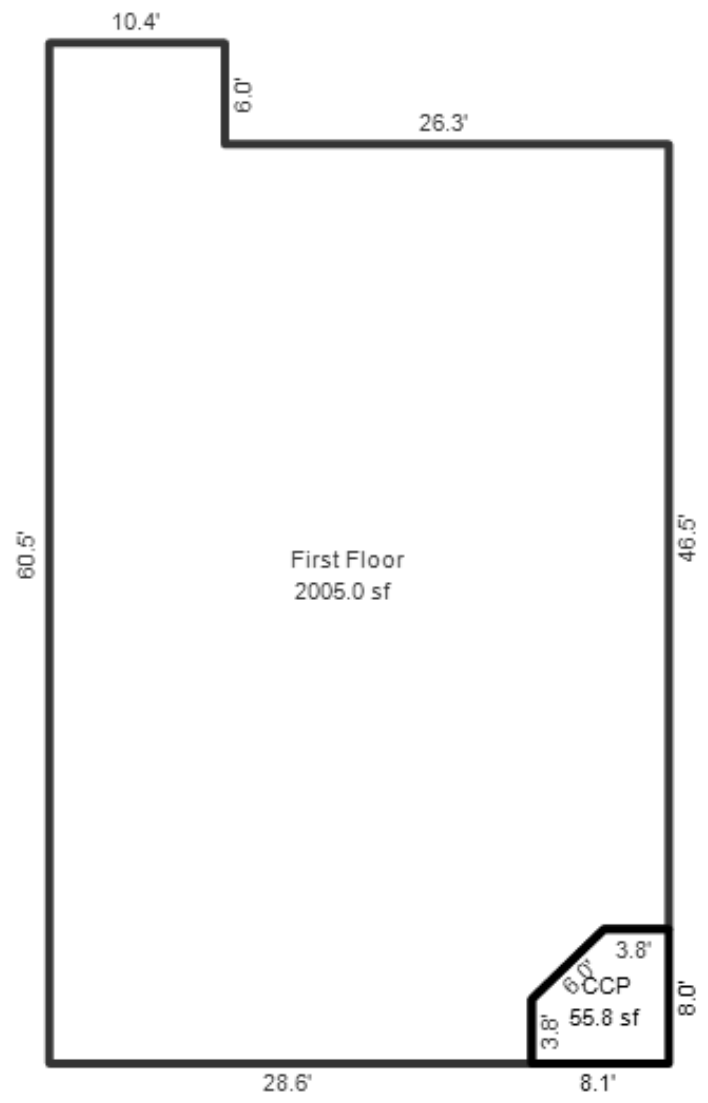
Total Floor Area: 2,005 Base Cost New of Upper Floors = 373,933  
 Mezzanine 1 Area: 502 Base Cost New of Mezzanine = 24,066

Reproduction/Replacement Cost = 397,999  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0  
 Total Depreciated Cost = 362,179

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 579,487  
 Replacement Cost/Floor Area= 198.50 Est. TCV/Floor Area= 289.02

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
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.
RILEY PATRICIA D	MAXWELL ELIZABETH	390,000	08/21/2020	WD	08-ESTATE	2020005274	PROPERTY TRANSFER	100.0
MARCHAND	RILEY	83,000	10/26/1993	WD	03-ARM'S LENGTH	373:702	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5783 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	05/08/2023	PB23-0193	100% FINIS
Owner's Name/Address	P.R.E. 100% 08/21/2020		Mechanical	03/20/2023	PM23-0247	
MAXWELL ELIZABETH PO BOX 64 CEDAR MI 49621	MAP #: 33		Electrical	02/24/2023	PE23-0138	
	2024 Est TCV 404,483 TCV/TFA: 374.52		Res. Add/Alter/Repair	02/16/2023	PB23-0024	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L256 P916 L373 P702/93 LOTS 48 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X			B TYPE 50'@3200	50.00	154.00	1.0000	1.0000	3200	100		160,000
Comments/Influences				50 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		160,000		

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
Comments/Influences	X			Dirt Road	8.41	400	50	1,682
				Gravel Road	27.38	153	97	4,063
				Paved Road	38.93	48	50	934
				Storm Sewer	Ad-Hoc Unit-In-Place Items			
				Description	Rate	Size	% Good	Cash Value
				Water	22.83	100	97	2,215
				Sewer	Total Estimated Land Improvements True Cash Value = 8,894			
				Electric				
				Gas				
				Curb				
				Street Lights				
				Standard Utilities				
				Underground Utils.				



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

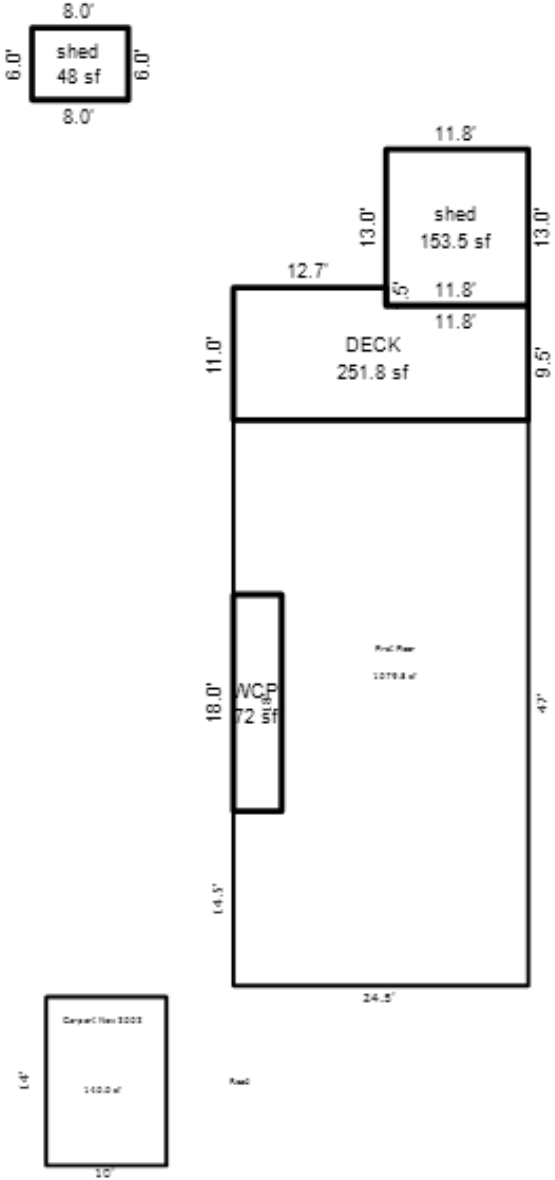
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	80,000	122,200	202,200			190,997C
2023	75,000	110,100	185,100			179,617C
2022	80,000	93,200	173,200			171,064C
2021	80,000	85,600	165,600			165,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 72 251	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.900		Bsmnt Garage:				
Building Style: 1 STORY		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 177,134 Total Depr Cost: 123,994 Estimated T.C.V: 235,589		Storage Area: No Conc. Floor:					
Yr Built	Remodeled	Ex		Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1982				
1982 202	1994	Lg		Ord	Small	Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts		Total Area = 1080 SF		Floor Area = 1080 SF.				
Condition: Average		Doors		Solid	H.C.	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		(5) Floors		(12) Electric			(13) Plumbing			1 Story Siding Slab 1,080		Total: 142,518 99,764		Other Additions/Adjustments			
5	Basement	Kitchen:		150 Amps Service			Average Fixture(s)			Plumbing		Average Fixture(s)		1 1,518 1,063			
2	1st Floor	Other:		No. of Elec. Outlets			3 Fixture Bath			Water/Sewer		3 Fixture Bath		1 4,777 3,344			
2	2nd Floor	Other:		No. of Elec. Outlets			Softener, Auto			1000 Gal Septic		Solar Water Heat		1 5,002 3,501			
2	Bedrooms	Other:		No. of Elec. Outlets			Softener, Manual			Water Well, 100 Feet		No Plumbing		1 5,973 4,181			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Extra Toilet			Porches		WCP (1 Story)		72 4,095 2,866			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			Extra Sink			Deck		Treated Wood		251 4,940 3,458			
X	Insulation	(7) Excavation		(13) Plumbing			Separate Shower			Built-Ins		Appliance Allow.		1 2,845 1,991			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1080 S.F. Height to Joists: 0.0		Average Fixture(s)			Ceramic Tile Floor			Fireplaces		Direct-Vented Gas		1 3,107 2,175			
X	Many Avg. Few	X	Large Avg. Small	2 3 Fixture Bath			Ceramic Tile Wains			Carports		Comp.Shingle		140 2,359 1,651			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		2 2 Fixture Bath			Ceramic Tub Alcove			Notes:		ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TC		V: 235,589			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Softener, Manual			Vent Fan			Carports		Comp.Shingle		140 2,359 1,651			
X	Asphalt Shingle	(9) Basement Finish		2 Solar Water Heat			Ceramic Tile Alcove			Totals:		177,134 123,994					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 No Plumbing			Ceramic Tub Alcove			Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water			Ceramic Tub Alcove									
Chimney:		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1 Public Sewer			Ceramic Tub Alcove										

\*\*\* 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.
GLOVER JOHN F & GLOVER GR	LIVINGSTON ROY & CAROLYN	271,000	04/01/2016	WD	03-ARM'S LENGTH	1257P436	PROPERTY TRANSFER	100.0
GLOVER JOHN L ET AL	GLOVER JOHN F & GLOVER GR	0	02/18/2011	AFF	07-DEATH CERTIFICATE	1097-P153	DEED	100.0
GLOVER JOHN L ET AL	GLOVER GREGORY & SUCCESSO	0	07/29/2010	QC	09-FAMILY	1060-829 QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5890 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	10/19/2020	PP20-0310	100% FINIS
	P.R.E. 0%		Res. Add/Alter/Repair	08/08/2016	PB16-0309	100% FINIS
Owner's Name/Address	MAP #: 33		Mechanical	07/08/2016	PM16-0372	100% FINIS
LIVINGSTON ROY & CAROLYN 2416 MEADOW RD LOUISVILLE KY 40205	2024 Est TCV 409,682 TCV/TFA: 312.73		Plumbing	07/08/2016	PP16-0142	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road	55.00	191.00	0.9718	1.0553	3200 100	RES USE 180,498
Gravel Road	55 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value = 180,498

Tax Description	X	Description	Rate	Size % Good	Cash Value
LOT 49 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X	Paved Road			
7/20/2017 SPLIT LOT 51 TO 790-051-00 FORMERLY LOTS 49 & 51 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X	Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
Comments/Influences	X	Electric			
7/20/2017 ZONING BOARD OF APPEALS CASE 2017-03 APPROVAL FOR 5' VARIANCE ON SETBACK TO SEPARATE PLATTED LOTS IN SUBDIVISION.		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	90,200	114,600	204,800			131,534C
2023	84,600	106,700	191,300			125,271C
2022	85,500	93,800	179,300			119,306C
2021	85,500	83,600	169,100			115,495C

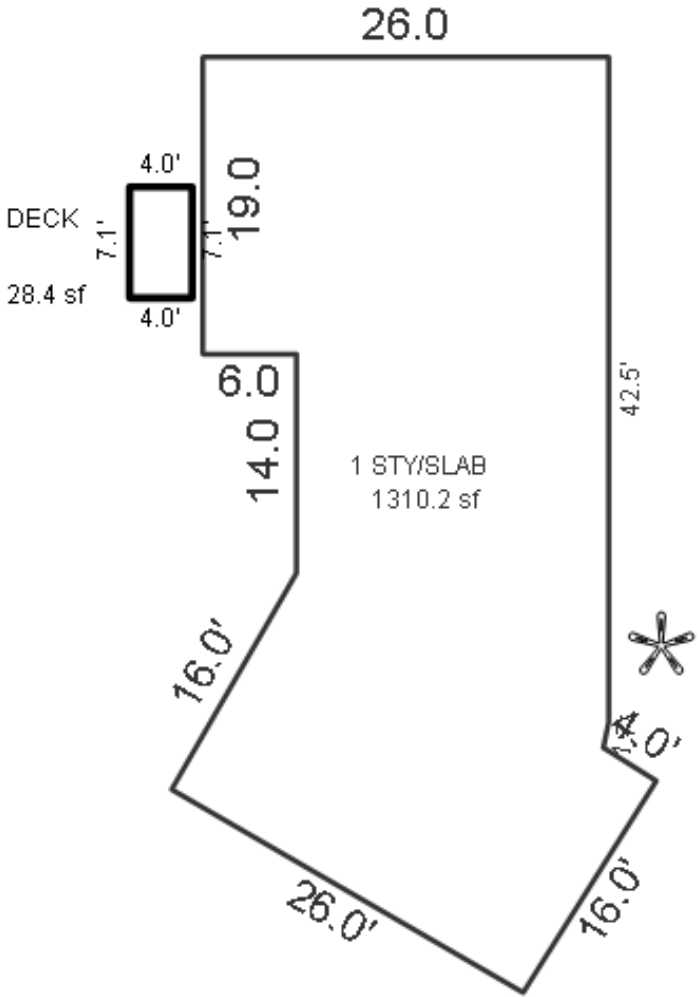
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Ex	Ord	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1310 SF Floor Area = 1310 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			E.C.F. X 1.700		Cls C Blt 1956			
Yr Built 1956	Remodeled 2016	Size of Closets			(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	Ord	Small	100 Amps Service			1 Story Siding Slab 1,310								
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Other Additions/Adjustments								
Basement 5 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:			Plumbing									
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			Average Fixture(s)								
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1310 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								
(2) Windows		Many Avg. X Few	Large Avg. X Small	(8) Basement			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
(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			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 223,513								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Brick																

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

8x8 plastic shed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGSON JOSEPH S & KATHER	GERGSON JOSEPH S & KATHER	0	10/03/2018	WD	09-FAMILY	1342P461	PROPERTY TRANSFER	0.0
GREGSON ANNA MARIE TRUST	GREGSON JOSEPH	400,000	10/17/2017	WD	09-FAMILY	1311P872	PROPERTY TRANSFER	0.0
GREGSON ANNA M	GREGSON ANNA MARIE TRUST	0	08/04/2016	QC	09-FAMILY	1268P227	OTHER	0.0
BASCH FRANKLIN C & LEONA	GREGSON B J & ANNA M	13,000	04/22/1985	WD	03-ARM'S LENGTH	254P574	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5769 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	05/14/1990	1990-0069	100% FINIS
	P.R.E. 100% 10/25/2017					

Owner's Name/Address	MAP #: 33	2024 Est TCV 699,480 TCV/TFA: 286.44
GERGSON JOSEPH S & KATHERINE M PO BOX 192 GLEN ARBOR MI 49636		

X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L254 P574/85 LOTS 50 & 52 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	B TYPE 50'@3200	100.00	154.00	0.8123	1.0000	3200	100		259,921
Comments/Influences	100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 259,921								

X	Public Improvements	Description	Rate	Size	% Good	Cash Value
	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
X	Electric	Fencing: Wd, Picket, 30-40	14.15	50	0	0
	Gas	D/W/P: Asphalt Paving	3.19	600	0	0
	Curb	Residential Local Cost Land Improvements				
	Street Lights	Description	Rate	Size	% Good	Cash Value
	Standard Utilities	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
	Underground Utils.	Total Estimated Land Improvements True Cash Value =				2,500

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



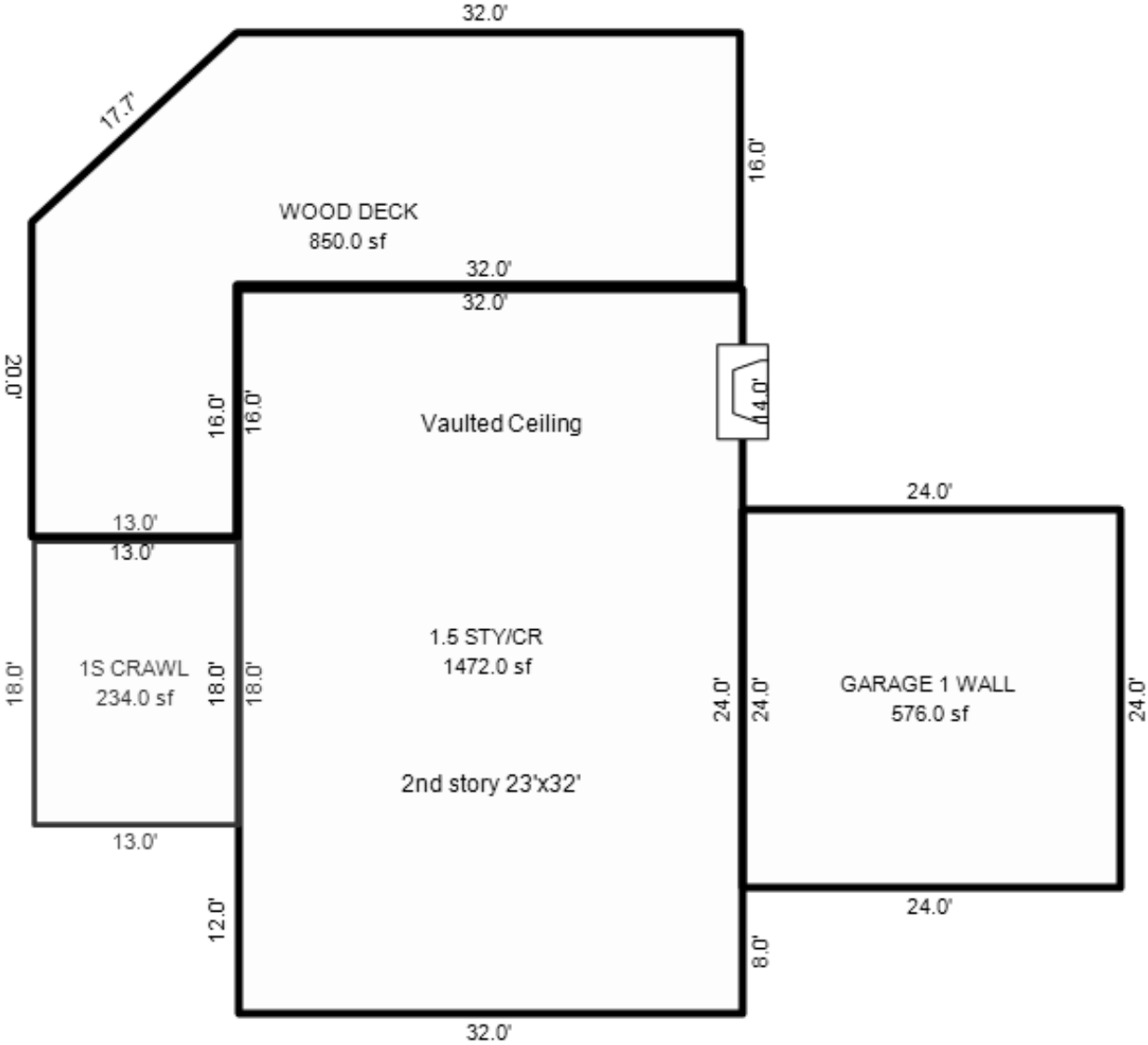
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	130,000	219,700	349,700			211,950C
TPC 11/14/2023	INSPECTED		2023	121,800	196,000	317,800			201,858C
TPC 10/25/2017	INSPECTED		2022	92,500	175,500	268,000			192,246C
TPC 10/22/2015	INSPECTED		2021	92,500	161,200	253,700			186,105C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 850	Type Treated Wood	Year Built: 1990 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			1			E.C.F. X 1.900		Bsmnt Garage:	
Building Style: 1.5 STORY		Trim & Decoration		Ex X Ord Min			No. Heating/Cooling			Class: C -5 Effec. Age: 30 Floor Area: 2,442 Total Base New : 328,647 Total Depr Cost: 230,031 Estimated T.C.V: 437,059		Storage Area: 0 No Conc. Floor: 0		
Yr Built 1990	Remodeled 0	Size of Closets		Ex X Ord Min			Central Air Wood Furnace			E.C.F. X 1.900		Roof:		
Condition: Average		Lg X Ord Small		Solid X H.C.			No Heating/Cooling			E.C.F. X 1.900		Carport Area:		
Room List		Doors		Solid X H.C.			Central Air Wood Furnace			E.C.F. X 1.900		Roof:		
Basement 6 1st Floor 3 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Vinyl Other: Carpeted			(12) Electric 150 Amps Service			E.C.F. X 1.900		Roof:		
(1) Exterior		Kitchen: Other: Vinyl Other: Carpeted		(12) Electric 150 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			E.C.F. X 1.900		Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1706 SF Floor Area = 2442 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			E.C.F. X 1.900		Roof:		
X	Insulation	X	Drywall	(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,472 1 Story Siding Crawl Space 234 Total: 264,339 185,016			E.C.F. X 1.900		Roof:		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1706 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 2 Fixture Bath 1 3,197 2,238 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 576 28,109 19,676 Common Wall: 1 Wall 1 -2,282 -1,597 Door Opener 1 562 393 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces Prefab 2 Story 1 3,259 2,281 Deck Treated Wood 850 11,348 7,944 Totals: 328,647 230,031			E.C.F. X 1.900		Roof:		
X	Many Avg. X Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,059			E.C.F. X 1.900		Roof:		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,059			E.C.F. X 1.900		Roof:		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,059			E.C.F. X 1.900		Roof:		
(3) Roof		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,059			E.C.F. X 1.900		Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,059			E.C.F. X 1.900		Roof:	
X	Asphalt Shingle	No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,059			E.C.F. X 1.900		Roof:		
Chimney: Metal		No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 437,059			E.C.F. X 1.900		Roof:		

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS MICHAEL S & VIRGIN	THOMAS MICHAEL S & VIRGIN	0	07/28/2022	WD	09-FAMILY	2022006032	PROPERTY TRANSFER	0.0
LIVINGSTON ROY & CAROLYN	THOMAS MICHAEL S & VIRGIN	170,000	10/12/2017	WD	32-SPLIT VACANT	1310P261	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5882 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/04/2019	PM19-0008	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	12/20/2018	PP18-0397	100% FINIS
THOMAS MICHAEL S & VIRGINIA A 5882 S LAKE ST GLEN ARBOR MI 49636	MAP #:		Mechanical	11/27/2018	PM18-0846	100% FINIS
	2024 Est TCV 499,535 TCV/TFA: 491.67		Electrical	09/07/2018	PE18-0525	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B TYPE 50'@3200	50.00	191.00	1.0000	1.0553	3200 100	168,849
50 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value = 168,849

X Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Fencing: Wd, Solid, 6 ft.		36.49	120 0	0
Wood Frame		37.95	100 50	1,897
Total Estimated Land Improvements True Cash Value =				1,897

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	84,400	165,400	249,800			223,427C
Rolling		2023	79,100	154,000	233,100			212,788C
Low		2022	80,000	137,800	217,800			202,656C
High		2021	80,000	122,700	202,700			196,182C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



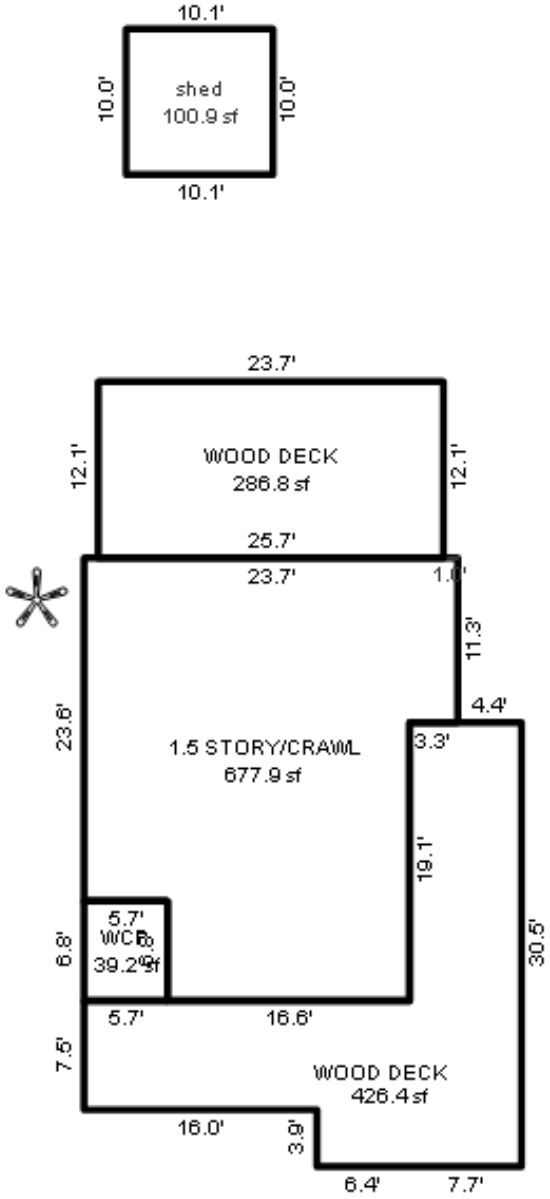
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/06/2019	INSPECTED		2023	79,100	154,000	233,100			212,788C
TPC 04/24/2019	INSPECTED		2022	80,000	137,800	217,800			202,656C
TPC 01/09/2019	INSPECTED		2021	80,000	122,700	202,700			196,182C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 39 426 286	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 4 Floor Area: 1,016 Total Base New : 201,462 Total Depr Cost: 193,405 Estimated T.C.V: 328,789			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures							
Condition: Average		Lg	Ord	Small	0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY							
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ground Area = 677 SF Floor Area = 1016 SF.								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96								
	Wood/Shingle Aluminum/Vinyl Brick  Insulation						Building Areas								
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 677 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 Crawl Space 677 Total: 154,896 148,701								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		14) Water/Sewer			Other Additions/Adjustments								
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 2,234 2,145 3 Fixture Bath 1 7,025 6,744 Water/Sewer 1000 Gal Septic 1 5,796 5,564 Water Well, 100 Feet 1 6,421 6,164 Porches WCP (1 Story) 39 3,358 3,224 Deck Treated Wood 426 7,412 7,116 Treated Wood 286 5,709 5,481 Built-Ins Appliance Allow. 1 4,088 3,924 Fireplaces Direct-Vented Gas 1 4,523 4,342								
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 328,789								
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals: 201,462 193,405								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON E C & BRANKA PEG	BRANKA LEONARD & BOUDREAU	0	05/11/2017	WD	09-FAMILY	1346P253	PROPERTY TRANSFER	0.0
BRANKA LEONARD & BOUDREAU	BRANKA TRUST	0	05/11/2017	WD	09-FAMILY	L1349P143	PROPERTY TRANSFER	0.0
ANDERSON E C & BRANKA PEG	BRANKA PEGGY L	0	05/15/2007	AFF	07-DEATH CERTIFICATE	946-611	OTHER	0.0
ANDERSON ELLSWORTH C REV	ANDERSON E C & BRANKA PEG	0	04/28/2006	QC	09-FAMILY	915:431	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
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S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 33					
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BRANKA TRUST BRANKA LEONARD J & BOUREDAU BRANKA 415 S WAVERLY DEARBORN MI 48124	2024 Est TCV 274,296					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		B TYPE 50'@3200	100.00	191.00	0.8123	1.0553	3200	100	274,296
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		100 Actual Front Feet,	0.44	Total Acres	Total Est. Land Value =				274,296
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
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L293 P708/88 L581 P262/01 L915 P430&431/06 LOTS 53 & 55 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X								
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Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
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		Topography of Site							
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	X	Level Rolling Low High Landscaped Swamp							
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	X	Wooded Pond Waterfront Ravine Wetland Flood Plain							
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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	137,100	0	137,100		49,812C
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				2023	128,600	0	128,600		47,440C
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				2022	92,500	0	92,500		45,181C
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				2021	92,500	0	92,500		43,738C
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County of Leelanau, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTENSEN GREGORY G & M	MOOSEBERRY HANDMADE GLASS	1	05/16/2016	WD	09-FAMILY	1260P783	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY G & M	0	01/19/2015	WD	03-ARM'S LENGTH	1222P157	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY G LIF	0	01/19/2015	WD	03-ARM'S LENGTH	1222P159	DEED	0.0
CHRISTENSEN MICHELLE L MA	CHRISTENSEN MICHELLE L	0	01/19/2015	WD	03-ARM'S LENGTH	1222P163	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5755 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST	FENCE		05/25/2016	LU16-10	100% FINIS
Owner's Name/Address	P.R.E. 0%	WELL/SEPTIC		07/23/2015	L15 -146	100% FINIS
MOOSEBERRY HANDMADE GLASS LLC 7660 S DUNNS FARM RD MAPLE CITY MI 49664	MAP #: 33	WELL/SEPTIC		12/08/1980	1980-6571	100% FINIS
	2024 Est TCV 481,670 TCV/TFA: 528.15					

X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
Dirt Road	100.00	154.00	0.8123	1.0000	3200 100	259,921	
Gravel Road	100 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =	259,921

Tax Description	X	Description	Rate	Size % Good	Cash Value
DC L419 P718 L426 P860 L426 P863/96 L492	X	Paved Road			
P653/98 LOTS 54 & 56 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	X	Storm Sewer			
Comments/Influences	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	130,000	110,800	240,800			95,917C
Rolling	2023	121,800	103,400	225,200			91,350C
Low	2022	92,500	88,600	181,100			87,000C
High	2021	92,500	81,500	174,000			84,221C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

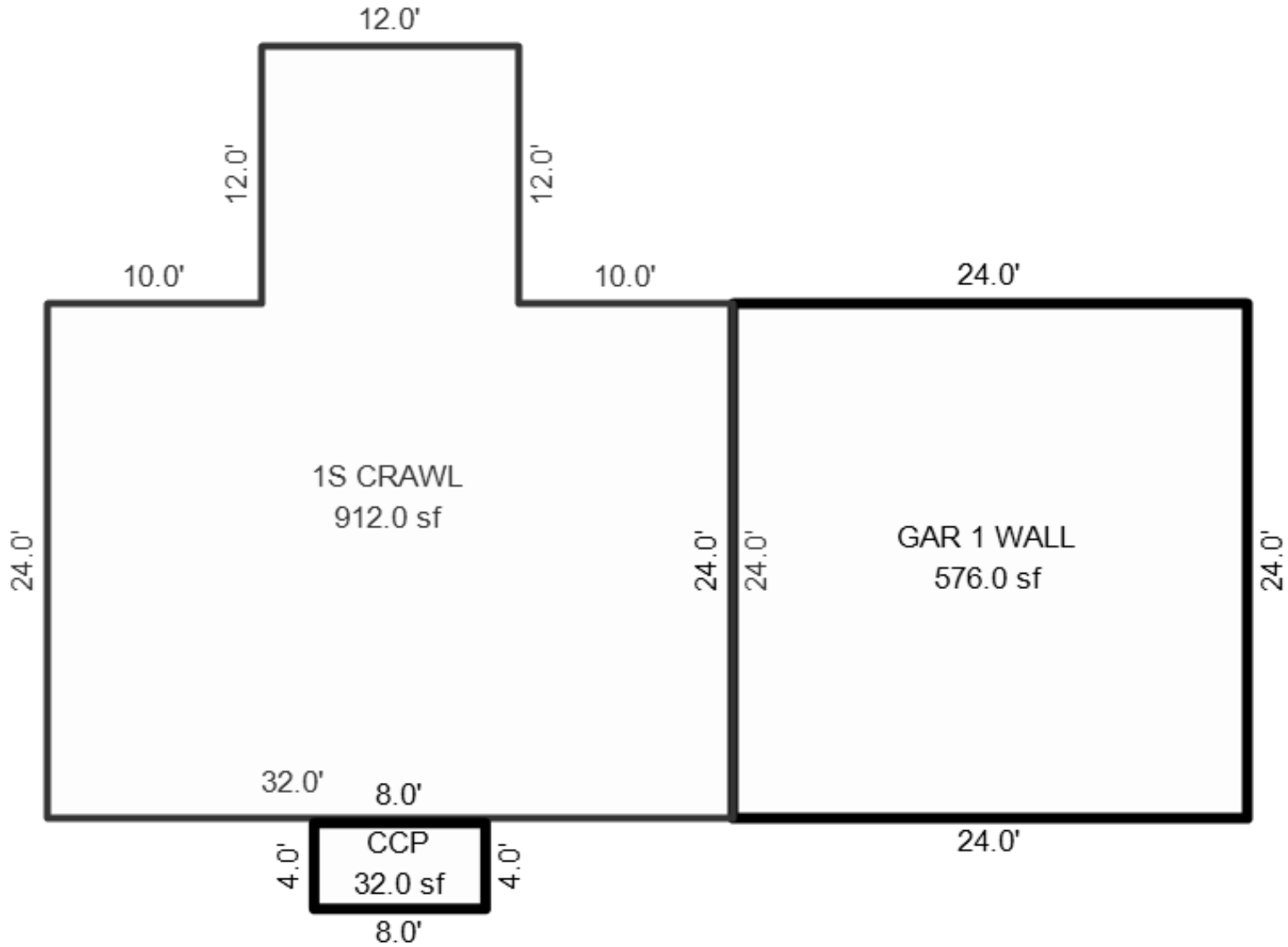
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/02/2016	INSPECTED	2023	121,800	103,400	225,200			91,350C
TPC	10/22/2015	INSPECTED	2022	92,500	88,600	181,100			87,000C
WAS	10/23/2007	INSPECTED	2021	92,500	81,500	174,000			84,221C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	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	Type	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					32	CCP (1 Story)								
Building Style: 1 STORY		Trim & Decoration																	
Yr Built	Remodeled	Size of Closets																	
1948	1972	Ex	X Ord	Min															
Condition: Average		Lg		X Ord	Small														
Room List		Doors	Solid	X H.C.	Central Air Wood Furnace														
Basement 3 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric															
(1) Exterior		Kitchen: Other: Carpeted Other:		100 Amps Service															
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures															
X Insulation		X Drywall		Ex. X Ord. Min															
(2) Windows		(7) Excavation		No. of Elec. Outlets															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
(3) Roof		(9) Basement Finish		(14) Water/Sewer															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:															
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls C		Blt 1948							
(11) Heating System: Forced Air w/ Ducts																			
Ground Area = 912 SF Floor Area = 912 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 912										Total:		126,458		82,198					
Other Additions/Adjustments																			
Plumbing																			
Average Fixture(s)										1		1,518		987					
3 Fixture Bath										1		4,777		3,105					
2 Fixture Bath										1		3,197		2,078					
Water/Sewer																			
1000 Gal Septic										1		5,002		3,251					
Water Well, 100 Feet										1		5,973		3,882					
Porches																			
CCP (1 Story)										32		1,078		701					
Garages																			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																			
Base Cost										576		22,913		14,893					
Common Wall: 1 Wall										1		-2,282		-1,483					
Door Opener										1		562		365					
Built-Ins																			
Appliance Allow.										1		2,845		1,849					
Fireplaces																			
Interior 1 Story										1		5,489		3,568					
Totals:										177,530		115,394							
Notes:																			
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV:														219,249					

\*\*\* 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.
SCHEFFER	SCHEER	160,000	09/16/1995	WD	03-ARM'S LENGTH	410:485	PROPERTY TRANSFER	0.0
PACE	SCHEFFER & THOMPSON	120,000	06/30/1992	WD	03-ARM'S LENGTH	344:928	OTHER	0.0

Property Address: 5838 S LAKE ST  
 Class: RESIDENTIAL-IMPRO Zoning: R-1 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST SHED 10/26/1999 99000735

P.R.E. 0% MAP #: 33

Owner's Name/Address: SCHEER R THOMAS TRUST  
 24 ARCADIA PLACE  
 CINCINNATI OH 45208  
 2024 Est TCV 606,999 TCV/TFA: 386.62

X Improved Vacant Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

X B TYPE 50'@3200 100.00 191.00 0.8123 1.0553 3200 100 274,296  
 100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 274,296

Tax Description: L344 P928-929 L410 P485/95 L433 P982/96  
 LOTS 57 & 59 PLAT OF SLEEPING BEAR BEACH.  
 SEC 22 T29N R14W.

Comments/Influences: Land Improvement Cost Estimates  
 Description Rate Size % Good Cash Value

X Wood Frame 25.79 190 50 2,450  
 Residential Local Cost Land Improvements

X Description Rate Size % Good Cash Value  
 Gas LAND IMPROVEMENTS 15 1,500.00 1 100 1,500  
 Curb Total Estimated Land Improvements True Cash Value = 3,950

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	137,100	166,400	303,500			135,230C
2023	128,600	154,900	283,500			128,791C
2022	92,500	136,000	228,500			122,659C
2021	92,500	121,200	213,700			118,741C

Who When What

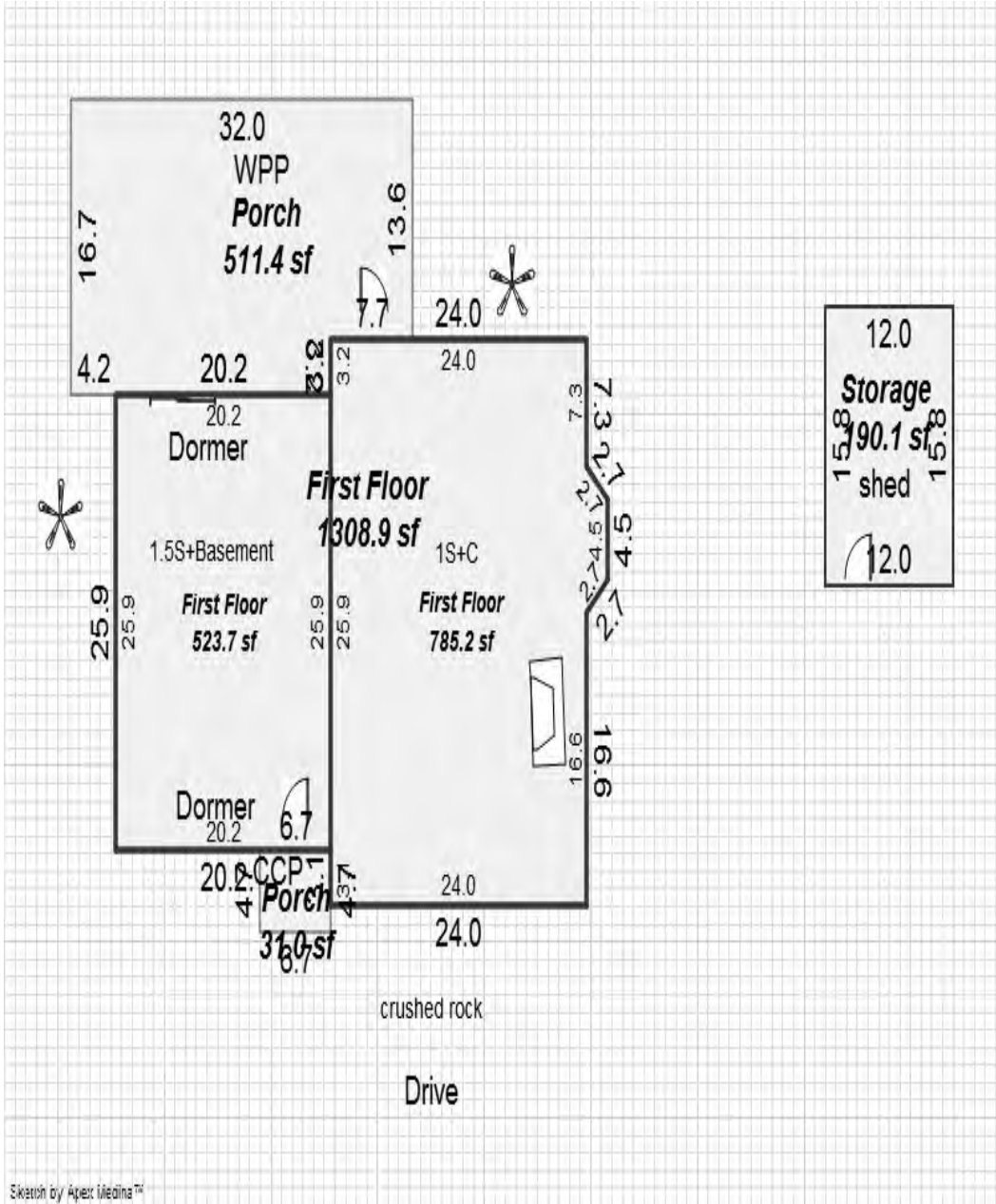
WAS 06/12/2008 DATA ENTER  
 WAS 03/24/2008 INSPECTED

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 County of Leelanau, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							511 31	WPP CCP (1 Story)			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Class: C +5 Effec. Age: 25 Floor Area: 1,570 Total Base New : 257,847 Total Depr Cost: 193,384 Estimated T.C.V: 328,753			E.C.F. X 1.700		Bsmnt Garage:	
Yr Built 1983	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 1308 SF Floor Area = 1570 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					Cls C 5 Blt 1983			
Condition: Average		Size of Closets		150 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			1 Story Siding Crawl Space 785								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			1.5 Story Siding Basement 523			Total: 225,213 168,908						
(1) Exterior		Kitchen: Other: Carpeted Other:		Many X Ave. Few			Other Additions/Adjustments			Average Fixture(s) 1 1,518 1,138						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Plumbing			3 Fixture Bath 1 4,777 3,583						
X	Insulation	X	Drywall	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer 1 5,002 3,751						
(2) Windows		(7) Excavation		(14) Water/Sewer			Porches			1000 Gal Septic 1 5,973 4,480						
X	Many Avg. X Avg. Few Small	Basement: 523 S.F. Crawl: 785 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			Built-Ins			Water Well, 100 Feet 1 5,973 4,480						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Fireplaces			WPP 511 8,805 6,604 CCP (1 Story) 31 1,049 787						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Total: 257,847 193,384			Notes:			Appliance Allow. 1 2,845 2,134						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 328,753			Prefab 1 Story 1 2,665 1,999								
X	Asphalt Shingle	(10) Floor Support		Totals: 257,847 193,384												
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SALISBURY ANN M TRUST	MCDONALD GREGORY J & MICH	600,000	07/09/2019	WD	09-FAMILY	1365P550	REALTOR	100.0
SALTSMAN LOIS M	SALISBURY ANN M	1	10/09/1998	QC	09-FAMILY	627P832	OTHER	50.0
SALISBURY ANN M	SALISBURY ANN M TRUST	0	10/09/1998	QC	09-FAMILY	627P833	OTHER	0.0
KRUSE FRANK R & CAROLE L	SALTSMAN LOIS M & SALISBU	62,500	05/26/1998	WD	03-ARM'S LENGTH	476:306	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5733 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/26/2007	PE07-0698	
	P.R.E. 0%		Mechanical	07/06/2006	PM06-0374	
Owner's Name/Address	MAP #: 33		Plumbing	06/29/2006	PP06-0194	
MCDONALD GREGORY J & MICHELLE M 3132 HYEBRIDGE MILTON GA 30004	2024 Est TCV 814,641 TCV/TFA: 285.04		Mechanical	06/26/2006	PM06-0360	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L316 P847 L321 P754 L476 P306/98 L627 P832&833/02 LOT 58 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X		Dirt Road	50.00	154.00	1.0000	1.0000	3200	100	160,000	
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	160,000

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value	
					Wood Frame
Residential Local Cost Land Improvements					
Description	Rate	Size % Good	Cash Value		
Gas	7,500.00	1	100	7,500	
Curb	Total Estimated Land Improvements True Cash Value =				8,958

Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
X Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain



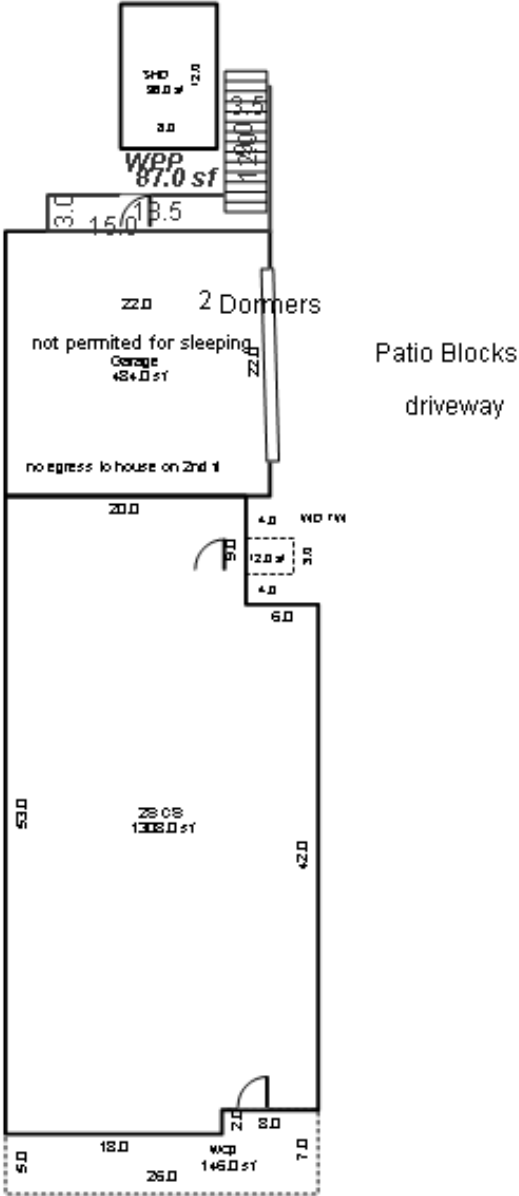
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	80,000	327,300	407,300			335,938C
TPC	04/18/2019	INSPECTED	2023	75,000	305,000	380,000			319,941C
WAS	10/23/2007	INSPECTED	2022	80,000	261,700	341,700			304,706C
			2021	80,000	240,600	320,600			294,972C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove	Area 146 WCP (1 Story) 12 Treated Wood	Year Built: 2006 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Ex	X	Ord	Min	Size of Closets						
Building Style: 2 STORY		Trim & Decoration		Lg	X	Ord	Small	Condition: Average		Doors		Solid	X	H.C.				
Yr Built 2006	Remodeled 0	Size of Closets		Lg	X	Ord	Small	Room List		Doors		Solid	X	H.C.				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Hardwood Other: Carpeted			(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	
(1) Exterior		(6) Ceilings		X Drywall			No. of Elec. Outlets		Many		X	Ave.	Few		(13) Plumbing		1	Average Fixture(s)
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1308 S.F. Slab: 0 S.F. Height to Joists: 0.0			4		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:					
(2) Windows		Many	X	Avg.	X	Avg.	Small											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																
(3) Roof		(10) Floor Support																
X	Gable Hip Flat	(11) Heating/Cooling																
X	Gambrel Mansard Shed	(12) Electric																
X	Asphalt Shingle	(13) Plumbing																
Chimney: Metal		(14) Water/Sewer																
		(15) Fireplaces																
		(16) Porches/Decks																
		(17) Garage																
		Cost Est. for Res. Bldg: 1 Single Family 2 STORY																
		(11) Heating System: Forced Air w/ Ducts																
		Ground Area = 1308 SF Floor Area = 2858 SF.																
		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																
		Building Areas																
		Stories Exterior Foundation Size Cost New Depr. Cost																
		2 Story Siding Crawl Space 1,308																
		1 Story Siding Overhang 242																
		Total: 341,250 290,062																
		Other Additions/Adjustments																
		Plumbing																
		Average Fixture(s)																
		3 Fixture Bath																
		Water/Sewer																
		1000 Gal Septic																
		Water Well, 100 Feet																
		Porches																
		WCP (1 Story)																
		Garages																
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
		Base Cost																
		484 20,313 17,266																
		Common Wall: 1 Wall																
		1 -2,282 -1,940																
		Door Opener																
		1 562 478																
		Built-Ins																
		Appliance Allow.																
		1 2,845 2,418																
		Fireplaces																
		Direct-Vented Gas																
		1 3,107 2,641																
		Deck																
		Treated Wood																
		12 563 479																
		Totals: 399,804 339,833																
		<<<<< 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.
LASCALA VAN HEEL CHRISTIN	VAN HEEL KENNETH J TRUST	0	07/20/2020	WD	09-FAMILY	2020004294	PROPERTY TRANSFER	0.0
LASCALA VAN HEEL CHRISTIN	LASCALA VAN HEEL CHRISTIN	0	07/17/2020	QC	09-FAMILY	2020004292	PROPERTY TRANSFER	0.0
VAN HEEL KENNETH J & CHRI	LASCALA VAN HEEL CHRISTIN	0	12/23/2019	WD	09-FAMILY	2019007561	PROPERTY TRANSFER	0.0
MOORED KAREN J TRUST	VAN HEEL KENNETH J & CHRI	415,900	08/31/2018	WD	03-ARM'S LENGTH	1340P218	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5727 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	08/21/2017	LU17-28	EXPIRED
Owner's Name/Address	P.R.E. 0%		HOUSE	07/30/1998	98000422	100% FINIS
	MAP #: 33					

Owner's Name/Address	2024 Est TCV 456,700 TCV/TFA: 396.44
VAN HEEL KENNETH J TRUST 5714 STILLWATER LN MIDLAND MI 48642	

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT			
L451 P587/97 L837 P204/04 L926 P708/06 L945 P529&548/07 LOT 60 PLAT OF SLEEPNG BEAR BEACH SEC 22 T29N R14W.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			B TYPE 50'@3200	50.00	154.00	1.0000 1.0000 3200 100 160,000
			50 Actual Front Feet, 0.18 Total Acres			Total Est. Land Value = 160,000

Topography of Site	Land Improvement Cost Estimates			
X Level	Description	Rate	Size % Good	Cash Value
X Rolling	Wood Frame	36.07	64 50	1,154
X Low	Residential Local Cost Land Improvements			
X High	Description	Rate	Size % Good	Cash Value
X Landscaped	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
X Swamp	Total Estimated Land Improvements True Cash Value = 2,654			
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	80,000	148,400	228,400			200,049C
2023	75,000	138,200	213,200			190,523C
2022	80,000	118,400	198,400			181,451C
2021	80,000	115,500	195,500			175,655C

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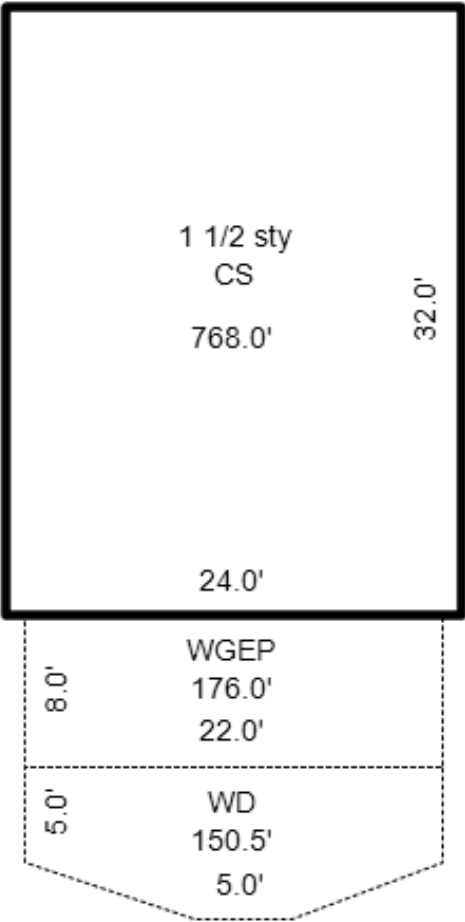
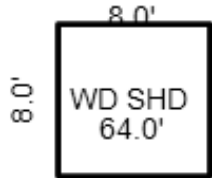


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type WGEP (1 Story) 150 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G											
Trim & Decoration		X	Ex		Ord		Min									
Yr Built 1998	Remodeled 0	Size of Closets		X	Lg		Ord		Small							
Condition: Average		Doors			Solid	X	H.C.									
Room List		(5) Floors		(12) Electric												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Carpeted Other:		150	Amps Service	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 5 Blt 1998				
(1) Exterior		(6) Ceilings		150			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall X Suspended	No. of Elec. Outlets			Many X Ave. Few			Ground Area = 768 SF Floor Area = 1152 SF.						
X	Insulation	(7) Excavation		(13) Plumbing						Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(2) Windows		Basement: 0 S.F. Crawl: 768 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 Pine Logs Crawl Space			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Avg. Few Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Total: 155,476 124,389						
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		(14) Water/Sewer			Plumbing			Average Fixture(s) 1 1,518 1,214 3 Fixture Bath 1 4,777 3,822						
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1000 Gal Septic 1 5,002 4,002 Water Well, 100 Feet 1 5,973 4,778						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Porches			WGEP (1 Story) 176 14,328 11,462 Deck Treated Wood 150 3,522 2,818						
X	Asphalt Shingle	(10) Floor Support					Built-Ins			Appliance Allow. 1 2,845 2,276						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Notes:			Totals: 193,441 154,761						
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 294,046																

\*\*\* 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.
LEVINE PETER A & DAY MARI	LEVINE/DAY REVOCABLE LIVI	1	02/27/2015	QC	09-FAMILY	1223P315	OTHER	0.0
SANDER	LEVINE & DAY	55,000	10/14/1992	WD	03-ARM'S LENGTH	351:204	OTHER	0.0
SOBERHAD	SANDER	40,000	07/05/1990	WD	03-ARM'S LENGTH	312:983	PROPERTY TRANSFER	0.0

Property Address: 5822 S LAKE ST  
 Class: RESIDENTIAL-IMPRO Zoning: R-1 ( Building Permit(s) HOUSE Date: 09/07/1994 Number: 94002468 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 33

Owner's Name/Address: LEVINE/DAY TRUST  
 6305 COVERED WAGONS TR  
 FLINT MI 48532-2114  
 2024 Est TCV 566,725 TCV/TFA: 361.89

X Improved Vacant Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	100.00	191.00	0.8123	1.0553	3200	100		274,296
Gravel Road	100 Actual Front Feet,	0.44 Total Acres			Total Est. Land Value =			274,296

Tax Description: L259 P467 L312 P983 L351 P204/92 LOTS 61 & 63 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description	Residential Local Cost Land Improvements				
Water	LAND IMPROVEMENTS 5		5,000.00	1 100	5,000
Sewer	Total Estimated Land Improvements True Cash Value =				5,000

Comments/Influences



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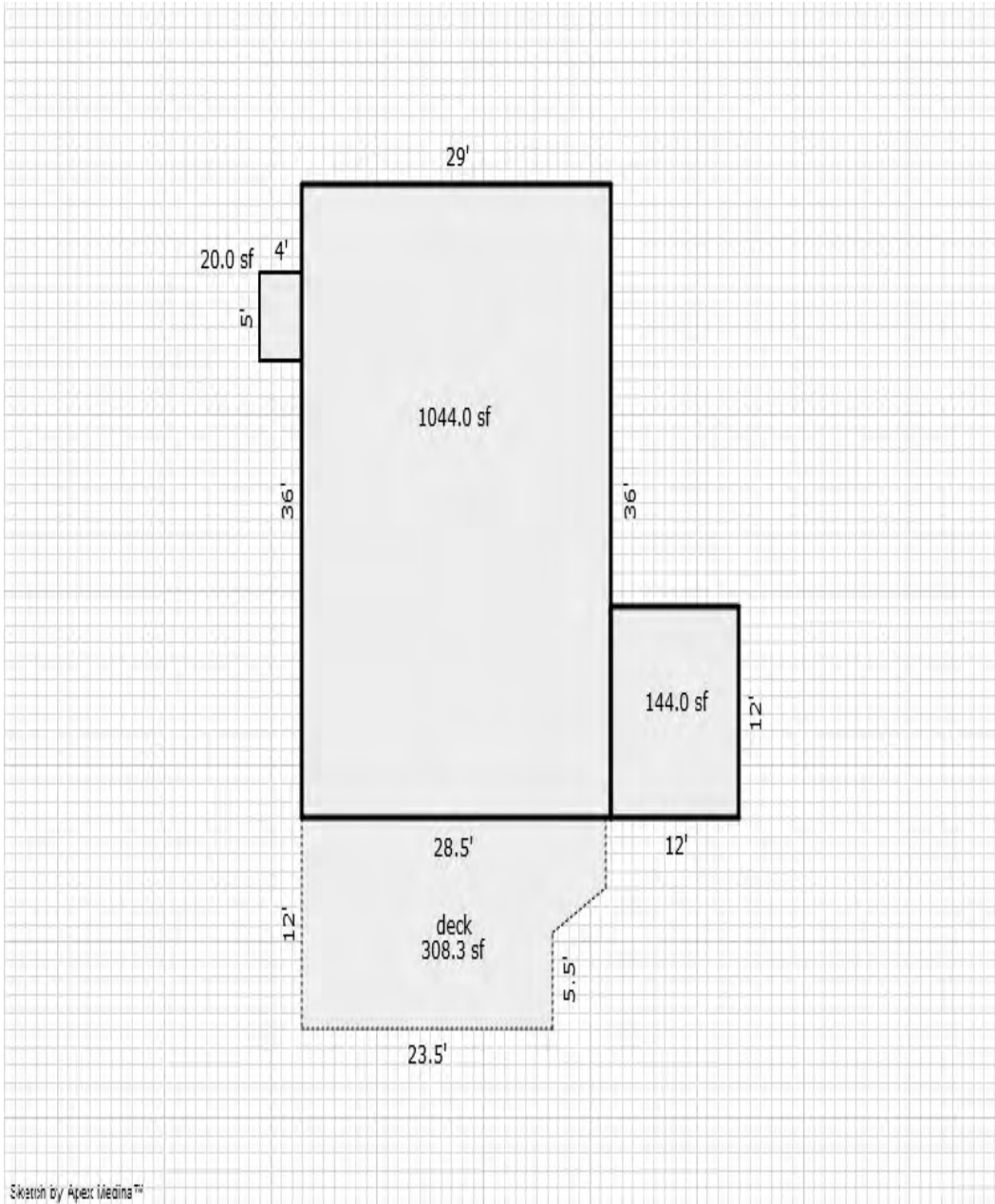
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	137,100	146,300	283,400			130,036C
X Rolling		2023	128,600	136,300	264,900			123,844C
X Low		2022	92,500	126,500	219,000			117,947C
X High		2021	92,500	120,200	212,700			114,180C
X Landscaped								
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								

Who When What  
 TPC 04/09/2015 INSPECTED  
 WAS 03/31/2008 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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 20 313	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 29 Floor Area: 1,566 Total Base New : 238,132 Total Depr Cost: 169,076 Estimated T.C.V: 287,429		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Yr Built 1994		Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Size of Closets		Condition: Average		
Room List		Doors	Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 5 Blt 1994				
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			150 Amps Service			Ground Area = 1044 SF Floor Area = 1566 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Building Areas		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size		Cost New		Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.	Few	1.5 Story Siding Crawl Space		Total: 195,552		138,843		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1044 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath		
(2) Windows		Many	X	Avg.	X	Avg.	Water/Sewer			1000 Gal Septic Water Well, 100 Feet		Porches		WGEP (1 Story)		
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			Deck		Treated Wood Treated Wood		Built-Ins		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow.		Fireplaces		Prefab 2 Story		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			1		2,845		2,020		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well			Totals:			1		3,259		2,314	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC			238,132		169,076		287,429		
Chimney: Metal																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORGAN JOHN B & DEBORAH A	MORGAN ALEEXANDER & WOODL	0	05/03/2022	QC	09-FAMILY	2022002751	PROPERTY TRANSFER	0.0
WILSON ERIC S & CAROL L	MORGAN JOHN B & DEBORAH A	345,000	11/14/2019	WD	03-ARM'S LENGTH	2019006969	PROPERTY TRANSFER	100.0
STUPKA AMY E & DZUBAY JOH	WILSON ERIC S & CAROL L	297,000	08/21/2006	WD	03-ARM'S LENGTH	912:161	OTHER	100.0
WILSON SUZANNE R TRUST	STUPKA AMY	55,723	02/25/2005	OTH	33-TO BE DETERMINED		REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5715 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	02/26/2003	PP03-0057	
	P.R.E. 0%		MECHANICAL	02/26/2003	PM03-0128	
Owner's Name/Address	MAP #: 33		Res. Add/Alter/Repair	02/25/2003	PB03-0048	
MORGAN ALEEXANDER & WOODLIEF M 8803 DAPPLE GREY RD OAKRIDGE NC 27301	2024 Est TCV 350,687 TCV/TFA: 556.65		ELECTRICAL	01/20/2003	PE03-0033	

X	Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			B TYPE 50'@3200	50.00	154.00	1.0000	1.0000	3200	100	LOT 62	160,000
			50 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	160,000	

Tax Description		X		Land Improvement Cost Estimates		Rate		Size % Good		Cash Value	
2020001132 L263 P366 L462 P450 L528 P94/99 L658 P289/02 DC L844 P719/05 L844 P726/05 L912 P161/06 2002 SPLIT/REMAINDER FROM 006-790-062-00 LOT 62 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Residential Local Cost Land Improvements							
Comments/Influences		X	Electric	LAND IMPROVEMENTS 25		2,500.00		1 100		2,500	
		X	Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value =						2,500	

Topography of Site		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		X	Rolling	2024	80,000	95,300	175,300			171,990C
Low			High	2023	75,000	88,800	163,800			163,800S
Landscaped			Swamp	2022	97,900	76,300	174,200			160,366C
X Wooded			Pond	2021	97,900	70,100	168,000			155,243C
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							

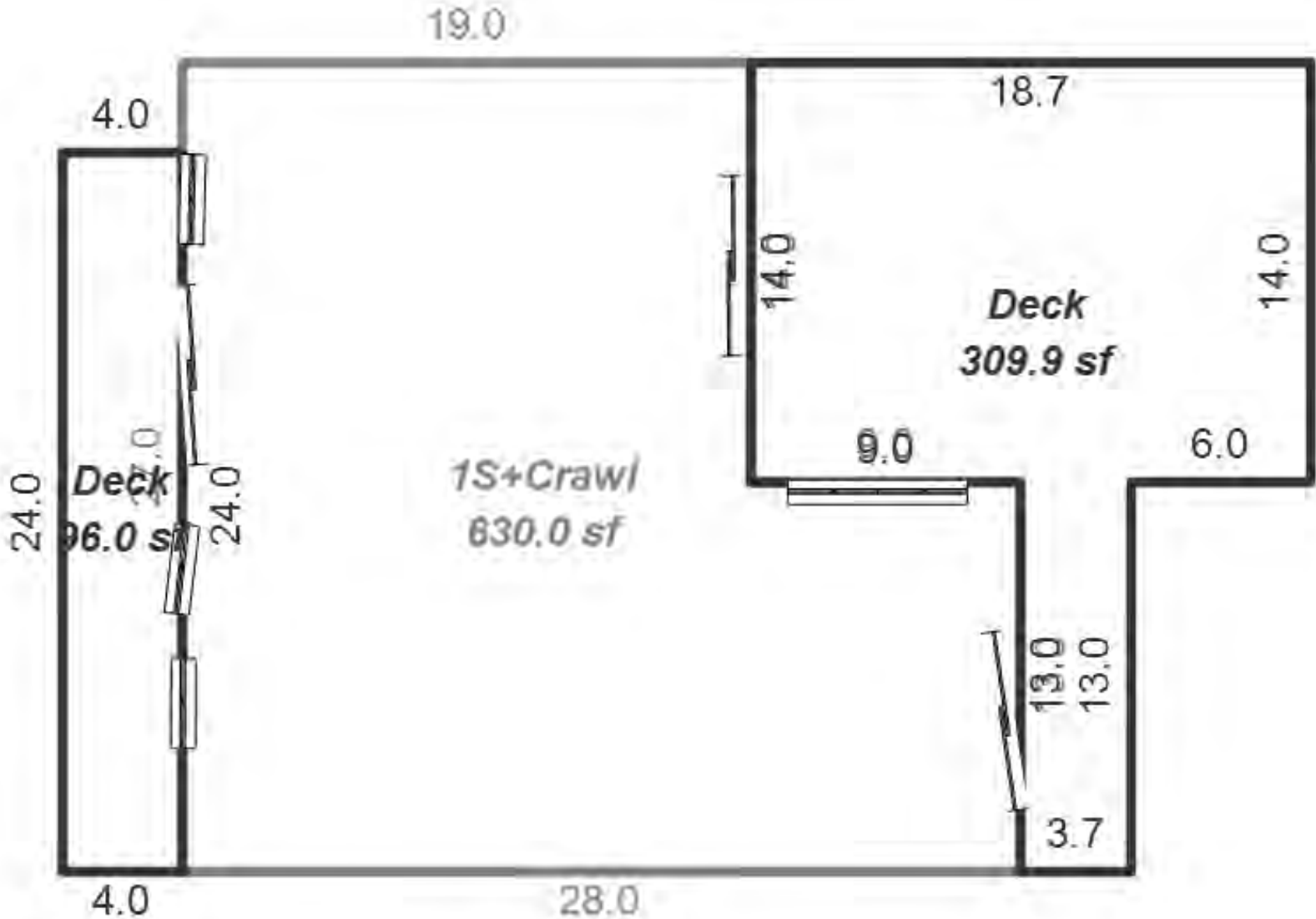


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 309 96	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 630 Total Base New : 123,812 Total Depr Cost: 99,046 Estimated T.C.V: 188,187			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1950			
Yr Built 1950 REM	Remodeled 2006	Ex	Ord	X	Min	No./Qual. of Fixtures			Ground Area = 630 SF Floor Area = 630 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
Condition: Average		Size of Closets		Lg	Ord	X	Small	100 Amps Service			Stories Exterior Foundation Size			Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space			Total: 94,413 75,527					
	Basement 4 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:			(13) Plumbing			Other Additions/Adjustments							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing			Average Fixture(s)		1,214		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many X Ave. Few			1 3 Fixture Bath			Average Fixture(s)			1,518		2,558		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 630 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			Water/Sewer			1000 Gal Septic		5,002 4,002		
(2) Windows		Many Avg.	X	Large Avg.	Basement			(14) Water/Sewer			Water Well, 100 Feet			1 5,973 4,778			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Deck			Treated Wood 309 5,664 4,531		Treated Wood 96 2,576 2,061		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Built-Ins			Appliance Allow. 1 2,845 2,276				
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 2000 Gal Septic			Fireplaces			Wood Stove 1 2,624 2,099				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 188,187			Totals: 123,812 99,046							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status						
5713 S MANITOU BLVD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/06/2020	PM20-0367	100% FINIS						
Owner's Name/Address		P.R.E. 0%											
WILSON ERIC S & CAROL L 7251 LOGAN LN TRAVERSE CITY MI 49686		MAP #: 33											
		2024 Est TCV 392,759 TCV/TFA: 403.66											
		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				B TYPE 50'@3200	50.00	154.00	1.0000	1.0000	3200	100		160,000	
				50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	160,000			
Tax Description				Land Improvement Cost Estimates									
2020001132 L675 P892/02 2002 SPLIT FROM 790-062-00 LOT 64 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.		X		Description	Rate	Size	% Good	Cash Value					
Comments/Influences				Residential Local Cost Land Improvements									
				Description	Rate	Size	% Good	Cash Value					
		X		Electric	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
		X		Gas	Total Estimated Land Improvements True Cash Value =					1,500			
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
		X		Level									
				Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
		X		Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	80,000	116,400	196,400			86,628C		
		TPC 11/05/2020	INSPECTED		2023	75,000	108,400	183,400			82,503C		
		TPC 05/06/2018	INSPECTED		2022	80,000	92,900	172,900			78,575C		
		WAS 10/12/2007	INSPECTED		2021	80,000	85,400	165,400			76,065C		



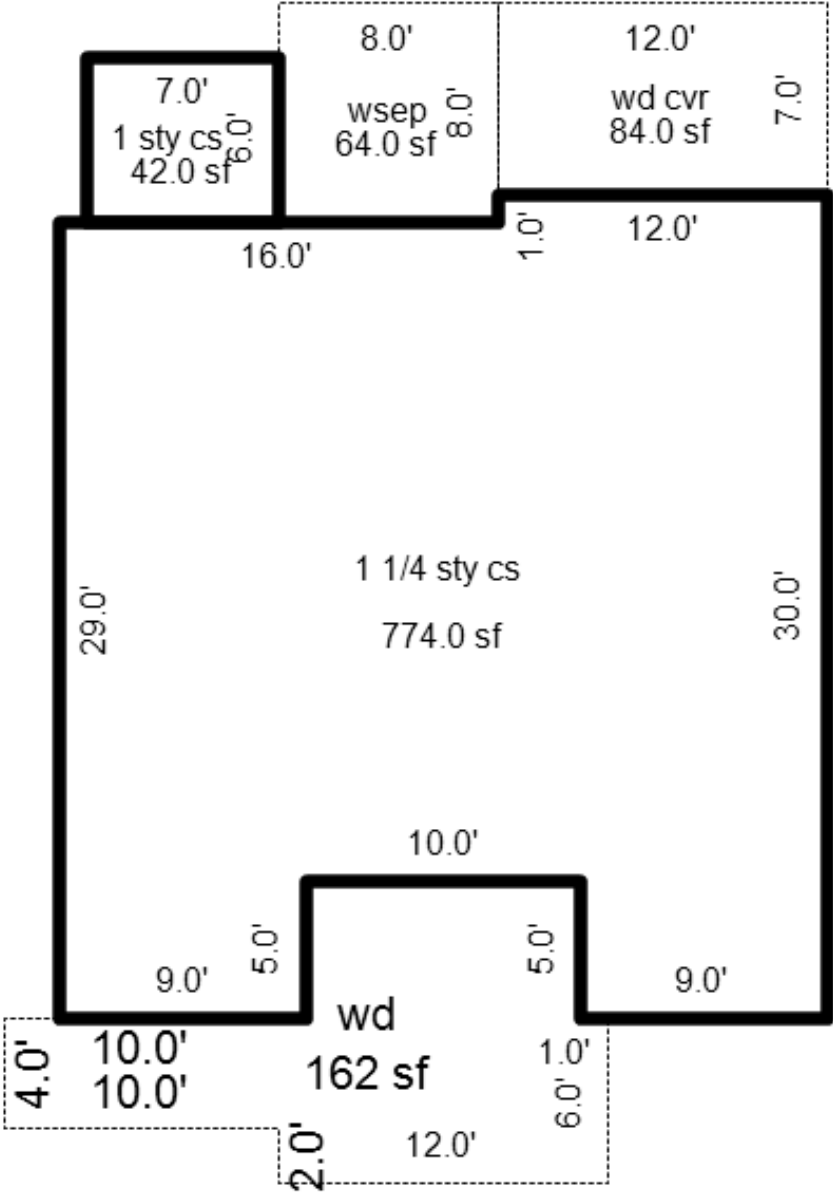
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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:			
X	Wood Frame	(4) Interior	Drywall Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							64 84 162	WSEP (1 Story) WCP (1 Story) Treated Wood	Class: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +10 Effec. Age: 30 Floor Area: 973 Total Base New : 173,879 Total Depr Cost: 121,715 Estimated T.C.V: 231,259		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1950	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1950								
Condition: Average		Size of Closets		150 Amps Service			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts Ground Area = 787 SF Floor Area = 973 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas								
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding		Foundation Crawl Space 744 43		Total: 140,423		98,296	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Siding		Foundation Crawl Space 43		Total: 140,423		98,296	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Other Additions/Adjustments		Plumbing		Average Fixture(s)		1, 1,063	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 787 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Porches	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Appliance Allow.		WSEP (1 Story) WCP (1 Story)		Deck		Treated Wood	
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			(10) Floor Support			Fireplaces		Interior 1 Story		Totals: 173,879		121,715	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:		ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCv: 231,259						
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
Chimney: Metal		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.
MINICK JOE C	BICHLER BETH ANN & HOCKIN	55,000	03/05/2009	WD	03-ARM'S LENGTH	2009 1004-569C	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5800 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	07/10/2006	PP06-0208	
Owner's Name/Address	P.R.E. 0%		MAP #: 33		2024 Est TCV 486,754 TCV/TFA: 316.07	
HOCKING PATRICIA & BICHLER BETH ANN 872 PUTNEY BIRMINGHAM MI 48009						

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT					
			* Factors *					
BICHLER BETH ANN & HOCKING PATRICIA 2940 PIONEER CLUB DR GRAND RAPIDS MI 49506	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			B TYPE 50'@3200 100.00 191.00 0.8123 1.0553			3200	100	
			100 Actual Front Feet, 0.44 Total Acres			Total Est. Land Value =		274,296

Tax Description	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
L175 P614/74 L263 P366 L462 P452/98 L307 P510-515/90 LOTS 65 & 67 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements		Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5		5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			5,000	

Comments/Influences	Topography of Site
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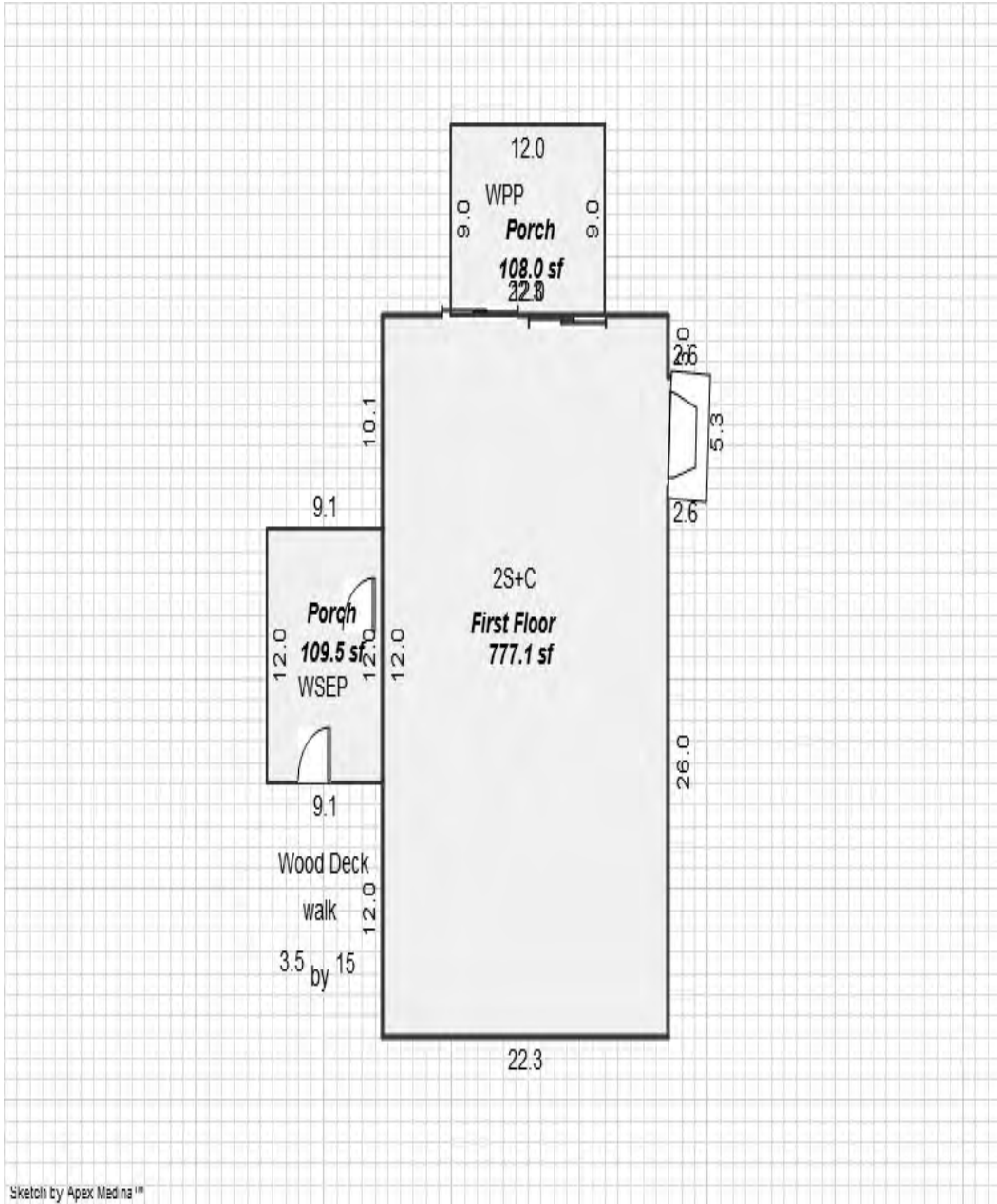
X Level Rolling Low High Landscaped Swamp	X Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	137,100	106,300	243,400
TPC 10/24/2013 INSPECTED			2023	128,600	99,000	227,600		87,112C
			2022	92,500	88,500	181,000		82,964C
			2021	92,500	79,100	171,600		80,314C

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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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water					1	Dishwasher			108	CGEP (1 Story)	Class:																		
X	Wood Frame	(4)	Interior	X	Electric Baseboard Elec. Ceil. Radiant					1	Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Exterior:																		
	Building Style: 2 STORY	X	Drywall Paneled		Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Foundation:																		
	Yr Built 1975	0	Plaster Wood T&G		Central Air Wood Furnace											Finished ?																		
	Remodeled 0		Trim & Decoration		(12) Electric											Auto. Doors:																		
	Condition: Average		Ex X Ord Min		150											Mech. Doors:																		
	Room List		Lg X Ord Small		No./Qual. of Fixtures											Area:																		
	Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		Doors Solid X H.C.		Ex. X Ord. Min											% Good:																		
	(1) Exterior		(5) Floors		No. of Elec. Outlets											Storage Area:																		
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Carpeted Other:		(13) Plumbing											Roof:																		
X	Insulation		(6) Ceilings		1											Bsmnt Garage:																		
	(2) Windows		X Tile		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											Carpport Area:																		
X	Many Avg. Few	X	(7) Excavation		(14) Water/Sewer											Roof:																		
	Large Avg. Small		Basement: 0 S.F. Crawl: 770 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Lump Sum Items:																													
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																															
X	Gable Hip Flat		(9) Basement Finish																															
	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																															
X	Asphalt Shingle		(10) Floor Support																															
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 770 SF Floor Area = 1540 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>770</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>167,031</td> <td>108,569</td> </tr> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,679 3,041 Water Well, 100 Feet 1 5,800 3,770 Porches CGEP (1 Story) 108 7,377 4,795 Built-Ins Appliance Allow. 1 1,989 1,293 Dishwasher 1 649 422 Garbage Disposal 1 221 144 Totals: 187,746 122,034 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCY: 207,458 E.C.F. X 1.700																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	770			Total:				167,031	108,569
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
2 Story	Siding	Crawl Space	770																															
Total:				167,031	108,569																													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIS JOHN S & MARY S	KALTHOFF JOHN W & REBECCA	475,000	09/12/2019	WD	03-ARM'S LENGTH	2019005344	PROPERTY TRANSFER	100.0
THATCHER	TRIS	77,500	01/17/2001	WD	03-ARM'S LENGTH	566:906	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5697 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/02/2017	PM17-0597	
Owner's Name/Address	P.R.E. 0%		Mechanical	02/08/2007	PM07-0071	
KALTHOFF JOHN W & REBECCA L 665 NOTTINGHAM CT CARMEL IN 46032	MAP #: 33		Plumbing	02/08/2007	PP07-0026	
	2024 Est TCV 666,420 TCV/TFA: 387.45		Electrical	01/03/2007	PE07-0006	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L328 P981/91 L566 P905 L566 P906/01 LOT 66 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	X		Dirt Road	50.00	154.00	1.0000	1.0000	3200	100		160,000	
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	160,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X	Dirt Road	Residential Local Cost Land Improvements						
	X	Gravel Road	Description	Rate	Size	% Good	Cash Value		
	X	Paved Road	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =					2,500	

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				X	Level	2024	80,000	253,200	333,200

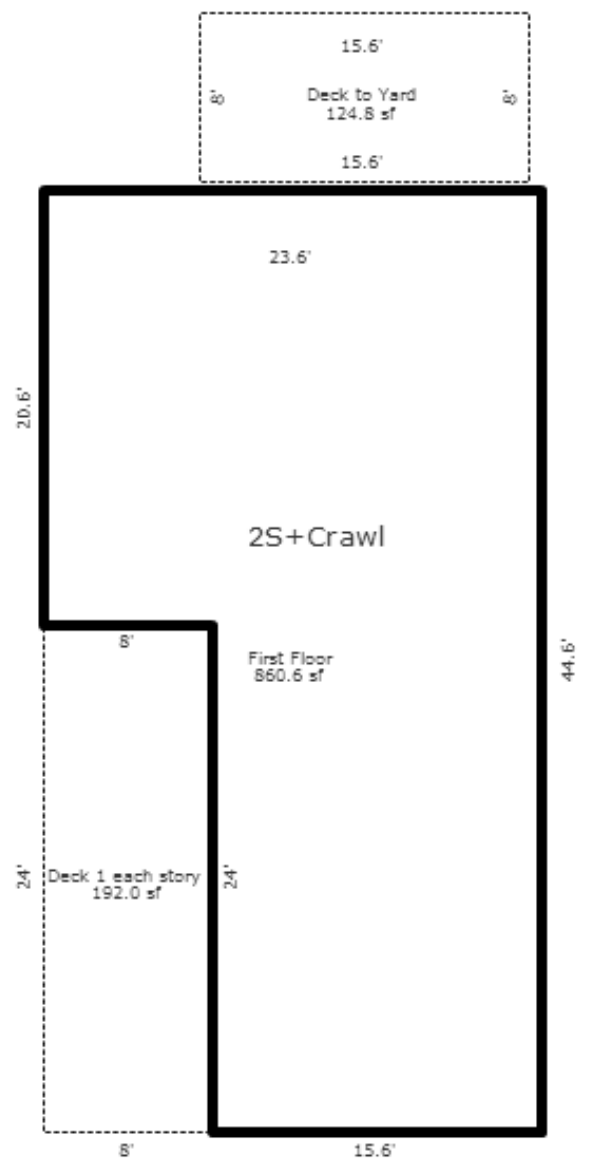


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/17/2019	INSPECTED	2023	75,000	235,800	310,800			262,860C
WAS	06/08/2007	INSPECTED	2022	80,000	209,300	289,300			250,343C
			2021	80,000	192,200	272,200			242,346C

\*\*\* Information herein deemed reliable 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 192 192 124	Type WCP (1 Story) WPP 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:	192	WCP (1 Story)	E.C.F. X 1.900	Bsmnt Garage:	Carport Area: Roof:									
	Mobile Home																0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 16 Floor Area: 1,720 Total Base New : 315,738 Total Depr Cost: 265,221 Estimated T.C.V: 503,920	
	Wood Frame	Drywall Paneled	X	Ord	Min	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 860 SF Floor Area = 1720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 860 Total: 265,064 222,654	Cls BC Blt 2007		
Building Style: 2 STORY	Trim & Decoration	Size of Closets																						No. of Elec. Outlets	
Yr Built 2007	Remodeled 0	Ex	Ord	Min	Ex	Ord	Min	Many	Ave.	Few	1	2	Basement: 0 S.F. Crawl: 860 S.F. Slab: 0 S.F. Height to Joists: 0.0	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Asphalt Shingle	Chimney:	Notes: ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 503,920							
Condition: Average	Size of Closets		Lg	Ord	Small	Plumbing			Excavation			Basement			Basement Finish			Roof			Chimney:				
Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(3) Roof			Chimney:		
Condition: Average	Size of Closets		Lg	Ord	Small	Plumbing			Excavation			Basement			Basement Finish			Roof			Chimney:				
Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(3) Roof			Chimney:		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(3) Roof			Chimney:								
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 860 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(9) Basement Finish			(3) Roof			Chimney:										
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(9) Basement Finish			(3) Roof			Chimney:														
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			(3) Roof			Chimney:													
(3) Roof	Asphalt Shingle	(9) Basement Finish			(3) Roof			Chimney:																	
Chimney:	(9) Basement Finish			(3) Roof			Chimney:																		

\*\*\* 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.				
DEKORNE MARK A & HEIDI A	DEKORNE MARK A & HEIDI A	0	02/10/2020	WD	09-FAMILY	2020001115	PROPERTY TRANSFER	0.0				
IVES ELIZABETH A	DEKORNE MARK A & HEIDI A	475,000	02/28/2018	WD	03-ARM'S LENGTH	1321P868	PROPERTY TRANSFER	100.0				
IVES MARJORE A	IVES ELIZABETH A	0	10/20/2015	AFF	07-DEATH CERTIFICATE	1271P978	PROPERTY TRANSFER	0.0				
IVES MARJORE A	IVES MARJORE A & ELIZABET	1	12/11/2012	QC	09-FAMILY	L1147P228	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5685 S MANITOU BLVD		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		07/24/2013	L13 -126	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		10/19/2011	PM11-0344					
DEKORNE MARK A & HEIDI A 1050 SKYEVALE ADA MI 49301		MAP #: 33		2024 Est TCV 694,620 TCV/TFA: 342.18								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
L283 P599 L377 P159-160/93 LOTS 68 & 70 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B TYPE 50'@3200	100.00	154.00	0.8123	1.0000	3200	100		259,921
		Paved Road		100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 259,921								
		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 25	2,500.00	1	100	2,500				
		Gas		Total Estimated Land Improvements True Cash Value = 2,500								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	130,000	217,300	347,300			261,567C		
		Low		2023	121,800	202,500	324,300			249,112C		
		High		2022	92,500	176,100	268,600			237,250C		
		Landscaped		2021	92,500	161,900	254,400			229,671C		
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	03/30/2018	INSPECTED								
		TPC	05/04/2016	INSPECTED								
		WAS	10/22/2007	INSPECTED								

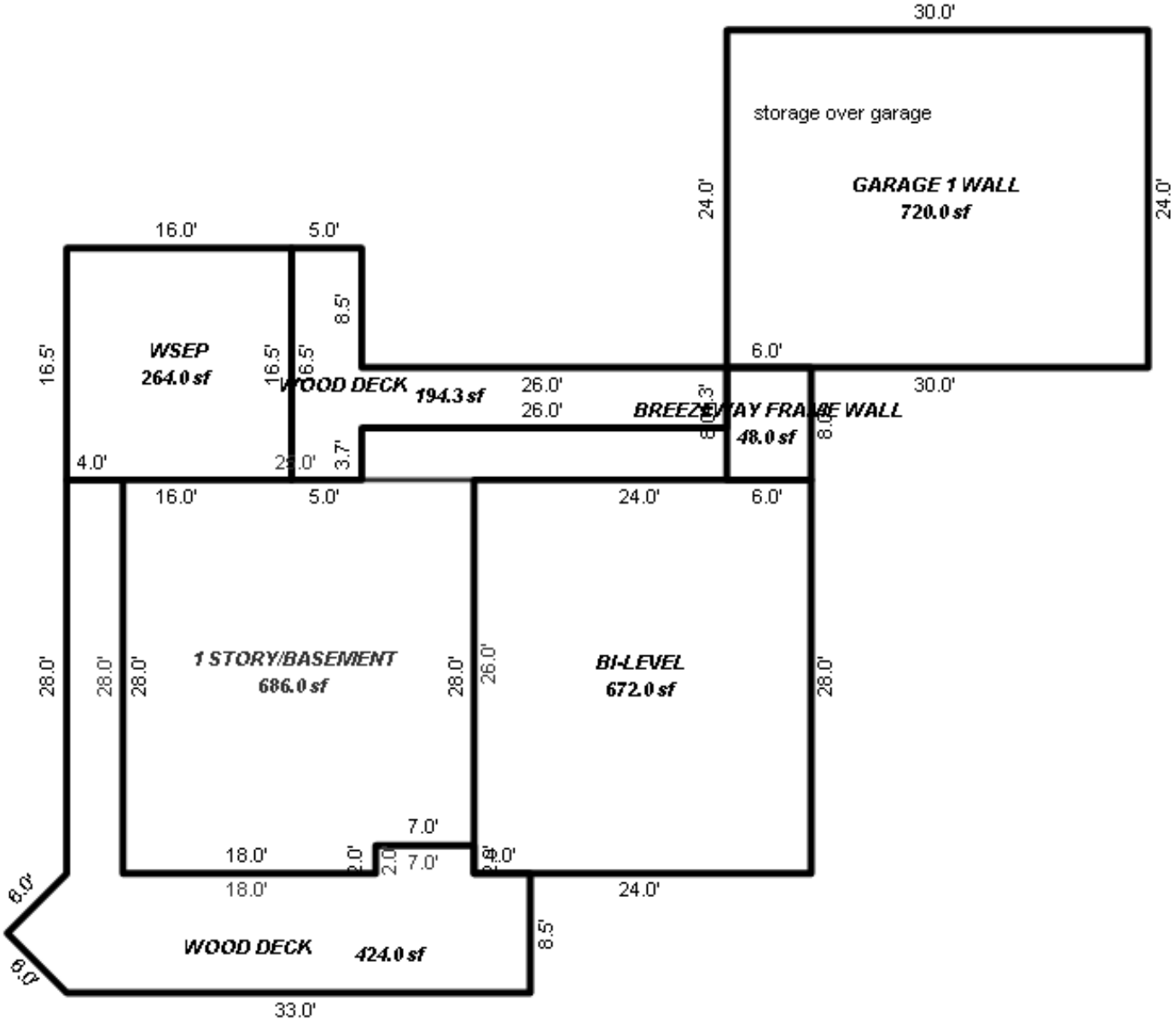


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 264 194 424 48	Type WSEP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 192 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: 2,030 Total Base New : 349,953 Total Depr Cost: 227,473 Estimated T.C.V: 432,199		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: TRI-LEVEL		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL		Cls C 10		Blt 1970		
Yr Built 1970 REM	Remodeled 2016	Ex	X	Ord	Min	Size of Closets		No. of Elec. Outlets		Ground Area = 1358 SF		Floor Area = 2030 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Condition: Average		Lg	X	Ord	Small	Doors		Amps Service		Building Areas		Stories		Exterior		
Room List		(5) Floors		Kitchen: Other: Carpeted Other:		150		Plumbing		Foundation		Size		Cost New		
2	Basement	Kitchens:		Other: Carpeted		No./Qual. of Fixtures		Average Fixture(s)		Bi-Level		Siding		Bi-Lev.100%		
3	1st Floor	Kitchen:		Other: Carpeted		Ex.		3		Other Additions/Adjustments		Recreation Room		686		
3	2nd Floor	Kitchen:		Other: Carpeted		X		2		Plumbing		Average Fixture(s)		672		
4	Bedrooms	Kitchen:		Other: Carpeted		Ord.		2		Solar Water Heat		3		4,777		
(1) Exterior		Kitchen:		Other: Carpeted		Min		2		No Plumbing		Water/Sewer		1000 Gal Septic		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few		Water Well, 50 Feet		
X	Insulation	(7) Excavation		Basement: 686 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)		Porches		WSEP (1 Story)		Deck		
(2) Windows		Basement: 686 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		2		3		Water/Sewer		Treated Wood		Treated Wood		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Public Water		Public Sewer		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		
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		Water Well		1000 Gal Septic		Storage Over Garage		Common Wall: 1 Wall		Door Opener		
(3) Roof		686		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2000 Gal Septic		Lump Sum Items:		Appliance Allow.		2		5,690		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water		Public Sewer		Base Cost		720		29,851	
X	Asphalt Shingle	Chimney: Metal		686		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Water Well		1000 Gal Septic		2000 Gal Septic		
Chimney: Metal		686		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		3,698		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMBER BENJAMIN L & RACHAE	EVANS MARIANNE	385,000	12/30/2011	WD	03-ARM'S LENGTH	1109P51	PROPERTY TRANSFER	100.0
MACFARLANE	AMBER	48,750	10/10/1997	WD	03-ARM'S LENGTH	455:884	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5784 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	08/16/2022	PB22-0333	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	06/29/2022	PE22-0418	100% FINIS
EVANS MARIANNE 7149 PERSHING AVE SAINT LOUIS MO 63130	MAP #: 33		SOLAR	06/11/2022	LU22-11	100% FINIS
	2024 Est TCV 566,830 TCV/TFA: 315.26		SOLAR	10/25/2021	LU21-46	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE 50'@3200	50.00	191.00	1.0000	1.0553	3200	100	PROGRESSION	168,849
50 Actual Front Feet, 0.22 Total Acres			Total Est. Land Value =					168,849

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
L1109P51 Lot 69, Sleeping Bear Beach, according to the plat thereof, as recorded in Liber 2 of Plats, page 7. L280 P670 L428 P502/96 L428 P508-512/96 L455 P884/97 LOT 69 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.	27.08	160	0	0			
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value	
X Electric		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
X Gas		Total Estimated Land Improvements True Cash Value =				5,000	

Comments/Influences	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	84,400	199,000	283,400			234,887C
Rolling	2023	79,100	185,500	264,600			223,702C
Low	2022	75,000	163,000	238,000			213,050C
High	2021	75,000	154,300	229,300			206,244C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 332 306	Type WPP Treated Wood	Year Built: 1998 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: 260 % 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 +10 Effec. Age: 20 Floor Area: 1,798 Total Base New : 288,949 Total Depr Cost: 231,165 Estimated T.C.V: 392,981			E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1998		Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Carpeted Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min							
X	Insulation	(7) Excavation			No. of Elec. Outlets											
(2) Windows		Many	X	Large		Many	X	Ave.		Few						
X	Avg. Few			Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1089 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
X		(8) Basement			1	Average Fixture(s)										
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X		(9) Basement Finish			(14) Water/Sewer											
(3) Roof			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	Gable Hip Flat															
X	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal																
Lump Sum Items:																
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																
Base Cost											260		18,080		14,464	
Common Wall: 1 Wall											1		-2,762		-2,210	
Door Opener											1		562		450	
Built-Ins																
Appliance Allow.											1		2,845		2,276	
Local Cost Items																
SOLAR POWER <150KW											1			1		1
<<<<< 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.
AMBER RACHAEL D	AMBER BENJAMIN	1	01/05/2024	QC	06-COURT JUDGEMENT	2024000161	DEED	0.0
MACFARLANE	AMBER	48,750	10/10/1997	WD	03-ARM'S LENGTH	455:883	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
5770 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/20/2015	PM15-0035	100% FINIS					
Owner's Name/Address	P.R.E. 0%		Plumbing	01/20/2015	PP15-0010	100% FINIS					
AMBER BENJAMIN 555 SOUTH WOODWARD UNIT 807 BIRMINGHAM MI 48009	MAP #: 33		Res. Single Family Dwellin	12/03/2014	PB14-0463	100% FINIS					
	2024 Est TCV 532,201 TCV/TFA: 335.56		Mechanical	08/05/2014	PM14-0362	100% FINIS					
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
L455 P883/97 LOT 71 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	Public Improvements		* Factors * WALK ALLY NORTH OF								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
1732472\$179,000 DOM31	Gravel Road		B TYPE 50'@3200	50.00	191.00	1.0000	1.0553	3200	100		168,849
	Paved Road		50 Actual Front Feet, 0.22 Total Acres			Total Est. Land Value =		168,849			
	Storm Sewer		Land Improvement Cost Estimates								
	Sidewalk		Description	Rate			Size % Good		Cash Value		
	Water		Residential Local Cost Land Improvements								
	Sewer		Description	Rate			Size % Good		Cash Value		
	Electric		LAND IMPROVEMENTS 15			1,500.00		1 100		1,500	
	Gas		Total Estimated Land Improvements True Cash Value = 1,500								
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										
	Topography of Site										
	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
	Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	Who	When	What	2024	84,400	181,700	266,100			187,668C	
	TPC 12/17/2015	INSPECTED		2023	79,100	169,300	248,400			178,732C	
	TPC 12/30/2014	INSPECTED		2022	75,000	153,300	228,300			170,221C	
	TPC 01/04/2014	INSPECTED		2021	75,000	136,600	211,600			164,784C	



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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 54 28 10	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	54	WCP (1 Story)	E.C.F. X 1.700	Bsmnt Garage:					
	Mobile Home														0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 8 Floor Area: 1,586 Total Base New : 231,380 Total Depr Cost: 212,854 Estimated T.C.V: 361,852	Roof:
Town Home	0 Other Overhang	Wood Frame	(4) Interior	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing				
Duplex	Drywall Paneled															Plaster Wood T&G	Trim & Decoration	(5) Floors	Kitchen: Other: Other:
A-Frame		Ex	Ord	Min	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WCP (1 Story) Deck Treated Wood	Totals: 231,380 212,854						
Building Style: 1 STORY	Trim & Decoration													Size of Closets	Lg	Ord	Small	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
		Yr Built 2015	Remodeled 0	Condition: Average	Doors	Solid	H.C.	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min						
Room List	(5) Floors													Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing
		Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WCP (1 Story) Deck Treated Wood	Totals: 231,380 212,854							
(1) Exterior	(7) Excavation												Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
		Wood/Shingle Aluminum/Vinyl Brick	(8) Basement	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WCP (1 Story) Deck Treated Wood	Totals: 231,380 212,854							
Insulation	(9) Basement Finish												Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
		(2) Windows	(10) Floor Support	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WCP (1 Story) Deck Treated Wood	Totals: 231,380 212,854							
Many Avg. Few	Large Avg. Small												Basement: 0 S.F. Crawl: 0 S.F. Slab: 1057 S.F. Height to Joists: 0.0	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 361,852	Lump Sum Items:		
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WCP (1 Story) Deck Treated Wood	Totals: 231,380 212,854							
(3) Roof	(10) Floor Support												Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
		Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 361,852	Lump Sum Items:											
Asphalt Shingle	(10) Floor Support								Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WCP (1 Story) Deck Treated Wood	Totals: 231,380 212,854		
		Chimney:	Joists: Unsupported Len: Cntr.Sup:	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few										(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINOGRAD CAROL L TR	WINOGRAD LESLEY J & SHELL	250,000	11/15/2018	WD	09-FAMILY	1351P26	PROPERTY TRANSFER	100.0
VAVRA	WINOGRAD CAROL L TR	1,500,000	08/27/2010	QC	03-ARM'S LENGTH	2010 1058_634T	PROPERTY TRANSFER	100.0
VAVRA DONALD B TRUST	VAVRA	0	08/25/2010	QC	03-ARM'S LENGTH	2010 1058_625T	DEED	100.0
VAVRA DONALD B	VAVRA DONALD B TRUST	0	10/09/2008	WD	33-TO BE DETERMINED	2008 989/883WD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5667 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/17/2023	PE23-0564	100% FINIS
	P.R.E. 100% 06/03/2021		DECK/PORCH	07/31/2022	LU22-18	100% FINIS
Owner's Name/Address	MAP #: 33		Mechanical	12/23/2015	PM15-0703	100% FINIS
WINOGRAD LESLEY J & SHELLEY L TRUST 7289 COLCHESTER LN WEST BLOOMFIELD MI 48322	2024 Est TCV 2,249,101 TCV/TFA: 1316.8		WELL/SEPTIC	10/30/2014	L14 - 239	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors *				PART OF 3 LOTS				
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L199 P180 DC L463 P351 LOTS 72 73 & 74 EXC S 100 FT THEREOF PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.	X		LK MI "A" 18000	100.00	230.00	0.8886	0.8320	18000	100		1,330,727
			LK MI "A" 18000	53.99	230.00	0.8886	0.8320	18000	50	SURPLUS: PART OF LOT 359, 154 Actual Front Feet, 0.81 Total Acres	Total Est. Land Value = 1,689,956

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							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
	X	Metal Prefab	17.62	149	50	1,312			
		Total Estimated Land Improvements True Cash Value =				1,312			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	845,000	279,600	1,124,600			868,140C
Rolling	2023	751,100	210,300	961,400			826,800C
Low	2022	605,500	174,500	780,000			780,000S
High	2021	697,900	160,300	858,200		858,200W	805,016C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	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			556 WPP 256 Treated Wood 60 Wood Balcony		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.5 STORY		Yr Built 1978		Remodeled 2018	Ex	X	Ord	Min	X Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 1,708 Total Base New : 306,495 Total Depr Cost: 214,551 Estimated T.C.V: 557,833		E.C.F. X 2.600					
Condition: Average		Size of Closets		Lg	X	Ord	Small	X (12) Electric 150 Amps Service			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 10 Blt 1978				
Room List		Doors		Solid	X	H.C.	X (13) Plumbing			No. of Elec. Outlets		Ground Area = 1240 SF		Floor Area = 1708 SF.					
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas				
(1) Exterior		(6) Ceilings		X Drywall			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding		Foundation		Size		Cost New		Depr. Cost	
X Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 1240 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			1 Story Siding		Crawl Space		936 304		Total: 232,342		162,644	
(2) Windows		Many Avg.		X	Large Avg.		Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,518		1,063	
X Many Avg. Few		X Large Avg. Small		(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			Water/Sewer		1000 Gal Septic		1		5,002		3,501	
X Wood Sash Metal Sash Vinyl Sash Double Hung		X Conc. Block Poured Conc. Stone		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		WPP		556		9,569		6,698	
X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X Treated Wood Concrete Floor		Lump Sum Items:			Deck		Treated Wood		256		5,007		3,505				
(3) Roof		X Asphalt Shingle		(14) Water/Sewer			Balcony		Wood Balcony		60		2,514		1,760				
X Gable Hip Flat		X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576		25,511		17,858		
X Chimney: Metal		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Built-Ins		Appliance Allow.		1		2,845		1,991				
							Fireplaces		Exterior 2 Story		1		8,251		5,776				

\*\*\* 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.
MYERS JOHN C & TERESA L	MYERS JOHN C & TERESA L	0	05/20/2019	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5671 S MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/10/2021	PM21-0653	100% FINIS
	P.R.E. 100% 04/15/2020		Electrical	06/08/2021	PE21-0360	100% FINIS
Owner's Name/Address	MAP #: 33		Mechanical	05/20/2021	PM21-0422	100% FINIS
MYERS JOHN C & TERESA L PO BOX 349 GLEN ARBOR MI 49636	2024 Est TCV 681,755 TCV/TFA: 274.02		Res. Add/Alter/Repair	12/30/2020	PB20-0487	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT							
L348 P19 L528 P246/99 S 100 FT LOTS 72 73 & 74 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B TYPE 50'@3200	100.00	157.00	0.8123	1.0048	3200	100	261,177
			100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =							261,177

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size % Good	Cash Value	
		Gravel Road	Residential Local Cost Land Improvements				
		Paved Road	Description	Rate	Size % Good	Cash Value	
		Storm Sewer	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500	
		Sidewalk	Total Estimated Land Improvements True Cash Value =				2,500
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	130,600	210,300	340,900			234,075C
		Low	2023	122,400	195,900	318,300			222,929C
		High	2022	154,100	194,900	349,000			210,314C
		Landscaped	2021	154,100	143,800	297,900			166,229C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



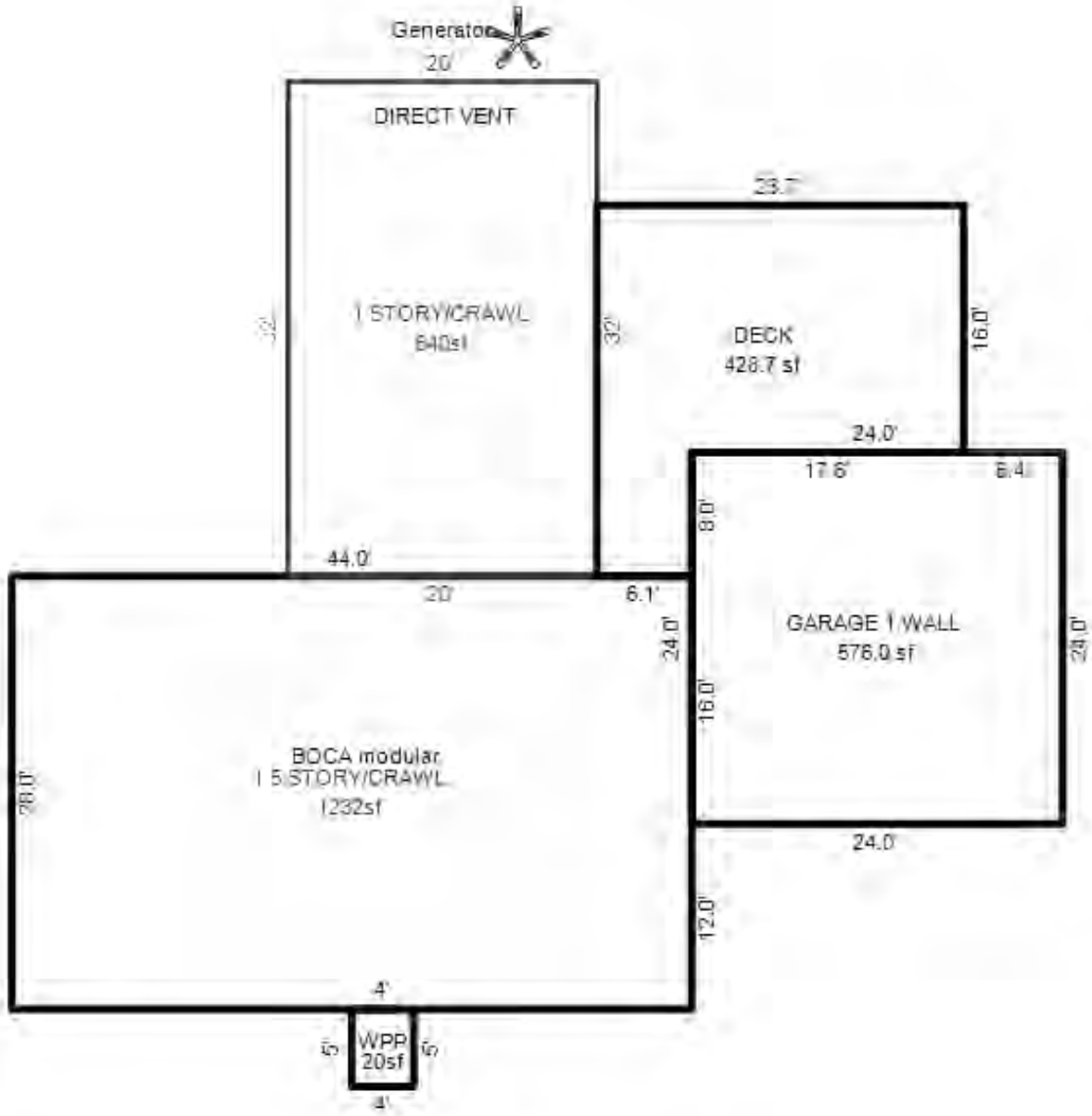
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/13/2022	INSPECTED	2024	130,600	210,300	340,900			234,075C
TPC	11/17/2021	INSPECTED	2023	122,400	195,900	318,300			222,929C
WAS	10/22/2007	INSPECTED	2022	154,100	194,900	349,000			210,314C
			2021	154,100	143,800	297,900			166,229C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)				(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Ga		Area	Type	Year Built: 1992 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
X	Wood Frame	(4) Interior					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						20 WPP 428 Treated Wood		Class: CD Effec. Age: 30 Floor Area: 2,488 Total Base New : 314,346 Total Depr Cost: 220,041 Estimated T.C.V: 418,078		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																																										
Building Style: MODULAR		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration																																																																																																																							
Yr Built	Remodeled		Ex	X	Ord		Min	Size of Closets																																																																																																																					
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace																																																																																																																					
Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors				(12) Electric																																																																																																																							
			Kitchen: Other: Carpeted Other:		200 Amps Service																																																																																																																								
(1) Exterior		No./Qual. of Fixtures																																																																																																																											
			Ex.	X	Ord.		Min																																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No. of Elec. Outlets																																																																																																																							
X	Insulation	X	Drywall			Many	X	Ave.		Few																																																																																																																			
(2) Windows		(7) Excavation				(13) Plumbing																																																																																																																							
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 1872 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				3			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																				
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer																																																																																																																					
(3) Roof		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	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support				Lump Sum Items:																																																																																																																						
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																																																											
Chimney: Metal																																																																																																																													
Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1992 (11) Heating System: Forced Heat & Cool Ground Area = 1872 SF Floor Area = 2488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,232</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>640</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>259,921</td> <td>181,945</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. 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>1,265</td> <td>885</td> </tr> <tr> <td>  3 Fixture Bath</td> <td>2</td> <td>7,939</td> <td>5,557</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>  1000 Gal Septic</td> <td>1</td> <td>4,679</td> <td>3,275</td> </tr> <tr> <td>  Water Well, 100 Feet</td> <td>1</td> <td>5,800</td> <td>4,060</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>  Treated Wood</td> <td>428</td> <td>6,857</td> <td>4,800</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>  Base Cost</td> <td>576</td> <td>22,873</td> <td>16,011</td> </tr> <tr> <td>  Common Wall: 1 Wall</td> <td>1</td> <td>-2,583</td> <td>-1,808</td> </tr> <tr> <td>  Door Opener</td> <td>1</td> <td>499</td> <td>349</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>  Appliance Allow.</td> <td>1</td> <td>1,989</td> <td>1,392</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>  Wood Stove</td> <td>1</td> <td>2,210</td> <td>1,547</td> </tr> <tr> <td>  Direct-Vented Gas</td> <td>1</td> <td>2,210</td> <td>1,547</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>  WPP</td> <td>20</td> <td>686</td> <td>480</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,232			1 Story	Siding	Crawl Space	640			Total:				259,921	181,945	Item	Quantity	Cost	Depr. Cost	Plumbing				Average Fixture(s)	1	1,265	885	3 Fixture Bath	2	7,939	5,557	Water/Sewer				1000 Gal Septic	1	4,679	3,275	Water Well, 100 Feet	1	5,800	4,060	Deck				Treated Wood	428	6,857	4,800	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	576	22,873	16,011	Common Wall: 1 Wall	1	-2,583	-1,808	Door Opener	1	499	349	Built-Ins				Appliance Allow.	1	1,989	1,392	Fireplaces				Wood Stove	1	2,210	1,547	Direct-Vented Gas	1	2,210	1,547	Porches				WPP	20	686	480
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
YOUNG MILLER BARBARA K	STONES THROW GLEN ARBOR L	0	05/07/2021	QC	09-FAMILY	2021003859	PROPERTY TRANSFER	0.0				
FELDMAN MARK & JAMI	YOUNG MILLER BARBARA K	340,000	08/29/2014	WD	03-ARM'S LENGTH	1207P484	PROPERTY TRANSFER	100.0				
PNC BANK, NATIONAL ASSOCI	FELDMAN MARK & JAMI	250,000	08/05/2011	CD	11-FROM LENDING INSTITUT	2011 1096-451	PROPERTY TRANSFER	100.0				
KEGLER CATHERINE ANN LIVI	PNC BANK, NATIONAL ASSOCI	270,578	01/03/2011	SD	10-FORECLOSURE	2010 1060-380S	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5766 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		02/18/2020	PE20-0070	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Res. Porch/Deck		12/27/2019	PB19-0578	100% FINIS				
STONES THROW GLEN ARBOR LLC 10107 OAK TRAIL RD FORT WAYNE IN 46825		MAP #: 33		COVERED PORCH		11/20/2019	LU19-41	100% FINIS				
		2024 Est TCV 436,821 TCV/TFA: 337.05		Plumbing		06/20/2005	PP05-0206	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT								
L175 P724/74 L596 P720/01 L601 P603/01 L760 P801&820/03 LOT 75 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2007 MLS \$450,000		Gravel Road		B TYPE 50'@3200	38.00	191.00	1.0858	1.0553	3200	100		139,337
		Paved Road		38 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 139,337								
		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 25	2,500.00	1	100	2,500				
		Gas		Total Estimated Land Improvements True Cash Value = 2,500								
		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	69,700	148,700	218,400				182,295C
		TPC 11/05/2020 INSPECTED			2023	65,300	138,600	203,900				173,615C
		WAS 02/13/2011 INSPECTED			2022	66,000	121,700	187,700				165,348C
		WAS 07/14/2007 APPRAISAL			2021	66,000	108,500	174,500				160,066C



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